July 1, 2026

Magnus Essunger
435 North Ithan Avenue
Bryn Mawr, PA 19010

PROPERTY OF INSPECTION: Same as above

Hertzog Inspection Services, Inc.

On July 1, 2024, I inspected the above property. The clients Magnus and Paulina Essunger were present during the inspection.

In addition to this report, certain information and explanations were given verbally by the inspector to the clients at the time of the inspection.

This is a **CONFIDENTIAL** report and has been prepared for the clients exclusively. It is not intended for use, or reliance on, by any other party.

This Inspection was completed in full compliance with the Standards of Professional Practices of the American Society of Home Inspectors (ASHI) and is subject to Limitations and Exclusions contained therein. A copy of the standards and a pre inspection agreement was forwarded to the clients by E mail, prior to the inspection taking place.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection.

The results of the home inspection are not intended to make any representation regarding the presence or absence of latent or concealed defects that are not reasonably ascertainable in a competently performed home inspection. No warranty or guarantee is expressed or implied.

If the person conducting your home inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of any opinion as to the structural integrity of a building or its components parts, you maybe advised to seek a professional opinion as to any defects or concerns mentioned in the report.

This home inspection report is not to be construed as an appraisal and may not be used as such for any purpose.

Type of Residence

Identification:

The approximate age is 136 years.
It is a single family detached dwelling, with a detached garage.

Site and Exterior

Exterior Components Observed:
Exterior wall coverings, flashing and trim
Primary windows and doors
Door operators
Decks, balconies, stoops, areaways, and porches including railings
Eaves, soffits and fascias
Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building

Conclusions/Conditions:

The site and exterior were satisfactory with the exception of the items listed in defects/solutions.

Identification:

A bituminous driveway is present.
The exterior walls are masonry and frame with stucco and asbestos-cement siding at the dormer.
The garage has 3 doors.

Defects/Solutions:

1. The paint on the exterior wood was in marginal to poor overall condition. The exterior wood is in need of proper preparation and re painting as soon as practical.
The exterior of the windows will need some re glazing before painting.
2. The headers over some of the windows, mainly at the upper floors are expanding and have horizontal cracks along the top of the windows. The horizontal cracks must be kept sealed to prevent these conditions from worsening. NOTE: Neglected future maintenance will allow further deterioration and the potential of costly window header replacements.
3. There were miscellaneous areas of rotted/ deteriorated exterior wood, etc. Repair/ replace all deteriorated exterior wood as needed to prevent further deterioration.
NOTE: A limited miscellaneous probing was done for damaged wood. A full probe would have caused significant damage and should not be done until the wood is ready to be repaired.
4. The ceiling of the rear porch was significantly rotted due to the chronic porch roof leakage.
The wood ceiling needs to be replaced after the porch roofing above is replaced.
5. Portions of the rear porch deck was deteriorated and portions of the decking was loose. There was also a rotted wood beam below the rear portion of the porch deck and there was also some framing deteriorated along the porch deck foundation walls. Recommend removal and replacement of the deteriorated portions of the porch deck surface as needed. Recommend having the framing below the deck surface repaired as needed when the deck surface is removed, to allow for ease of access.
6. A significant amount of stucco and masonry damage was noted, mainly along the front of the house. The right side ballroom chimney also had major damage. Recommend having a qualified masonry contractor properly repair the deteriorated stucco and cement areas as needed.

7. The metal rails along the left side sun room steps were loose and rusted. Have the rails re secured and then properly prepared and painted to arrest deterioration. NOTE: the steps at the bottom of the rails had cracked. Repair as needed.
8. The rear brick walks were uneven and portions of the brick have settled significantly. Re set the brick walks as needed to prevent a potential trip hazard.
9. There was a loose window sill along the left side porch sill. Recommend re securing.
10. There was some deterioration to the rear deck and balcony rails. The rails were also lower than would be considered standard. Have the rails repaired and properly prepared and re painted as needed. Consider having new rails installed that are at least 36" in height.
11. The left side column at the rear porch has settled and moved out of plumb. (when facing from rear of house) Re support the roof framing at this area. The column would need to be re built or re supported if the condition were to worsen.
12. The rear brick porch steps have settled and a few brick were loose. Re set the loose bricks as needed for safety reasons.
13. The stone steps at the rear yard were in marginal overall condition. Recommend re building these steps and have a rail installed for safety.
14. The bottom of at least one Pella window sash rail at the rear of the kitchen was rotted behind the aluminum, The rotted window sash is in need of repairs or replacement. NOTE: The aluminum cladding along the lower portion of this age Pella window sash have a history of coming loose, which can cause moisture seepage and sash deterioration to the wood behind the cladding. Monitor the aluminum cladding on the bottom window sash rails at the Pella windows to insure these areas remain tight. Caulk along the top of the cladding with a clear silicone to prevent further deterioration if the aluminum starts to work loose at other areas in the future.
15. A large portion of the rear stone retaining wall along the porch and walks had buckled and a portion of the stone has fallen down. At least a portion of the rear stone retaining wall is in need of re building. Recommend having a qualified masonry contractor further evaluate the stone retaining walls and have the contractor give you cost projections for correction.
16. A rear dryer type vent was open and had a birds nest in it. Recommend having the nest removed and have a screened type vent installed.
17. There was some deterioration to two of the overhead garage doors. Repair the wood doors as needed.
18. There was a loose stone just above the ground between two overhead garage doors. Recommend re setting.
19. The middle electric garage door opener did not operate properly. The other two openers operated. Correct as needed.
20. There was some deteriorated wood fascia behind the garage gutters. Recommend removal of the gutters and replace the deteriorated wood as needed. NOTE: the most practical time for this work is when re roofing in the future. Consider using an Azek type fascia material when replacing, to prevent future deterioration.
21. There was evidence of past leakage along the top of the laundry room window. The exterior wood must be kept in good condition and the window should be caulked along the exterior to reduce the potential of further leakage.
22. A water entry problem was present in the portions of the basement at the time of the inspection. Dampness and mud was present to miscellaneous areas of the basement at this time. There was also water damage to some of the stored and fixed materials in the basement. There was also water seepage at one basement window. The water penetration appears to be majoritively due to water accumulating at the house seeping through the foundation walls.

***The following are recommendations to reduce or prevent further water penetration at the below grade areas:

- Correct and clean the gutter system and make sure the downspout drainage is discharging away from the foundation walls.
- Lower the soil in the basement window wells and add small stone or gravel to improve drainage, and to prevent future water accumulation.
- Improve the grades close to the house where needed and where practical to prevent rain water from accumulating near the house.

An outline of how to properly re grade in order to develop a positive slope away from the house is as follows:

a. Remove soft soils/porous materials from low areas around the house. Soft soils would be top soil, mulch and wood chips, etc. Remove these soft/porous soils until you get down to more dense clay soils. If there is no clay 8" to 12" should be sufficient depth.

b. Bring in clay, a dense brown/orange soil, and fill the area close to the house. Develop a positive slope away from the house at approximately 1/2" per foot. Tamp the new clay properly so it will shed water away from the house. IE: The soil would be 3" higher at the wall than it would be 6' away from the house.

Two sources of clay may be new building sites and a landscape contractor.
After this clay shelf is complete, put back the top soil to prevent erosion of the clay and to grow grass and shrubs, etc.

The grades must be kept well below the top of the foundation walls to reduce the chance of moisture and insect damage to the wood framing set into the foundations.
A swale is necessary at areas of the exterior where the grade at the house cannot be raised.

NOTE: The installation of a professionally installed perimeter basement water proofing system and sump pump would be needed if the water entry problem were to persist, after the exterior corrections are completed. ***A professionally installed water proofing system should be installed if the basement is finished in the future.

Comments:

1. Allow for periodic preparation and repainting of all exterior wood.
2. Caulk or re caulk any place below the soffit line where the stucco meets another material on an as needed basis. This may include windows, utility penetrations, light fixtures, downspout fasteners and other type of breeches to the exterior finishes.
3. Chimney hoods were present preventing full evaluation of the interior flues.
I could not gain access to the top of the chimneys.
4. Periodic painting of the stucco exterior is recommended to keep it from absorbing water and to extend its life. The use of elastomeric type stucco paint is recommended.
5. Periodically trim the trees/shrubs and vegetation away from the house to reduce the possibility of damage.
6. Recommend removing the ivy and vegetation from the right side exterior wall. The ivy prevents the exterior walls from properly drying and increases the likelihood of premature deterioration to the masonry and moisture and insect damage to the wood areas behind the ivy.
7. Recommend having the trees on the property evaluated by a qualified tree contractor to insure all are healthy and to determine if any tree trimming or removal work is required.
8. Consider replacing the existing wood exterior basement doors with steel Bilco type doors.
9. Recommend periodically painting both sides of the garage doors to slow future deterioration.

10. The storm window weep holes should be kept open to reduce wood deterioration between the storm and primary windows.
11. Recommend periodic coating of the driveway to keep it sealed and extend its life.
12. The left side porch deck has a composite deck surface. Recommend periodic cleaning of the deck on an as needed basis. NOTE: There was no access below the deck.
13. The exterior surface drain at the driveway must be kept clear to prevent water accumulation at and adjacent to the drain.
14. You must anticipate the wood fence will require periodic repairs to extend its life. Recommend fencing replacement when the maintenance and repairs become a financial burden.
15. Steel grates covering basement window wells should be periodically painted and kept in good condition to prevent anyone from accidentally stepping into the wells.
16. The rear left side stone chimney appears to be leaning slightly, however, the chimney appears sound.
17. The rear metal pergola over the patio was rusted. Access was limited due to the significant vegetation present on the pergola. Recommend proper preparation and re painting of the metal where possible, to arrest deterioration.
18. The pool and related equipment was not included in the home inspection. Have a professional pool service evaluate the pool and explain the services and maintenance needed.

Roofing

Roofing Components Observed:
Roof coverings
Roof drainage systems
Flashings
Skylights, chimneys and roof penetrations
Signs of leaks or abnormal condition on building components

Conclusions/Conditions:

The roofing was serviceable, except for the conditions outlined in defects and solutions.

Identification:

The main roof has cement asbestos shingle roofing.
There is also asphalt composition shingle roofing and modified bituminous roofing.
Inspector climbed onto portions of the roof to observe.

Defects/ Solutions:

1. The asphalt composition shingle roofing on the rear porch was in extremely poor condition. There were holes completely thru the roof surface. Portions of the roofing surface were soft. The roofing must be replaced. Remove the old shingles so the roof deck can be checked for damage. Anticipate at least a portion of the roof deck will need to be replaced.
2. There were miscellaneous areas of the asbestos cement roofing that were broken and some areas where shingles were missing. There was also a major moss covering on portions of the roof.
Have the roofing cleaned, evaluated and properly repaired as needed by a qualified roofing contractor. The asbestos shingle roofing would be considered serviceable if proper cleaning and repairs are completed. Recommend having the contractor give you cost projections and a time table for future maintenance, repairs and replacement for budgetary reasons.
NOTE: Anticipate periodic maintenance and repairs will be required to extend the roofs life.
***Replacement of this type of roofing is recommended when the repairs and /or maintenance become a financial burden

3. There was a leakage problem to the ballroom walls adjacent to the flat roof drain areas.
The main body of the roofing appears to be in serviceable overall condition. Have a qualified roofing contractor repair the roof drain area as needed to prevent further leakage to the ballroom below.
4. Portions of the gutter system were in marginal overall condition. Repair re set and replace the more deteriorated areas as needed. Recommend having a 6" seamless aluminum or copper gutter system installed when practical. NOTE: The gutter system was partially filled with tree debris. Have the gutter system cleaned as needed.
5. There was a thick asphalt roof cement coating on the valley between the deteriorated asphalt composition shingle porch roofing and the sun room asbestos shingle roofing. There was evidence of leakage to the sun room ceiling below this area. Have the valley area between these two roofs replaced in conjunction with the asphalt composition shingle roofing replacement.
6. Clear the small flat roof area outside of the 2nd floor bathroom of tree debris.

Comments:

1. The asphalt composition shingle roofing on the garage appears to be approximately 20 or more years old. This roofing was still be considered satisfactory at this time. The roofing appears to have approximately 5± years remaining life. Removal of the old asphalt composition shingle roofing is recommended when re roofing.
2. The asbestos cement shingle roofing was over old cedar shingle roofing.
The following method of roof replacement will be needed:

a. Remove the existing shingles.
b. Install new sheathing 1/2 or 5/8 plywood.
c. Install new roofing with metal flashings.

3. Recommend the installation of an ice and water shield type membrane along the lower sections of the roofing when replacing, to insure against future ice damn problems.
4. Anticipate periodic roof and chimney flashing maintenance will be required.
5. There was evidence of past leakage below the rear balcony, however, this area was dry, as per moisture meter. The modified bituminous roofing on the rear balcony appeared acceptable at this time.
6. Recommend periodic coating of the modified bituminous roofing areas with an aluminum based roof emulsion to reflect the sun off of the roofs and to extend the roofing's life. The coating prevents deterioration of the material associated with sun exposure. Seams which may begin to separate must be resealed on an "as needed" basis.
***Recommend replacement of the flat modified bituminous roofing areas when the repairs and/or maintenance become a financial burden.
7. Recommend periodic cleaning of the gutters. Anticipate more frequent cleaning in the fall of the year due to the trees.
8. Anticipate some gutter re securing may be needed each spring depending on the severity of the winters.
9. There were some underground drain pipes present from the downspouts. Some were very old. Underground drain lines must be kept clear. Abandon and provide proper surface drainage if they become blocked in the future and cannot be cleared.

Heating

Heating Components Observed:
Heating equipment
Normal operating controls
Automatic safety controls
Exteriors of chimneys, flues, and vents
Combustion air supply
Solid fuel heating devices
Clearance to combustibles
Heat distribution systems including blowers, pumps ducts, piping, radiators, convectors, registers, air filters
The presence of an installed heat source in each room

Conclusions/Conditions:

The heating system, as outlined above, was satisfactory, except for the conditions outlined in defects and solutions.

Identification:

The heating system consists of two Crown gas-fired, hot water boilers.
Heat distribution is provided by radiators.
The distribution system has multiple zones.

Defects/ Solutions:

1. There were corroded heat pipe joints at a shut off valve in the basement below the ballroom. There was also some corrosion above the circulator labeled for the living room. Anticipate repairs.
2. There was a pile of clay chimney liner debris at the bottom of one of the heater chimneys flues, indicating the liner is deteriorating. I had no chimney liner access. The heater chimneys liners should be evaluated by a qualified chimney contractor to determine the liners condition. ***You must anticipate at least one of the heater chimney flues will need re lining to insure safe future venting of the heating equipment.

Comments:

1. The two gas fired boilers were working in tandem. The heaters appear to be approximately 12 years old. The heaters were under approximately 20 pounds per square inch of pressure at the time of the inspection.
2. A Tekmar boiler control device is present. This is an energy saving system that is designed to adjust the boiler water temperature based on the outside air temperatures.
3. The boilers were only operated for a very short period of time due to the extreme outside air temperature and the house not having air conditioning. The house was occupied.
4. Recommend an annual service contract for the heating system from a responsible heating contractor.
5. A low water cut off was present on the boilers, designed to insure against boiler failure in the event of a water pipe leak that is below the level of the system.
6. The heating system had circulators controlling each heating zone.
7. Anticipate the radiators may need to be bled annually. Start with the first floor radiators and proceed up after all first floor radiators are bled. Restore system pressure whenever air or water is removed if an automatic water feed is not present or functional.

8. Recommend the installation of a Spirovent on the heating system to reduce future air development in the distribution system and to reduce future system maintenance.
9. Heat zones were present at the 1st floor hall, the kitchen, the living room, and the sun room.
10. An electronic energy vent damper was present on each heater flue pipe. The dampers are designed to reduce latent heat loss through the chimneys when the heaters have shut down. The dampers were operational.

Air Conditioning

Central Air Conditioning Components Observed:
Cooling and air handling equipment
Normal operating controls
Ducts, registers, and filters
The presence of an installed cooling source in each room

Identification:

There is no central air-conditioning system.

Comments:

1. Recommend having high velocity central air conditioning systems with 2" duct feeds installed if central air conditioning is desired in the future.
2. Recommend having a mini split ductless air conditioning unit installed in the sun room to insure quiet and efficient cooling to this area.
***Recommend having a qualified heating ventilation and air conditioning contractor give you options and cost projections for air conditioning installation, as per your desires.

Electrical

Electrical Components Observed:
Service entrance conductors
Service equipment, grounding equipment, main overcurrent device, main and distribution panels
Amperage and voltage ratings of the service
Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages
The operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house and garage, and on its exterior walls
The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage and attached to the exterior
The operation of Ground Fault Circuit Interrupters

Conclusions/Conditions:

The electrical system, as outlined above, was satisfactory, except for the conditions outlined in defects and solutions.

Identification:

Underground 400 ampere, single phase, 220 to 240 volt service.
The main service panels are located in the basement.
The interior single conductor wiring is copper.
Overload protection is provided by main disconnects and circuit breakers.

Defects/ Solutions:

Allow for electrical repairs/corrections for safety including:

1. Ground fault circuit interrupter type protection was not present at all areas where required. Ground fault circuit interrupter protection was not present at some exterior outlets, at the basement utility sink area outlet, etc. Correct as needed. NOTE: Ground Fault Circuit Interrupter protection should be installed on bathroom, kitchen, exterior circuits and any electrical circuit that may become wet.
2. There were open junction boxes in the basement. Install covers.
3. The lights above the kitchen sink did not operate with the switch present. Repair as needed.
4. The floor mounted outlets in the sun room floor need to have proper covers to prevent debris entry into the outlets and for safety reasons.
5. There was a live Romex wire with a plug on the end of it between a storm window and primary window at the front left side 2nd floor bedroom. The storm window was partially crushing this wire. This wire should be disconnected and removed.
6. Recommend proper covers on the recessed lights at the front garage soffit.
7. There were some areas where Romex and BX connectors were not present at junction boxes in the basement. Recommend correction.
8. Extension cord type wiring was being used improperly at some of the light switching. The extension cord wiring ties into outlet boxes then to light witches and to lighting. Have the extension cord wiring removed and have proper permanent wiring installed as your needs dictate.
9. There were miscellaneous three prong receptacles with open grounds.
Have the outlets grounded if practical, re install two prong outlets or have ground fault circuit interrupter outlets installed at the ungrounded areas. Have a qualified electrical contractor correct as needed.

10. Old interior knob and tube wiring was present and some was in use. Wiring access was extremely limited. Some of this wiring was starting to become brittle. There may be some old knob and tube wiring below attic insulation that cannot be seen. This type of wiring should not be insulated.
You should be aware that some home owner's insurance companies will not underwrite homes that contain knob and tube type wiring. Replacement of the old knob and tube wiring is recommended. Recommend a further evaluation of the old knob and tube wiring by a qualified electrical contractor to determine how much of this wiring is still in use and to obtain cost projections for replacement.

***Have a qualified electrician do a thorough electrical evaluation and make the necessary repairs. All electrical repairs, maintenance and improvements must be performed by a competent, responsible electrician.

Comments:

1. Recommend annual circuit breaker maintenance. 'Brush' the contacts of each circuit breaker by flipping each one on and off 4 or 5 times, once a year. This will reduce the possibility of oxidizing or sticking together of the contacts. NOTE: electrical underwriter stickers were on the panel box dated 1992.
2. Anticipate the installation of some additional electrical circuits and outlets may be needed to accommodate your existing, as well as, future needs. Consult with a qualified electrician to evaluate your options and the cost involved for improvement.
3. Many of the outlets in the house were the two prong type. Any three prong outlets installed must be properly grounded. Some of the electrical outlets tested were not grounded. Recommend not connecting electrical appliances/devices requiring grounding to ungrounded outlets and recommend grounding where practical. Having ground fault circuit interrupter outlets installed at the ungrounded areas is another option for improvement. Have a qualified electrical contractor correct as needed.
4. Recommend periodically checking exterior light fixtures to insure they are water tight. Periodic re sealing of the top and sides of the exterior fixtures may be needed.
5. A 22 KW Generac natural gas powered generator was present. Exterior generator transfer boxes with 200 ampere disconnects were present. This type of system typically comes on automatically when the power is off. This type of system is also typically designed to run periodically to insure it will be operational when it is required. This system was not included in the home inspection. Have a qualified electrical or generator contractor evaluate the systems installation and operation to insure all is satisfactory and to also explain the operation and maintenance to you.
6. The pool system equipment must be properly bonded. Since 2008 the national electrical code has mandated that pool water shall be electrically bonded, not just the metals in the pool itself. Bonding requirements include all metal components, equipment and the water itself. Correct bonding is needed protect people and the pool equipment. Have a qualified pool or electrical contractor make sure this work is completed as required.
7. Recommend having a qualified electrical contractor determine the practicality of having arc fault circuit interrupter type circuit breakers or outlets installed at strategic areas for added wiring protection if desired.
8. Many of the outlets were not accessible due to the furnishings and personal belongings present throughout the house.

Plumbing

Plumbing Components Observed:
Interior water distribution system including:
Water supply and distribution piping
Fixtures and faucets
Functional Flow
Cross connections
Interior drain, waste and vent system including:
Traps, drain, waste and vent piping, and piping supports
Leaks
Functional Drainage
Hot water systems including:
Water heating equipment
Normal operating controls
Automatic Safety Controls
Combustion air and venting
Clearance to combustibles
Fuel storage and distribution systems including:
Interior fuel storage equipment, supply piping, venting and supports

Conclusions/Conditions:

The plumbing system, as outlined above, was satisfactory, except for the conditions outlined in defects and solutions.

Identification:

There is a public water service with a copper main service pipe.
The visible interior water supply pipes are copper.
There is a public sanitary waste system present.
The visible interior drain waste and vent pipes are plastic, lead, copper and cast iron.
The domestic hot water is supplied by a gas-fired water heater.
The capacity of the hot water heater storage tank is 74 gallons.

Defects/Solutions:

1. There were cracked sections of cast iron waste pipe in the basement adjacent to the basement refrigerator. There was also a minor crack in a vent pipe at the 3rd floor. These areas were not leaking at this time. Anticipate replacement of these cracked section of cast iron waste pipe in the near to foreseeable future.
2. There was a cracked section of cast iron waste pipe just above the basement floor next to the back basement stairs. This cracked section of waste pipe was leaking. This section of cast iron waste pipe needs to be replaced. NOTE: the pipe extends into the basement floor. A section of the basement floor will likely need to be opened up to replace this section of waste pipe.
3. The basement bathroom sink and the black sink in the 1st floor bathroom did not operate. The faucet valves at these sinks would not turn. Correct as needed.
4. The chrome drain pipes below the kitchen sink, both primary bathroom sinks and the 2nd floor hall area bathroom sink were significantly corroded. The pipes were not leaking at this time, however, replacement of these drain pipes is recommended to prevent leakage from developing.
5. The 2nd floor hall bathroom sink drain and the basement utility sink drain were slow. Correct as required. NOTE: All other fixtures drained properly at this time.

6. There was a significantly corroded pipe fitting at the basement bathroom ceiling. There were also miscellaneous corroded copper pipe and valve fittings in the basement. These areas were not leaking at this time, however, leakage could develop at these areas at any time. Recommend repairs when practical.
7. The 3rd floor bathroom toilet was very loose at the floor. Re secure and re set as needed.
8. The drain stopper was missing at the 3rd floor bathroom sink. Correct as needed.
9. There was a slightly leaking copper pipe joint at the basement ceiling adjacent to the utility sink. Repair as needed.
10. There was significant leakage below the basement bathroom toilet. Some leakage was present when entering this bathroom during the initial basement inspection. The condition worsened significantly when re checked at the end of the inspection. It appears there is an underground waste system back up that is coming up through the basement toilet flange. This is an unsanitary condition.
The underground waste pipe appears to need clearing. NOTE: The newer clean out cap on the cast iron waste pipe in the basement is an indication of a previous drain system blockage that has been cleared.
***Recommend having the underground waste pipes cleared and evaluated by a qualified plumbing contractor that has a camera designed to properly evaluate this inaccessible piping so you can get a better gauge of the underground waste pipes condition. With this information you can better determine if replacement will be required in the near future.

Comments:

1. The water heater appears to be approximately 6 years old.
2. Recommended temperature of the domestic hot water is 120 degrees to 130 degrees Fahrenheit.
3. The water heater chimney appears to have a metal flue liner present. There was no access to the liner interior. Minor moisture staining was present on the flue pipe. The water heater drafted properly at this time. Is there documentation regarding the liner installation, to insure the work had been completed by a qualified contractor?
4. Recommend having a water alarm installed in the pan below the water heater to warn you when the unit leaks. You may also consider installing a water alarm that will also shut off the cold water entering the water heater for additional flood protection.
5. There was no water meter in the basement. I did not determine the location of the water meter.
6. Consider having a “Moen flo” device or similar main water shut off device installed on the water main. This device is designed to monitor the water flow in the house. This device is designed to automatically shut off the water in the house to prevent catastrophic leakage. You can receive live updates on the flow rate, etc. This can be controlled through a Moen smart water app.
7. A basement bathroom was present. Consider the installation of a backwater valve on the waste main to reduce the potential of a further sewage back up problem into the basement due to flooding or a main drain blockage. Recommend contacting a qualified plumbing contractor to obtain cost projections for this work if desired.
8. A re circulating pump was present for the domestic hot water heater designed to deliver relatively quick hot water to some of the fixtures.
9. Assessment of the plumbing was done by checking fixture operation, drainage and vent function. A significant portion of the actual plumbing components are fully concealed from view.
10. There was some old brass water piping in the basement. There were no apparent significant problems at this time. Failure with this type of water piping typically develops at the threaded pipe joints. Recommend replacement of the brass water piping if a leakage problem develops.
11. The water heater was the lone appliance venting into its chimney flue. This type of installation can create drafting problems and cause condensation to develop in the chimney during the winter months due to the small amount of heat the water heater flue pipe gives off. There was no evidence of a significant problem at this time. Recommend the installation of a carbon monoxide gas detector adjacent to this unit. Recommend the installation of a direct vented gas fired water heater when replacing the existing unit, so this chimney flue can be taken out of service.
12. There were miscellaneous shut off valves that have corrosion on them. Anticipate some shut off valve leakage and repairs when they are used. ***Recommend having new ball type shut off valves installed when practical in place of the old gate type valves that are present.

13. Recommend using flexible metal link hosing for the washing machine water lines in place of the typical rubber hosing. NOTE: this type of water hosing was present at this time.
14. Recommend the installation of a drain pan below the washing machine.
Recommend installing a water alarm in the pan that will also shut off the water entering the washing machine if leakage develops for additional flood protection.
15. Make sure to shut off the water to any exterior spigots and drain the standing water from the faucets during the winter months, to prevent a potential freeze problem.
16. There was evidence of previous leakage to the hall and ballroom ceilings below the primary bathroom. Water was run in the shower, bathtub and fixtures for more than 20 minutes. The ceilings were checked at the end of the inspection with a moisture meter. All was dry.
NOTE: there was also evidence of past leakage to the 1st floor powder room ceiling. This area was also dry at the end of the inspection, as per moisture meter.
17. Water was run at all properly operational fixtures for an extended period of time. I re checked the fixtures, ceilings and basement at the end of the inspection and found no additional leakage, other than the areas noted.

Structural Components

Structural Components Observed:
Foundations
Floors
Walls
Ceilings
Stairs
Roofs

Conclusions/Conditions:

The structural components appear basically satisfactory, however, there were areas in need of repairs and attention. See the additional information below.

Identification:

The foundation walls are stone.
There is a basement and accessible crawl spaces.
The basement floor is concrete.
The crawl space floors are dirt.
The floor structure system is frame with wood floor joists into masonry wall pockets.
The structural exterior walls are mainly masonry.
The roof structure system is a conventional framing with rafters and a ridge pole.

Defects/ Solutions:

1. There were various areas of the basement floor framing that had significant termite damage. There was also termite damaged framing above a section of finished basement ceiling. Some of the floor framing also had pocket rot at the foundations. There was also framing damage below the rear porch deck. Framing repairs are needed. NOTE: Access to the perimeter framing was somewhat limited by the significant amount of storage and personal belongs present and by the partially finished basement ceilings. ***Have the floor framing in the basement and crawl spaces evaluated and properly repaired / re supported as needed by a qualified structural carpenter type contractor to insure future long term future stability. It is also recommended that a thorough examination by an exterminator be done for purposes of determining any active infestation and/or additional damage.

2. Exposed steel lintels over the windows in the ballroom basement are rusting and deteriorating.
The exposed steel lintels must be sealed to arrest the expansion of the steel due to rust.
NOTE: Neglected future maintenance will allow further deterioration and the potential of costly steel lintel replacements.
3. The 3rd floor bathroom window frame was noticeably out of square. There were also some large plaster cracks mainly at the upper floors. There was no way for me to determine when the movement took place or if these will be an ongoing condition. These areas appear they have been stable for some time. The longer the interior and exterior conditions remain stable the better indication of stability.
Recommend repairing the cracks in the plaster and monitor these areas for evidence of further movement. Structural repairs/ stabilization would likely be needed in the unlikely event that significant additional movement were to develop.
Recommend further evaluation by a qualified structural engineer to get an idea of the potential for future repairs being required and the costs involved, if you haven any additional concerns.

Comments:

1. Portions of the basement was finished. Complete evaluation of the structural components was restricted by the finished ceilings.
2. The performance of the foundations was assessed by examining the exterior perimeter of the building and visible portions of the foundation for signs of differential settlement. No significant misalignment of exterior walls or window/door frames indicating significant differential settlement were observed with the exception of the areas noted. The structural assessment is, however, based on a limited observation due to partial foundations concealment by the significant stored materials.
3. The interior door frames at the 1st and 2nd floor were majoritively square at this time. The plaster at the large 1st floor ceilings was also in good overall condition. There was no evidence of a floor system problem at these areas.
4. There are moderate floor slopes and related interior door frame distortions throughout the upper floor of the house. The extent of the distortion and sloping appears to be within the normal parameters for a building of this very old age and type construction. The assessment is, however, based on limited observations due to concealment of most members by finished materials.
5. A post and beam system had been installed below damaged floor joists along the foundation wall below the ballroom. The posts were not set on concrete footings, however, this work appears old and there were no apparent ongoing settlement problems at the damaged joists. No additional action appears to be required at this time.
6. There was a crawl space below the rear porch. There was also a front crawl space below the entry area and a bathroom.
7. There was no access below the sun room floor.
8. There was evidence of a previous fire to some floor framing adjacent to the main basement stairs. Some charring was noted at this framing. The fire appears it was a very long time ago, as there were no smoke odors. I could not determine the history of this fire.
9. A section of a newer concrete block wall was built in a basement storage area. I could not determine why this work was done. There were no apparent problems at this area at this time.
10. The ballroom area appears to have been an old addition to the house. The garage appears it was built in approximately 1995.
11. Termite / wood boring insect inspections are not part of a general home inspection.
Recommend a termite/insect wood infestation certification from a licensed exterminating company. There is the possibility of damage to areas that are not accessible.
NOTE: Termite companies typically are not liable for termite problems in inaccessible areas.
***This company does not do termite inspections.
Recommend obtaining a contract with a qualified exterminator that will do periodic inspections to reduce the chance of future problems developing.

The structural opinions, and conclusions noted in this report are based on observations based on our previous inspection experience. They are based on visual symptoms or lack of symptoms typical to this type of construction. No destructive testing was performed, ie., openings of walls, ceilings, floors, etc. The inspection is based on visible inspection of accessible areas only. This inspection is not intended to warrant against present or future structural problems.

Interior

Interior Components Observed:
Wall, ceiling, and floor surfaces
Steps, stairways, balconies, and railings
Cabinets and counters
Windows, and doors including hardware
Fire resistant separation walls, ceilings, and doors between a dwelling unit and attached garage
Insulation of unfinished attic and foundation areas
Ventilation of attics and foundation areas
Kitchen, bath, and laundry venting systems

Conclusions/Conditions:

The interior was satisfactory, except for the conditions outlined in defects and solutions.

Identification:

The interior walls and ceilings are mostly plaster.
There is also ceramic tile, plywood, Celotex type ceiling coverings and drywall.
The windows are mainly wood casements and wood double hung.
The attic insulation appeared to be fiberglass.
It was approximately 6 or more inches.

Defects/Solutions:

1. The back basement stairs have some moisture and termite damage. The stairs are in need of proper repairs or re building to insure future safety when these stairs are used.
2. Many of the windows would not open. The non operational windows appear to be painted shut. NOTE: mostly top sash. Correct as needed.
3. Recommend replacement of the miscellaneous broken panes of glass.
4. Some of the double hung window sash cords have failed.
Sash cords or chains will have to be replaced before these windows can function properly. Also allow for other window maintenance.
5. The dining room fireplace had a missing damper handle. Repair as needed if the fireplace is used. NOTE: the fireplace chimneys appear to be unlined. Liners should be present to any fireplaces that are used. The chimneys and fireplaces should be evaluated by a qualified chimney contractor prior to using.
6. There were missing and broken rail spindles at the 2nd floor stair and hall. Repair as needed.
7. Miscellaneous plaster repairs are needed at the cracked and water damaged areas after any required roofing repairs are completed and prior to re painting.
8. There was a significant amount of chipping paint at trims, doors, walls, ceilings, etc. Most of these issues appear to be due to poor preparation work prior to past re painting. These areas will need proper preparation prior to re painting.
9. Some miscellaneous minor interior door refitting and hardware maintenance is needed, mainly at the 3rd floor. The primary bathroom pocket door also needs some re fitting.

Comments:

1. Recommend interior cosmetic improvements as you may desire.
2. The dishwasher and fixed appliances were operational.
3. Keep the ceramic tile sealed at the bathroom walls and floor, etc. Recommend using a silicone or polyurethane caulk/sealant with a mildicide incorporated in the caulk sealant.
4. Recommend the installation of glass doors on the fireplaces for energy reasons.
NOTE: the fireplaces should not be used with the glass doors closed.
5. Recommend dehumidifiers in the basement to reduce humidity levels during the warmer months. Recommend draining the dehumidifiers into an air conditioning condensate type pumps so the moisture will be discharged out of the basement.
6. Recommend periodic sealing the interior of the basement foundation walls with a water proof type coating, ie., Thoroseal or Drylok to reduce humidity levels in the basement.
NOTE: remove any loose surface materials on the foundations prior to sealing.
7. Recommend installing a polyethylene vapor barrier on the dirt crawl space floors to reduce moisture absorption into the air and building components.
8. Consider installing a thermostatically controlled fan in the attic to reduce heat build up during the summer months.
9. A surface drain was present in the floor of the boiler are pit. This area was dry.
10. The significant amount of furnishings and storage in the house and garage limited interior access.

*****See the photos file included, as these are also integral to the report.**

Safety, Environmental and Security

We are not required to inspect, sample, test or report on any Safety, Environmental or Security item or system.

We do not claim any expertise in these areas.

If we see an item, condition or system that we feel may cause a safety, environmental or security problem or concern, we feel we have a moral obligation to note it in this section.

Because we claim no expertise in these areas, we may not be aware of some of the problems or situations that may exist. If you have concerns in any of these areas, you must seek the advice of someone who is expert in the areas of your concern.

No water, air or material content evaluations were performed for this report, unless specifically indicated.

Comments:

1. Recommend periodic testing of the garage door operator safety reverse mechanisms to insure continued proper operation. The safety eye reverse mechanisms were tested and operated properly at the time of inspection.
2. Consider having a fence installed directly around the swimming pool. Recommend self closing and latching gates to the pool. All pool electric must have proper ground fault circuit interrupter protection.
NOTE: The installation of a pool water motion alarm and alarms installed on the rear exterior doors to the pool area are recommended for additional child safety.
3. Recommend installation of Ground Fault Circuit Interrupters (GFCI) where missing. Ground Fault Circuit Interrupters should be installed on bathroom, kitchen, exterior circuits and any electrical circuit that may become wet.

4. Suggest child proofing the electrical outlets and lower cabinet doors if young children are to be present.
5. Recommend handrails on the exterior steps where missing.
6. Keep stored items clear of the heating equipment for safety and proper equipment combustion.
7. Take proper precautions with paint preparation due to the likelihood of lead paint being present in the house. Contact a paint professional regarding the best way to handle this situation.
8. There were areas of fungal growth noted in the basement. There is always the potential of mold developing in homes where there are any leakage or high moisture or humidity areas present. Care must be taken to limit conditions that are conducive to molds forming. Properly clean or remove any areas where mold has developed for health reasons. ***We do not do environmental inspections and mold issues are not included in the home inspection. Recommend further evaluation by a qualified environmental contractor to insure there are no mold problems present if you have any concerns.
9. The dryer vent has a long run to the exterior. The condition of the inaccessible portions of the dryer vent could not be determined. The dryer vent must be periodically cleaned for efficiency and safety reasons. NOTE: recommend having a ridged metal dryer vent installed in place of the flexible vent present.
10. Chimney flue liner access was very limited. The fireplace chimneys appear to be unlined. Recommend having the fireplace and chimney flues evaluated by a qualified chimney contractor to insure all are satisfactory.
11. Make sure smoke detectors are present on each floor and in each bedroom in conjunction with the existing units and more as you may desire.
12. The security alarm system was not tested.
13. There were rodent droppings in the basement and attic. One basement area appears it could have been squirrel related. Anticipate future exterminating will be needed.
14. There appeared to be the remnants of an asbestos type insulation present on some of the heating pipes in the basement and crawl space, etc. NOTE: most of the asbestos pipe insulation had been removed. ***There are many potential asbestos containing materials in homes. Home built before 1980 are more prone to having asbestos containing materials present. We do not do environmental inspections. Recommend a further evaluation for asbestos containing materials by a responsible laboratory or asbestos mitigation contractor if you have a concern.
15. There was evidence that an underground fuel oil tank is been present. I could not determine if the underground tank had been removed or properly terminated.
NOTE: Recommend having the oil tank checked for leakage by a qualified contractor if one is still present. Leaking underground oil tanks are a major concern and expense.
***Removal of the underground oil tank is recommended if it is present, and had not been properly terminated.
16. Recommend the installation of C/O gas detectors adjacent to the gas fired equipment, bedrooms and fireplaces, for safety reasons.
17. There are many potential safety hazards in the home. Windows, doors and other components that contain glass account for well over 100,000 reported injuries every year. Falling from open windows is a significant cause of injury for children. Cuts, often severe, are also a cause of injury to adults and children. To reduce the chance of severe injury from broken glass, standards have been developed requiring safety glass, or tempered glass in household components such as bathtub and shower doors, sliding glass doors, storm doors, windows adjacent to bathtubs or shower, and certain other glass components. These standards have been enacted over a period of many years. There is a chance that some components in a home may not have safety glass. This is especially true in older homes.
The National Safety Council offers several information sheets regarding window safety at the following link: www.nsc.org/aware/window. Please contact us if you have questions regarding safety glass.

Cost Projections

These projections represent typical maintenance, repair and replacement costs for residential housing. This is what it would cost if you have the work done by independent contractors and did nothing yourself. All figures include labor, materials, overhead, and profit, assuming the bidder is a legitimate contractor.

These costs cannot be considered firm because of the many variables in reference to specific specifications, materials, equipment, quality and the contractors involved.

We do not do any of the work or recommend any contractors as this would be a conflict of interest.

To get firm cost projections, get estimates from various contractors, before settlement, and select the ones that prove to be the most knowledgeable, competent and responsible. Most likely these will not be the most inexpensive quotations that you will receive. Cost projections are not always given for every defect listed in the report. Costs projections are given as a benefit to the client. Costs may not be listed for smaller items or items that the inspector does not feel qualified to itemize.

The source of the cost projections are referenced from the Home Tech Remodeling and Renovation Cost Estimator and/ or the inspectors previous professional experience.

Miscellaneous exterior wood repair costs should be obtained by a qualified contractor. This work would typically be done on a time and material basis.

Costs for masonry wall, chimney, retaining walls, brick walks, etc. must be obtained by a qualified masonry contractor.

Costs for roofing and gutter work must be obtained by a qualified roofing contractor.

Costs for correction of the water entry problem in the basement should be obtained by a qualified landscape or basement water proofing type contractor.

Costs for electrical repairs and knob and tube wiring work must be obtained by a qualified electrical contractor.

Costs for plumbing repairs and underground waste pipe clearing must be obtained by a qualified plumbing contractor.

Framing repair costs must be obtained by a qualified structural carpenter type contractor after the full extent of the damage is determined.

Costs for underground oil tank removal if a tank is still present must be obtained by a qualified tank removal contractor.

Interior cosmetic upgrade costs will vary significantly depending on your desires. Obtain these costs from qualified contractors, based on your specifications.

This type of house will require proper exterior maintenance to remain in good overall condition. Recommend having qualified contractors give you cost projections on the work that is required now and in the near and foreseeable future so you can develop a realistic budget for future expenses.
It is recommended that you have some money available for future unforeseen problems that have the potential to develop in the house of this age and type.

Firm cost projections should be obtained by qualified contractors

See the cost projection pamphlet provided, for optional and future cost projections.

If you have any questions about your report, please feel free to call me.

Respectfully submitted,

HERTZOG INSPECTION SERVICES, INC.

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ASHI Cert. #1817