

## REMAINING INTERIOR PORTIONS

### WINDOWS:

#### SIZE & INSTALLATION:

The basement has been converted to living space, but an egress window was not installed. This is required for safety reasons.

#### CONDITION / OPERATION - Double Hung:

The locking hardware is not aligned properly at some isolated windows - and the locks do not latch as a result.

Some top sashes fall slightly when the windows are unlocked.

One dining room window was stuck and could not be opened.

#### BASEMENT WINDOWS:

One basement window sash does not close completely.

#### STORM WINDOWS:

There are no weep holes at the base of the storm windows, which can allow moisture to collect along the sills. Paint is peeling at the bottom portions of most sashes - and this can lead to decay over time.

Note: Most storm windows were not tested for operation.



### STAIRS & HANDRAILS:

#### BASEMENT STAIRWELL:

There is less than 6' 8" of headroom at the base of the staircase, which is considered inadequate.

#### BASEMENT HANDRAIL:

The rail does not return to the wall at its ends (this can cause clothing, or other items to catch the rail).

### FIREPLACE:

#### EVALUATION:

**Note: The inspection of the fireplaces and chimneys at this home were visual only. Chimney flues cannot be completely evaluated without the aid of a camera. These camera inspections are offered by specialists and are considered level 2 inspections. Deterioration of clay chimney flue interiors is very common - and most (but not all) chimneys are deemed unsafe for use after a level 2 chimney inspection. Because the consequences of a structure fire caused by a deteriorated chimney are so serious, level 2 chimney inspections are either pass or fail; there's nothing in-between.**

**How fires occur: Even small gaps in the chimney flue make a difference. They can allow heat from inside the flue liner to transfer to the bricks. The bricks can then transfer that heat to the homes wood structure. When that happens, the wood goes through a process called Pyrolysis, wherein the ignition point of the wood drops significantly. This happens over a long period of time, and can eventually lead to a structure fire. If you plan to use your wood burning fireplace, you must have a level 2 inspection prior to using it. If you plan to convert your fireplace to a gas burning unit, there should be no need for further evaluation (unless exterior portions of the chimney have deteriorated; See Roof Section for details). Once a gas burning unit is installed, the clay flue will be abandoned. Periodic maintenance of the exterior masonry & mortar cap will still be needed.**

#### # OF UNITS:

Three.

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TYPE(S):

Wood burning, Clay vent.

VISIBLE FLUE INTERIOR (FROM INSIDE HOME):

Less than 1% of the flue interiors were visible from the fireplaces (both units).

VISIBLE FLUE INTERIOR (FROM ROOFTOP):

10% of one chimney flue interior was visible from the roof (first floor living room). None of the other flue interiors were viewed from the roof.



BURNER CHAMBER & FLUE CONDITION (CLAY LINED):

Deteriorated masonry exists inside the throat area (above the firebox - first floor living room). Repairs will be needed if you plan to use this fireplace for wood burning.

Further evaluation by a specialist is needed before you use any of the fireplaces. A specialist can determine whether any of the fireplaces are safe for use.

If repairs are needed, the specialist can determine what options you have and what the estimated costs will be.



**deterioration inside throat area**

DAMPER OPERATIONAL?:

External dampers were installed in two of the chimneys (dampers are mounted at the top of the chimneys - and are controlled from within the burner chamber). Note: External dampers are not tested for operation, because dampers of this style are often difficult to close completely. This would allow an easy pathway for rodents / birds to enter.

Spark arrestors / cages should be installed at these openings to help keep sparks in and animals out.

Note: One of the dampers is damaged and is no longer operational (first floor living room fireplace). This damper is stuck in the open position, which allows a pathway for pests to enter. Complete removal of this damper is recommended (cover should be replaced - and a standard cover could be used).

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**damper damaged - does not operate**

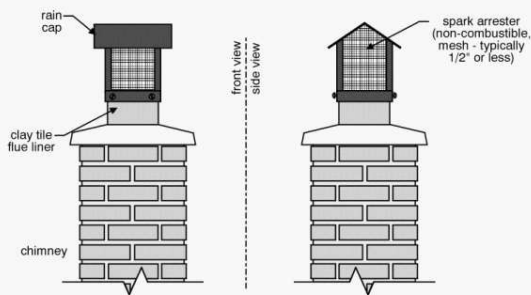


**no permanent cover**



**proper design for external damper**

#### Rain caps and spark arresters



**basic covers**

#### GLASS:

The basement fireplace does not have glass doors. The lack of doors means that there will be more heat loss up this chimney.

#### HEARTH EXTENSION (<6 sq. ft. opening):



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The hearth extensions extend less than 16" in front of the fireplace openings.



## ENVIRONMENTAL

### LIMITATIONS:

#### ENVIRONMENTAL:

Environmental items included in this section are specifically excluded by our standards of practice, but may be noted here as a courtesy, or as a convenience if additional testing was conducted at the same time as the home inspection.

### RADON:

#### ACTIVE RADON MITIGATION SYSTEM:

An active radon mitigation system has been installed. The system starts in the basement - through the floor slab - passes through the exterior wall and then extends to the top of the roof. There is the possibility that this radon mitigation system has an extended warranty that is transferable. Inquire with the homeowners.

I also suggest that you ask the sellers if a follow-up test was performed - after the installation occurred. Ask for all paperwork associated with the follow-up test.

In this case, the mitigation system was installed in the addition portion of the basement. It is unknown if only one suction point is adequate, due to the installation of the addition. A follow-up test is recommended.

### EVIDENCE OF PESTS:

#### MICE ACTIVITY:

Multiple mouse traps were located in the basement. This suggests that there is an active rodent issue in the home. I suggest that you ask the sellers for more details.

