

Property Inspection Report

Avocet Inspections LLC



123 Main Street, Baltimore, MD
Inspection prepared for: Henry Jones & Sally Jones
Real Estate Agent: My Agent - Coldwell Banker

Date of Inspection: 7/2/2015 Time: 3pm
Age of Home: 1923 Size: 3500
Weather: Overcast, 70's

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We appreciate the opportunity to conduct this inspection for you. Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." The following report is based on an inspection of the visible portion of the property; the inspection may be limited by vegetation and personal items. This report will focus on safety and function, not current code. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **This report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

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 and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written and photographic format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Summary of Notable Items

Exterior Areas		
Page 4 Item: 1	Roof	<ul style="list-style-type: none"> • Slate shingle damage visible, see photo(s). Have licensed roofer evaluate.
Page 5 Item: 2	Chimney	<ul style="list-style-type: none"> • Recommend Level 2 chimney inspection. Typical when a property is changing hands. • Missing mortar/bricks on chimney, see photo(s)
Page 5 Item: 3	Gutters & Grading	<ul style="list-style-type: none"> • Downspout drains onto sidewalk / driveway. Recommend exploring ways to divert water away from this area, or at the very least, recognize this as a potential ice hazard; use ice melt products and exercise caution. • Some gutters, downspouts older/deteriorated. Replace as needed • Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.
Page 6 Item: 4	Drives & Walks	<ul style="list-style-type: none"> • Stone walks deteriorated in some areas, particularly in backyard which presents a trip hazard. Have licensed contractor repair as necessary.
Page 7 Item: 5	Siding	<ul style="list-style-type: none"> • Some deterioration of wood trim noted around exterior. Have repaired as necessary. • Deteriorated, missing, displaced mortar or brick(s) - See photo(s). • Some minor pointing/repair up of mortar is recommended. • Recommend reinstalling missing bricks. See photo(s) • Wood siding needs maintenance. • Minor settlement cracks in brick exterior. Recommend patching.
Page 8 Item: 7	Decks & Steps	<ul style="list-style-type: none"> • Balcony posts loose. Recommend correction by licensed contractor.
Page 10 Item: 9	Doors	<ul style="list-style-type: none"> • Some doors/jambs need maintenance or repair, caulking/painting. See photo(s) • Front door weather strip damaged/missing, replace.
Page 10 Item: 10	Window Condition	<ul style="list-style-type: none"> • Some windows/trim need maintenance or repair, caulking/painting. See photo(s)
Garage, Basement & Attic		
Page 11 Item: 1	Garage	<ul style="list-style-type: none"> • Consider updating garage personnel door to fire rated, self closing door after purchase to promote safety
Page 12 Item: 2	Basement / Crawlspace	<ul style="list-style-type: none"> • Possible asbestos containing panels above boiler, recommend testing. • Evidence of minor water intrusion into basement
Page 12 Item: 3	Attic	<ul style="list-style-type: none"> • Insulation averages 3 to 4 inches. Recommend installing more. • Attic ventilation appears inadequate. Recommend evaluation by licensed roofer. • Attic exhaust fan did not operate at time of inspection. Proper operation is necessary to prevent overheating of attic. • Live knob and tube wiring present, have licensed electrician evaluate.
Electric, Heat, Water Heater		

Page 14 Item: 2	HVAC Unit	<ul style="list-style-type: none"> • Recommend installation of carbon monoxide alarm(s) in the home, and monthly testing of smoke alarms to ensure proper operation. • Standing water in condensate catch pan. Recommend repair by licensed HVAC tech. • No apparent overflow cutoff switch on condensate catch pan. Have licensed HVAC tech install.
Page 16 Item: 3	Water Heater	<ul style="list-style-type: none"> • Recommend setting water temperature at faucet to between 115 - 120 degrees for final walk through. • Water heater may be undersized for residence.
Interior Features		
Page 17 Item: 1	Kitchen	<ul style="list-style-type: none"> • Stove did not operate from controls
Page 17 Item: 5	Bath (Guest)	<ul style="list-style-type: none"> • Sink drain line leaks.
Page 18 Item: 8	Plumbing	<ul style="list-style-type: none"> • Galvanized main water supply pipe. May fail without warning. • Leak at cast iron sewage pipe, basement. See photo(s). Have licensed plumber repair.
Page 19 Item: 9	Interior Electric	<ul style="list-style-type: none"> • Older smoke detectors were present. The fire dept. recommends changing out smoke detectors every ten years. • Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting grounding protection. This may be a concern with items such as computers and electronic devices which may be more susceptible to damage from power surges. • 2 prong outlets present, without a ground some electronics may be damaged more easily by electrical surges. • This property has "knob and tube" wiring which was commonly installed prior to 1950. Over time, the wire's insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property's wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.
Page 20 Item: 11	Doors	<ul style="list-style-type: none"> • Glass cracked at french door, sun porch • Some door sticking or binding, some door latches not engaging.
Page 20 Item: 12	Windows	<ul style="list-style-type: none"> • Some windows stuck/painted shut, peeling paint, a few cracked window panes. Repair as needed.
Page 21 Item: 13	Fireplaces & Stoves	<ul style="list-style-type: none"> • Ash cleanout in basement full. Recommend clearing.
Page 21 Item: 14	Stairways	<ul style="list-style-type: none"> • Hand Rail Components missing at basement stairs. Recommend installing to promote safety.

Exterior Areas

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing. Note that walking on a roof voids some manufacturer's warranties. Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof. Always ask the seller about the age and history of the roof.

Grading and drainage are very important aspects of a property inspection, due to the direct and indirect damage moisture can have on structures. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home.

1. Roof

Observations:

- **Slate shingle damage visible, see photo(s). Have licensed roofer evaluate.**



Replaced shingles



Some cracked shingles. Have licensed roofer repair as needed.



Damage to eave shingles



Modified bitumen (rubber roofing) shows some deterioration, surface cracking. Recommend evaluation by licensed roofer.

2. Chimney

Observations:

- **Recommend Level 2 chimney inspection. Typical when a property is changing hands.**
- **Missing mortar/bricks on chimney, see photo(s)**



Missing bricks on chimney. Recommend repair by licensed contractor.

3. Gutters & Grading

Information: Aluminum gutters and downspouts, Galvanized Gutters, Copper Gutters

Observations:

- **Downspout drains onto sidewalk / driveway. Recommend exploring ways to divert water away from this area, or at the very least, recognize this as a potential ice hazard; use ice melt products and exercise caution.**
- **Some gutters, downspouts older/deteriorated. Replace as needed**
- **Extensions / Splash blocks missing or insufficient: Install to divert water away from the foundation.**



Some deteriorated gutters and downspouts.
Repair/replace as needed.



Keep window well clear of debris to allow for proper drainage



Downspout drains onto sidewalk / driveway. Recommend exploring ways to divert water away from this area, or at the very least, recognize this as a potential ice hazard; use ice melt products and exercise caution.

4. Drives & Walks

Information: Stone driveway, Stone sidewalk

Observations:

- **Stone walks deteriorated in some areas, particularly in backyard which presents a trip hazard. Have licensed contractor repair as necessary.**

5. Siding

Information: Vinyl siding wood frame construction, concrete/block/brick foundation.. Clapboard siding. Brick

Observations:

- **Some deterioration of wood trim noted around exterior. Have repaired as necessary.**
- **Deteriorated, missing, displaced mortar or brick(s) - See photo(s).**
- **Some minor pointing/repair up of mortar is recommended.**
- **Recommend reinstalling missing bricks. See photo(s)**
- **Wood siding needs maintenance.**
- **Minor settlement cracks in brick exterior. Recommend patching.**



Deterioration of trim/siding. Recommend repair/maintenance.



Missing brick, rear.



Minor settlement cracks in brick. Recommend sealing/monitoring.



Rear of property



Leaking water pipe front

6. Vegetation

Observations:

- Tree limbs within 6 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.



Tree branches overhanging roof. Recommend trimming back to prevent roof damage.

7. Decks & Steps

Observations:

- **Balcony posts loose. Recommend correction by licensed contractor.**



Missing brick front porch



Deck structure is sound.



Replace missing mortar as needed.



Recommend additional bracing for balcony railing to firm up.

8. Electrical, Exterior

Observations:

- No major system safety or function concerns noted at time of inspection.



Extension cord used in lieu of properly installed hardwired circuit. Remove or hardwire properly

9. Doors

Observations:

- **Some doors/jambs need maintenance or repair, caulking/painting. See photo(s)**
- **Front door weather strip damaged/missing, replace.**



Recommend installing storm doors to help prevent moisture intrusion



Front door weather stripping incomplete.

10. Window Condition

Observations:

- **Some windows/trim need maintenance or repair, caulking/painting. See photo(s)**



Deterioration of some window and door trim. Recommend caulking and painting as necessary.

Garage, Basement & Attic

Note that minor settlement or “hairline” cracks in garage or basement slabs are not noted in an inspection, as they are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. Residential inspections only include garages and carports that are physically attached to the house. They are not considered habitable, and conditions are reported accordingly.

Inspectors are not required to enter any crawlspace areas that are not readily accessible, less than 36” clearance, wet (electrical shock hazard), or where entry could cause damage or pose a hazard to the inspector.

We recommend that all attic hatches have a batt of fiberglass insulation installed over them to help with energy conservation. If the hatch is sealed shut when we go to inspect the attic, it can only be unsealed by the owner or their representative, as our insurance prohibits us from performing any destructive testing or entry. In accordance with industry and insurance standards, we will not enter an attic with less than thirty-six inches of headroom; does not have a standard floor designed for normal walking; or in the inspector’s opinion, may compromise the ceiling below; is restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we will inspect the attic as best we can from the access point, with no comments or evaluations of areas not readily viewed from the hatch area.

1. Garage

Observations:

- **Consider updating garage personnel door to fire rated, self closing door after purchase to promote safety**



Door jamb(s) deteriorated, repair as needed.

2. Basement / Crawlspace

Observations:

- Inspection Method: Traversed
- No apparent sump pump system
- **Possible asbestos containing panels above boiler, recommend testing.**
- **Evidence of minor water intrusion into basement**



Panels above boiler may contain asbestos, recommend testing.



Standing water at waste water cleanout. Unknown source.

3. Attic

Observations:

- Loose fill insulation
- **Insulation averages 3 to 4 inches. Recommend installing more.**
- **Attic ventilation appears inadequate. Recommend evaluation by licensed roofer.**
- **Attic exhaust fan did not operate at time of inspection. Proper operation is necessary to prevent overheating of attic.**
- **Live knob and tube wiring present, have licensed electrician evaluate.**



Attic exhaust fan, could not determine if operational. Have licensed electrician evaluate

Electric, Heat, Water Heater

Electric: A representative number of accessible outlets are tested for proper wiring. Ungrounded 2 and 3 prong outlets will be noted verbally. GFCI outlets will be tripped and tested. Some baths may have non-GFCI outlets which are protected by a GFCI outlet in a remote area (garage, another bath, etc.). Note that the fire department recommends that smoke detectors be replaced every ten years, and the breakers in your panel box have an expected life of about 25 years.

Heat: The heating, ventilation, air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity, natural gas or oil but can also be powered by other sources. The inspector will test the heating and air conditioner using the thermostat or other controls. A more thorough investigation of the system, including the heat ("firebox") exchanger, should be conducted by a licensed HVAC service person every year. Failure to do so may result in carbon monoxide escaping through cracks in a heat exchanger or flue pipe, possibly resulting in death.

1. Electrical Panel

Materials: Overhead Service, 200 Amp Service(s), Square D, Panel box(es) located in basement, Branch circuit wiring type: Vinyl coated, non-metallic, "Romex" type., Branch circuit wiring type: sheathed, Branch circuit wiring type: BX, armored cable, Active knob and tube wiring.

Observations:

- No major system safety or function concerns noted at time of inspection at main panel box.



200 amp panel

2. HVAC Unit

Information: Slant Fin Gas Boiler in basement, Unico mini duct AC system in utility closet

Observations:

- **Recommend installation of carbon monoxide alarm(s) in the home, and monthly testing of smoke alarms to ensure proper operation.**
- **Standing water in condensate catch pan. Recommend repair by licensed HVAC tech.**
- **No apparent overflow cutoff switch on condensate catch pan. Have licensed HVAC tech install.**



HVAC unit mfg. date(s) - 2003



Recommend installing condensate catch pan cutoff switch



Standing water in condensate catch pan. Have licensed HVAC tech evaluate/correct



Open duct work at air handler. Have tech seal properly



Cooling output at vent



HVAC unit mfg. date(s) - 1998



Boiler mfg. date - 2002

3. Water Heater

Information: Bradford White, Natural Gas water heater(s) (fuel shutoff at meter and in-line), Galvanized main water supply, Copper supply lines, Galvanized supply lines, Waste Pipe: Galvanized, Waste Pipe: **PVC**, Waste Pipe: Cast Iron, 50 +/- gallons, Water Shutoff: basement, Water heater located in basement, Water Source: Public

Observations:

- **Recommend setting water temperature at faucet to between 115 - 120 degrees for final walk through.**
- **Water heater may be undersized for residence.**



Recommend setting water temperature at 115 to 120 degrees.



Water heater mfg. date - 2014

Interior Features

This inspection does not include testing for radon, mold or other conditions unless specifically requested.

Interior areas consist of bedrooms, baths, kitchen, laundry, hallways, foyer, and other open areas.

All exposed walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Although excluded from inspection requirements, we will inform you of obvious broken gas seals in windows. Please realize that they are not always visible, due to temperature, humidity, window coverings, light source, etc. Your inspection will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas, as the inspector will not move personal items.

Note that if in a rural location, sewer service and/or water service might be provided by private waste disposal system and/or well. Inspection, testing, analysis, or opinion of condition and function of private waste disposal systems and wells is not within the scope of a home inspection. Recommend consulting with seller concerning private systems and inspection, if present, by appropriate licensed professional familiar with such private systems. If a Septic System is on the property, pumping is generally recommended prior to purchase, and then every three years.

An inspection does not include the identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about it. Any comments made in the report are regarding well known notices and are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

1. Kitchen

Observations:

- **Stove did not operate from controls**



Burners not lighting

2. Master Bath

Observations:

- No major system safety or function concerns noted at time of inspection.

3. Bath

Observations:

- No major system safety or function concerns noted at time of inspection.

4. Bath #2

Observations:

- No major system safety or function concerns noted at time of inspection.

5. Bath (Guest)

Observations:

- **Sink drain line leaks.**



Minor leak under sink.

6. Bath (Half)

7. Laundry

Observations:

- No major system safety or function concerns noted at time of inspection.

8. Plumbing

Materials: Galvanized main water pipe, galvanized pipes can fail without warning.

Observations:

- Remember to shut off and drain hose bibs before first frost in Fall.
- **Galvanized main water supply pipe. May fail without warning.**
- **Leak at cast iron sewage pipe, basement. See photo(s). Have licensed plumber repair.**



Corroded pipe visible in air handler closet. Have licensed plumber evaluate. Maybe due to galvanic corrosion



Tea colored water present, may indicate some galvanized supply pipes.



Leaking drain pipe, basement closet. Have licensed plumber repair



Galvanized main water supply. Monitor for replacement, may fail without warning

9. Interior Electric

Observations:

- Consider updating smoke detector system to modern standards after purchase. Recommend installing interconnected detectors in each bedroom and each floor.
- Recommend installing Carbon Monoxide detectors in hall outside bedrooms and in basement.
- **Older smoke detectors were present. The fire dept. recommends changing out smoke detectors every ten years.**
- **Open ground (or 2-wire) outlets present. This means that the 3rd (round) part of an appliance plug is not getting grounding protection. This may be a concern with items such as computers and electronic devices which may be more susceptible to damage from power surges.**
- **2 prong outlets present, without a ground some electronics may be damaged more easily by electrical surges.**
- **This property has “knob and tube” wiring which was commonly installed prior to 1950. Over time, the wire’s insulation may become brittle and fall apart or wear thin, resulting in exposed conductors and a risk of shock and/or fire. This wiring is also easily damaged by covering it with insulation (a common practice), and incorrectly tapping new wiring into it. Some energized knob and tube wiring was found during the inspection. It is not within the scope of this inspection to determine what percentage of this property’s wiring is of the knob and tube type or to determine what percentage of the knob and tube wiring is energized vs. abandoned. A qualified electrician should evaluate this wiring and make repairs or replace wiring as necessary.**



Knob and tube wiring in attic, tested active at time of inspection. Have licensed electrician evaluate



Semi detached fixture, coat closet, first floor



Exposed wiring bath fixture, guest bath. Have licensed electrician correct

10. Floors, Ceilings & Walls

Observations:

- No major system safety or function concerns noted at time of inspection.
- Water Stains in some closets, normal moisture content detected at time of inspection.

11. Doors

Observations:

- **Glass cracked at french door, sun porch**
- **Some door sticking or binding, some door latches not engaging.**



Detached handle, sliding door

12. Windows

Observations:

- **Some windows stuck/painted shut, peeling paint, a few cracked window panes. Repair as needed.**



Older aluminum window near kitchen, does not appear to close properly. Recommend replacement

13. Fireplaces & Stoves

Observations:

- Have Chimney Inspected - The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a Level II inspection each time a residence is sold. Inspection levels are explained at www.csia.org/pressroom/press-inspection-levels-explained.htm. It is also advised that this inspection be conducted by a chimney sweep certified by the Chimney Safety Institute of America (www.csia.org).

- **Ash cleanout in basement full. Recommend clearing.**

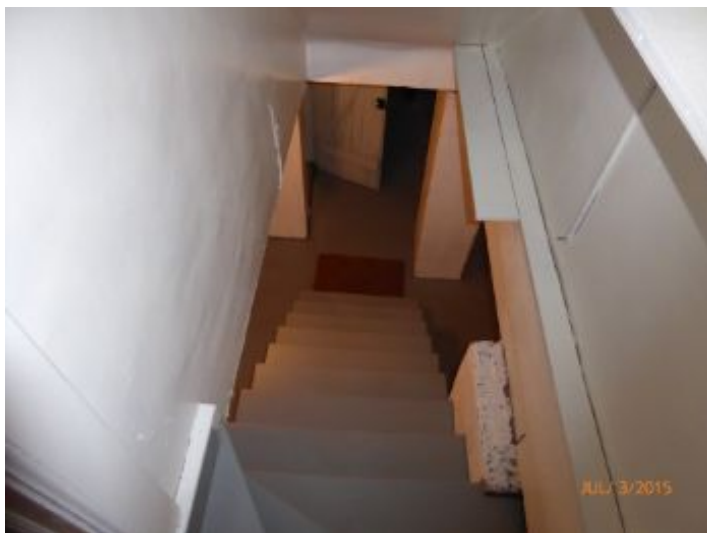


Ash dump full, recommend clearing.

14. Stairways

Observations:

- **Hand Rail Components missing at basement stairs. Recommend installing to promote safety.**



Hand Rail Components missing at basement stairs.

General Notes

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1. General Notes

Observations:

Final walk through: This report is a snapshot in time, at the time and date of the inspection. Conditions in a house can change at any time, for any number of reasons. For this reason, we recommend a complete walk through of the vacant house before closing.

Fire and carbon monoxide protection – By today's standards: The installation of smoke alarm(s) is required inside of all bedrooms and in any rooms designated for the purpose of sleeping, and outside within the proximity of the doors to those rooms. Test all alarms and detectors weekly or monthly per manufacture instructions. The installation of carbon monoxide (CO) detector(s) is required in homes with fuel-fired appliances at every floor elevation and any areas where fuel-fired equipment is located. The installation of Type ABC fire extinguisher(s) at the kitchen, laundry, and garage, if applicable, is also advised. Install new batteries as needed. Initiate and practice plans of escape and protection for all occupants in case any emergencies arise. Failure to repair defective or install absent alarms, detectors, and other safety equipment immediately can result in serious injury or death. For further information about fire safety and CO poisoning, consult your local fire department and your equipment manufacture(s), and read these links: www.cpsc.gov/CPSCPUB/PUBS/464.pdf, www.carbonmonoxidekills.com, www.nfpa.org/index.asp, and www.usfa.dhs.gov/downloads/pyfff/inhome.html.

Structures that are occupied and fully or partially furnished at the time of the inspection may prevent home inspectors from seeing everything, testing everything, or having access to everything. Concealed defects are not within the scope of the home inspection. Recommend careful observation during final walk through.

This report is not a guaranty or warranty. Anything can fail at any time. This inspection report is only reporting on the conditions as observed at the time of the inspection, and is not intended to be considered as a guaranty or warranty, expressed or implied, of the adequacy of, or performance of, systems or structures, or their component parts, or of their remaining life expectancy or usefulness. Systems, equipment and components can, and do, fail without prior warning.

Your Home Inspection Report is not a code inspection, nor is the inspector licensed to perform code inspections pertaining to this specific property. All code enforcement questions must be directed to the authority having jurisdiction. Contact the local building department for further details.

Please visit this link for life spans of house components.
<http://www.nachi.org/life-expectancy.htm>

Glossary

Term	Definition
HVAC	Abbreviation for Heating, Ventilation and Air Conditioning
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for waste water drain and vent lines.