

Home Inspection Report

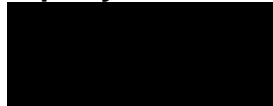
Inspector Information

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Client Information

Name:
Address:
City:
State:
Zip:
Phone:
E-mail:
Inspection Date: 4/19/2013
Time: 12:30 PM
Weather Conditions: Clear / Windy / Cold
Attendance: Client and Husband

Property Information:



Year Constructed: 1983
Square Feet: 1,105
Type: Single Family Home
Bedrooms: 3
Bathrooms: 2



Items in Need of Immediate Attention:

(Safety Issues or Issues That May Cause Severe Immediate Damage If Left Unattended)

- Exterior electrical service box is missing its panel cover and should be protected.
- Garage firewall has been compromised in several areas that would allow a garage fire to get into the home.
- Significant bowing and cracking of foundation walls/ columns and other structural signs of foundation failure.
- Open electrical connection made in utility room area outside of a junction box.
- No smoke detectors found in bedrooms, recommend adding smoke detectors in all bedrooms.

IMPORTANT INFORMATION

This report is solely for the benefit of the client. Any person or party designated by the client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.

This inspection report identifies items in need of attention, maintenance, or repair, which is the primary function of a home inspection. Overall, it is the inspector's opinion that this dwelling that is in need of minor as well as major repairs to keep it in serviceable condition. Some additional maintenance items may be discovered in the course of repairs, upgrading, or when the home is vacant. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.

The items listed in this report are marked as Serviceable, Not Satisfactory, In Need of Maintenance, or Not Applicable. The inspector has identified and described the home's major systems and components, and has listed problems found in readily accessible areas as explained in the pre-inspection agreement. You should refer to the pages in this report for information about a specific component or system. It is the client's responsibility to read the entire report and contact the inspector if you have any questions.

This inspection is not a 'Code Compliance' inspection nor is 'Manufacturer's Specifications' for installation or repairs a part of this inspection. Code compliance and manufacturer's specifications or any product, component, or item should be verified through the local building authorities, the company who manufactured the product or item, or with the seller prior to closing.

Site, Grounds, and Grading

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. When decks and porches are built close to the ground where no viewing or access is possible, we cannot make accurate opinions. These areas as well as others that are too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in this report. We routinely recommend that inquiry be made with the seller about knowledge of conditions.

Driveway

Type: Concrete

Condition: Needs Maintenance

Problems:

- Several moderate to large cracks in concrete.

Comments:

The driveway had some common moderate to large cracking that is consistent with its age. Suggest sealing all cracks to prevent moisture penetration and further deterioration.



Sidewalk / Walkway (Front)

Type: Asphalt / Concrete

Condition: Serviceable

Comments:

It appears that the front walkway is concrete with a layer of asphalt over top of it. It is possible that this was done because of significant spalling or cracking of the underlying concrete. The walkway is in serviceable condition.



Retaining Wall

Type: None

Comments:

No retaining walls present at the time of inspection.

General Grading / Drainage

Condition: Serviceable

Comments:

There were no apparent grading or drainage problems noticed around the structure at the time of the inspection. According to code the grade at structure should slope 1" per foot for 6 feet. It is always possible some grading and drainage problems may be observed after a heavy rain and that further grading and drainage should be maintained.

Patio / Porch / Terrace

Condition: Needs Maintenance

Type: Concrete

Location: Front Porch

Problems:

- Paint needs rehabilitation.
- Porch step is settling away from porch.

Comments:

The paint on both the concrete porch and railing is peeling and should be rehabilitated. The single concrete porch step is settling away from the porch itself and the gap should be sealed to avoid moisture intrusion.



Fences and Gates

Condition: Serviceable

Type: Chainlink / Wood

Comments:

If adjustments to the fence are a concern contact the local building authorities or seller before close to determine if the property boundary fence belongs to this property or a neighboring property.

Deck / Balcony

Condition: Not Satisfactory

Type: Wood

Construction: Low Rear Deck

Problems:

- Deck needs water treatment or repainting.
- Deck is uneven and in need of structural repair.
- Wood rot to trim and deck where deck meets home.

Comments:

Suggest treating the deck with oil based, water repellent paint or preservative to protect and extend its remaining life. The deck is structurally unsound, it is uneven and sinks towards the middle; contact a licensed contractor to repair or replace the deck components until deck is structurally safe. The decking and house trim is suffering significant rot due to moisture where the deck meets the home



Trees, Grounds, and Shrubs

Condition: Not Satisfactory

Problems:

- Grass is growing past foundation into structure.

Comments:

All vegetation should be cut down at least 6" under any wood structure to avoid insect infestation and moisture intrusion.



Exterior & Structure

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascia's, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

Building Information

Year Constructed: Unknown

Type: Single Family Home

Exterior Foundation

Condition: Visibly Satisfactory From The Exterior

Type: Concrete

Cracks:

- Found 1 small shrinkage crack in foundation exterior.

Comments:

This inspection of the exposed foundation / structure is not a 'Code Compliance' inspection. Code compliance of any component or item should be verified through the local building authorities. The majority of this house foundation is below grade. We were unable to view the arrangements made to prevent water entry or the structure in the below grade areas.

Sprinklers

Comments:

Sprinkler systems and related equipment are not within the scope of this inspection, if the house is equipped with a sprinkler system, the client is advised to consult sellers as to operation and condition of the sprinkler system prior to close.

Exterior Wall Covering

Condition: Serviceable

Type: Vinyl



Exterior Door (Front)

Condition: Serviceable

Type: Single Hinge / Metal

Comments:

Front door is less than 36" wide. Recent codes have upgraded the minimum exterior door width to 36" to make moving furniture and appliances into and out of the structure easier. Home owner should consider upgrading in the future.

Exterior Door (Back)

Condition: Serviceable

Type: French Doors

Exterior Windows

Condition: Satisfactory

Type: Sliding

Comments:

Windows do not have any storm windows installed, this is not a defect but storm windows improve energy efficiency particularly during the winter months.



Exterior Trim

Condition: Not Satisfactory

Type: Wood

Problems:

- Paint and caulk need rehabilitation.

Comments:

Many areas of the exterior trim need paint and caulk rehabilitation, including but not limited to the fascia boards and trim around the garage. All exterior surfaces should be kept well painted, stained, or sealed and all seams kept well caulked to prevent deterioration.



Eaves & Soffits

Condition: Not Satisfactory

Soffits: None Present

Problems:

- There is a hole through the eave leading into the attic.

Comments:

There is a hole observed in the eave at the back of the structure. This hole has been unprofessionally patched and should be permanently covered to prevent attic infestation.



Roofing Components

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition. We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

Roof Style

Type: Gable

Viewed from: Walked Roof

Roof Covering

Shingles: Asphalt

Layers: 1

Approximate Age: Approximately 10 Years

Condition: Satisfactory

Drip Edge: Not Present

Comments:

Roof shows normal wear for its age and type. No excessively damaged, deteriorated, or missing roofing materials were observed; the shingles appear to be in serviceable condition at the time of the inspection.

There is no drip edge installed on this roof, a drip edge is a metal flashing at the end of the eaves that protects the eave from water damage, the inspector suggests installing a metal drip edge on the roof.

Many insurance companies inspect roofs prior to agreeing to provide coverage. We recommend that you arrange any such inspection prior to closing to help assure a smooth transition between old and new insurers.



Exposed Flashing

Type: Aluminum / Galvanized Metal

Condition: Satisfactory

Comments:

All roof flashing appears in good condition and properly installed.

Skylights

Condition: Not Applicable

Chimney(s)

Condition: Satisfactory

Type: Pre- Fabricated Chimney

Location: Rear Roof

Flashing: Yes

Flue: Metal

Spark Arrestor: Installed

Rain Cap: Installed

Saddle / Cricket: None

Comments:

Examination of concealed / inaccessible portions of the chimney is beyond the scope of this inspection; this includes determining the presence of a flue lining. Home inspector advises not using the fireplace until the chimney can be cleaned and inspected by a qualified chimney sweep.

Suggest the client considers installing a cricket behind chimney to help shed water.



Gutters and Downspouts

Condition: Not Satisfactory

Type: Aluminum

Extensions: No

Problems:

- Downspout section is disconnected.
- Downspouts are not properly extended.
- Water damage to fascia from gutters leaking or overflowing.
- Gutters are filled with debris and should be cleaned.

Comments:

Some downspouts are not properly extended away from the structure. Bottom elbow section of the front side downspout near the garage has come detached from its downspout.



Attic

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

Attic Access

Access Type: Missing Ceiling Panel

Attic Access Location: Garage

Limitation: Entire Attic Inspected From Far Side

Roof Frame

Condition: Satisfactory

Type: Conventional Framing



Roof Sheathing

Observed: Partially

Type: Plywood

Condition: Satisfactory

Vent Pipes & Flashing

Condition: Not Observed

Comments:

The residential side of the attic was unobservable due to being blocked by insulation batts taped against the framing blocking the path. Inspector recommends having this portion of the attic observed when this insulation can be removed.



Attic Ventilation

Condition: Satisfaction

Type: Gable Louvers

Attic Insulation

Condition: Not Satisfactory

Type: Batts / Blown In

Location: Ceiling Joists

Average Depth (Inches): 24"

Problems:

- Insulation disturbed from infestation.

Comments:

There is a hole in one of the eaves that is allowing an infestation into the attic. Once that hole is permanently patched up by a licensed contractor all damaged or disturbed insulation should be replaced.



Garage / Carport

The Garage is inspected as best as possible, but can be limited due to parked cars or personal stored items. Due to this area be cluttered or areas being inaccessible, it is common for sections that cannot not be fully inspected or items identified during our limited inspection. We suggest that a walk-through be performed once the home is vacant. If this is a new construction inspection or vacant home this area will be inspected thoroughly. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.

Garage Description

Type: Attached

Comments:

This section only covers the interior of the garage, to find information on the exterior of this attached garage please see the house exterior section of this report.

All power was out to the garage area and the garage was inspected with a flashlight only and the door, lights, and outlets were not tested.

Vehicle Doors

Condition: Not Tested

Type: Overhead

Problems:

- Garage door and light not tested.

Comments:

There was no power to the garage area and the vehicle door was not tested. Inspector suggests the garage area and vehicle door be inspected when an electrician has returned power to the garage circuit.

Garage doors are the heaviest moving part in a home; therefore extreme care must be taken to ensure safe and proper operation. It is recommended all garage doors be equipped with a safety reverse device to reverse the direction of the door if it should meet any resistance on the way down (important safety were children are present). The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.

Garage Floor

Condition: Not Satisfactory

Floor Type: Concrete

Problems:

- Patches are coming up from floor.

Comments:

Patched areas in the floor are coming separated from the floor being patched; these areas should be removed and repatched. Garage also has cracks from age, Suggest sealing all concrete slab joints as well as any cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.



Garage Windows

Condition: Not Applicable

Type: No Window Present In Garage

Garage Walls / Ceiling

Condition: Not Satisfactory

Problems:

- Ceiling panel is entirely missing.
- Ceiling panels are sagging.

Comments:

Attached garages in most jurisdictions should be separated from common walls of the house by a proper firewall and fire door; this includes the ceiling unless the wall between the home and garage extends into the attic. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. An entire ceiling panel is missing compromising the firewall between the garage and the living space. Suggest sealing all joints and holes which compromises the fire rating of this home.

Door to Living Space

Condition: Satisfactory

Door Type: Solid / Wood

Fire Door Properties: Some

Comments:

Most jurisdictions now require a self-closing fire rated door between the garage and living space as an additional safety precaution. There is no self-closer present at the time of inspection. Inspector recommends installing a self-closer as a safety measure.

Ventilation System

Condition: Not Applicable

Status: No Ventilation System Observed

Basement / Crawlspace

Many of the building's structural elements and portions of its mechanical systems are visible inside the crawl space or basement. These include the foundation, portions of the structural framing, and distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. It is not unusual to find occasional moisture and dampness in the Crawl Spaces / basement and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your Crawlspace during the rainy season.

Description

Type: Full Basement

Access Location: Living Space Stairway

Comments:

It is not always possible to detect the possibility of past or future water in the basement area. If you are concerned about this possibility, we suggest that you inquire with the owner.

Foundation

Condition: Not Satisfactory

Type: Concrete

Problems:

- There is significant evidence of foundation failure.

Comments:

There are significant signs of foundation failure including but not limited to; leaning of structural foundation walls, foundation wall cracking, leaning of structural columns and beams, doors out of plumb (more details on these defects in the following sections of the report). Inspector recommends having the structure examined by a qualified engineer to determine the exact level of structural damage and instability as well as a suggested course of action to remedy the problem.

Basement Ceiling

Condition: Satisfactory

Ceiling Type: Open / Closed Ceiling

Comments:

Limited view of both the floor joists and the sub flooring due to a large portion of the basement having finished ceilings. Client is advised to verify condition with the seller prior to close.

Floor Joists

Condition: Satisfactory

Type: Conventional 2x8 framing

Visibility: Limited

Comments:

Limited view of both the floor joists and the sub flooring due to a large portion of the basement having finished ceilings. Client is advised to verify condition with the seller prior to close.



Basement Sub Flooring

Condition: Not Satisfactory

Visibility: Partial

Type: Plywood

Problems:

- Evidence of water damage around plumbing drain.

Comments:

There is water damage to the subfloor surrounding a plumbing drain. The plumbing drain belongs to the shower stall in the master bathroom. Inspector suggests a licensed plumber examine the shower stall concerning a possible leak underneath the shower pan.

Limited view of both the floor joists and the sub flooring due to a large portion of the basement having finished ceilings. Client is advised to verify condition with the seller prior to close.



Basement Walls

Condition: Not Satisfactory

Wall Type: Concrete

Problems:

- Vertical and diagonal cracks $>1/4"$ or pulling away.
- Significant leaning / bowing of foundation wall.

Comments:

It is difficult to tell from the photos taken but the concrete basement wall is not plumb, the rear basement wall that is mostly closed in with drywall and framing is leaning inward towards the top. There are also some wide cracks both vertical and diagonal near a support beam on the other side of the structure. These symptoms could be signs of foundation failure, inspector recommends having the structure examined by a qualified engineer to determine any level of structural damage and instability as well as a suggested course of action to remedy the problem.



Basement Support Columns

Condition: Not Satisfactory

Type: Steel

Problems:

- Support columns are leaning.

Comments:

Support columns and beams are leaning to one side. These symptoms could be signs of structural failure, inspector recommends having the structure examined by a qualified engineer to determine any level of structural damage and instability as well as a suggested course of action to remedy the problem.



Basement Stairs

Condition: Satisfactory

Basement Floor

Condition: Monitor

Floor Type: Concrete , Carpet

Comments:

The greatest portion of the basement floor was covered by carpet and unavailable to inspect. The portion in the utility room had some shrinkage or movement cracking; inspector suggests these cracks be monitored.



Floor Drain

Condition: Satisfactory

Visibility: Yes

Location: Near Furnace

Comments:

Floor drain cover has been pushed aside to allow room for the condensate drain line from the air conditioner evaporator coil. Inspector recommends installing the AC drain line in such a way that the drain line goes through the drain cover while the cover is correctly attached.



Visible Insulation

Condition: Not Visible

Type: Unknown

Comments:

There was no observed insulation in the basement area.

Sewage Ejector Pump

Condition: Not Applicable

Sump Pump

Condition: Not Satisfactory / Not Tested

Type: Submersible

Problems:

- GFCI circuit at sump pump.
- Moisture damage observed in sump pump surroundings.
- Hooked up to a humidifier with a hose.

Comments:

The sump pump in the basement is using a GFCI outlet; these outlets are not recommended for sump pump use as the safety circuit would be likely to switch off when needed most.

There is moisture damage observed in the area around the sump where water has apparently leaked or overflowed.

There is a hose running from inside the sump to a humidifier, while the sump was not tested (no test button) the presence of the humidifier and surrounding moisture would suggest a rigged solution to a non-operational sump. The humidifier alone would not be efficient at emptying the sump and the moisture would also be released into the basement area causing other mildew, mold, and rot issues. Inspector suggests this sump be repaired or replaced by a licensed contractor.



Basement Windows

Condition: Not Tested

Type: Basement

Material: Metal

Storm Windows: No

Comments:

There are two basement windows located in a finished office space in the basement. Windows appear in good condition but were not tested due to obstruction.



Washer and Dryer

Condition: Not Tested

Comments:

Visible inspection of the area only. The drainage system has not been tested, as drain lines can become blocked at any time without warning. Washers are not in the scope of the inspection, suggest verify operation with owners prior to close. Washer hook up hoses are not disconnected from the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance. Dryers are not in the scope of the inspection, suggest verify operation with owners prior to close.

Basement Door

Condition: Not Satisfactory

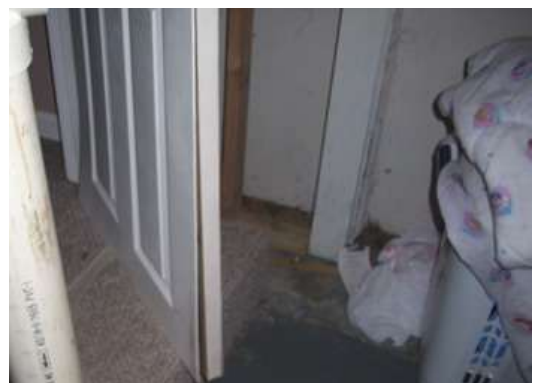
Type: Hollow / Wood

Problem:

- Carpeted floor interferes with door operation.

Comments:

The door into the basement utility room interferes with the carpeted floor causing damage to the door. This could be due to improper installation of the door but is more likely a symptom of structural movement in the foundation. The door should be repaired or replaced by a licensed contractor.



Living Space Components

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Interior Floors

Condition: Satisfactory

Type of floor: Carpeted

Comments:

All interior bedroom and living room floors are carpeted. It is possible that there are underlying problems in the concrete or subflooring that lies beneath the carpet

Interior Walls And Ceilings

Condition: Not Satisfactory

Type: Drywall

Problems:

- Impact damage behind multiple doors.

Comments:

There is impact damage behind several interior doors, including but not limited too; secondary and tertiary bedrooms and living room area. This damage is primarily cosmetic.



Interior Doors

Location: Interior

Condition: Not Satisfactory

Problems:

- Secondary bedroom closet door off track.
- Several doors are out of plumb.
- Impact damage on door.

Comments:

Several doors on the property are out of plumb and do not operate without rubbing against their frame; this is often a sign that the home has settled unevenly and along with other symptoms should be examined by a qualified structural engineer.

Many doors have impact damage behind the door from the door knob, and the closet door is off its track; these are primarily cosmetic concerns and relatively easy and inexpensive to fix by a qualified contractor.



Interior Windows

Condition: Satisfactory

Type: Sliding

Material: Metal

Storm Windows: None

Comments:

One bedroom window sill has some frame damage; this may be a sign of shear force caused by improper settlement and should be investigated by a qualified engineer along with other settlement symptoms of the home.



Smoke Detectors

Condition: Not Satisfactory

Testing: Not Tested

Problems:

- There are no smoke detectors in any bedrooms.

Comments:

Current code requires smoke detectors be present in all bedrooms and hallways at a minimum. Inspector recommends installing smoke detectors in each of the three upstairs bedrooms, the upstairs hallway, as well as the downstairs living space. Once installed all smoke detectors should be tested once a month to ensure operation.

Carbon Dioxide Detectors

Condition: Not Applicable

Comments:

There are no carbon monoxide detectors installed in the home. While code does not currently require carbon monoxide detectors this home inspector recommends you install carbon monoxide detectors for safety.

Interior Hallways

Condition: Satisfactory

Fireplace

Condition: Visually Satisfactory

Operational: Unknown

Comments:

This is a limited review of the fireplace, flue, and flue lining. We are unable to view the walls or flue lining for cracks, holes, creosote, or other damage or deterioration. With all wood fireplaces we suggest professional cleaning and inspection of the fireplace, flue, and flue lining be performed to ensure the system is in proper and safe condition before use.



Bathroom

Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

General Information

Number of Bathrooms: 2

Location: Master Bedroom (3/4) / Hallway (Full)

Toilets

Condition: Satisfactory

Sinks

Condition: Satisfactory

Comments:

Both bathroom sinks maintained functional flow and functional drainage simultaneously with another fixture. Shut off valves were not tested.

Moisture Ventilation

Condition: Not Satisfactory

Fan Vents To: Unknown

Problems:

- Fan motor is loud and squeaks.

Comments:

Hallway bathroom ventilation fan is squeaky and loud while running. The fan motor is likely reaching the end of its life cycle and will need to be repaired or replaced soon.

Bathtub

Condition: Not Satisfactory

Type: Prebuilt

Problems:

- Caulk needs rehabilitation.

Comments:

The Caulk sealing the bathtub and shower walls in the hallway bathroom is coming separated and should be rehabilitated. Failure to keep walls sealed can cause deterioration and moisture damage to the interior walls, which is not always visible to the inspector at the time of the inspection.



Shower Stall

Condition: Not Satisfactory

Type: Pre-Fabricated / Glass

Problems:

- Mildew present in shower stall area.
- Shower stall door doesn't open and close properly.
- Water damage present on subfloor below shower stall.
- Caulk at shower stall and floor junction needs rehabilitation.

Comments:

There is mold or mildew present in the grout area of the shower stall, shower areas should be cleaned and disinfected regularly to avoid build up.

The shower stall door is not properly aligned with the frame and doesn't close properly; this may be due to improper installation, damage, or settlement of the structure. This along with other settlement symptoms should be examined by a qualified structural engineer.

There is water damage present on the sub floor panels directly below the shower stall, inspector recommends a licensed plumber examine the shower pan to repair any possible leaks and damage.



Bathroom Floors

Condition: Satisfactory

Type of floor: Ceramic

Bathroom Walls and Ceilings

Condition: Needs Maintenance

Type: Drywall

Problems:

- Unfilled screw holes in wall.
- Small crack above door.
- Missing baseboard near shower stall.

Comments:

There are some observed unfilled holes in the bathroom walls and a small crack above the door, these problems are primarily cosmetic. The crack above the door may possibly be another symptom of structural failure and should be examined along with any other signs by a licensed structural engineer. There is a baseboard missing near the shower stall, this should be replaced not only for cosmetic purposes but also to help prevent moisture penetration to the floor below.



Bathroom Windows

Condition: Not Applicable

Bathroom Doors

Location: Hallway Bathroom

Condition: Not Satisfactory

Problems:

- Bathroom door doesn't close properly

Comments:

The hallway bathroom door is not plumb and does not close properly. This is sometimes a sign of structural settlement. Inspector recommends a structural engineer examines all signs of structural movement to evaluate the extent of any damage or danger as well as an appropriate remedy to the problem.

Kitchen

Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

Kitchen Floors

Condition: Satisfactory

Type of floor: Wood

Kitchen Windows

Condition: Satisfactory

Type: Sliding

Material: Metal

Storm Windows: No

Kitchen Cabinets and Drawers

Condition: Not Satisfactory

Problems:

- Some drawers are missing covers.
- Some drawers don't operate smoothly.

Comments:

A representative number of drawers were tested. One drawer was noticed that was missing its cover panel entirely and several would not slide or operate smoothly.



Kitchen Walls and Ceilings

Condition: Satisfactory

Type: Drywall

Kitchen Counters

Condition: Needs Maintenance

Counter Tops: Laminate

Problems:

- Caulk around counter top is cracking and needs rehabilitation.



Ventilation

Condition: Satisfactory

Fan Vents To: Inside

Comments:

Ventilation fan built into above stove microwave.

Kitchen Sink

Condition: Satisfactory

Comments:

Limited review due to personal property stored under sink cabinet. Client is advised to consult with sellers for additional information prior to close. Flow and drainage were serviceable at the time of inspection.

Range/Oven

Condition: Satisfactory

Fuel Type: Electric

Operational: Yes

Make: Frigidaire

Model: Unknown

Comments:

Stove top elements and the oven were tested at the time of the inspection and appeared to function properly. These can fail at any time without warning. No warranty, guarantee, or certification is given as to future failure.



Trash Compactor

Condition: Not Applicable

Refrigerator

Condition: Satisfactory

Operational: Yes

Make: Whirlpool

Model: Unknown

Comments:

The refrigerator appeared to be serviceable and was inspected to verify that unit is cooling at the time of inspection. Freon levels, icemaker operation and other specialty items are beyond the scope of this inspection, recommend consulting sellers for additional information.



Dishwasher

Condition: Satisfactory

Operational: Yes

Make: Maytag

Model: Quite Series 200

Comments:

Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor, or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to closing.



Microwave

Condition: Not Tested

Make: Samsung

Model: Unknown

Comments:

Above stove microwave includes mechanical ventilation for stovetop.

Disposal

Condition: Satisfactory

Operational: Yes

Make: Badger

Model: 500-1

Comments:

½ Horsepower, 6.3 amp garbage disposal located under the kitchen sink. No operation switch is located above counter top, under sink switch only; inspector suggests client considers adding a counter top wall switch.

Heating and Cooling Systems

This is a visual inspection limited in scope by (but not restricted to) the following conditions: - Window and/or wall mounted air conditioning units are not inspected. - The cooling supply adequacy or distribution balance is not inspected. - Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity. - Judgment of system efficiency or capacity is not within the scope of this inspection. - Cooling systems are not dismantled in any way. Secured access covers are not removed. - The interior components of evaporators, condensers and heat pumps are not viewed. - The interior conditions of cooling components are not evaluated. - The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection. Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASHI standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

Air Conditioning Unit

Condition: Not Satisfactory

Status: Not Running

Age: Unknown

Capacity: 2.5 Tons

Type: Split System

Fuel: Electric

Compressor Location: Exterior (Rear)

A Coil Location: Furnace Plenum

Last Service Date: Unknown

Problems:

- Earth is coming up on air conditioning unit.
- Insulation is coming off AC line.
- Compound at entry line needs rehabilitation.

Comments:

Air conditioning line entering the home should be re-caulked at the entry point to prevent moisture or insect penetration. Earth is coming up around air conditioning unit and should be cleared back.

Dismantling and / or extensive inspection of internal components of any appliance is not within the scope of the inspection.

Manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.

AC Electrical Disconnect

Condition: Satisfactory

Location: Near AC Unit



Fuel Source

Condition: Satisfactory

Fuel Type: Gas

Fuel Supply: Public

Status: On

Heating System (Furnace / Boiler)

Condition: Satisfactory

Type: Forced Air

Fuel: Gas

Age: Unknown

Heat System Location: Basement Utility Room

Thermostat Location: Upstairs Hallway

Heat Exchanger: Mostly Not Visible

Comments:

Dismantling and or extensive inspection of internal components of any appliance, including furnaces and heat exchangers, is beyond the scope of this report. The gas company is the final authority on all gas appliances and will conduct such an inspection upon request.

The heating system was tested using normal operating controls and appeared to function properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. As with all mechanical equipment the unit can fail at any time without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.



Unit Combustion Venting

Condition: Satisfactory

Type: Metal

Air Filters

Condition: Satisfactory

Filter Type: Disposable

Comments:

We recommend changing or cleaning the filter monthly during the heating / cooling season.

Air Distribution / Ductwork

Condition: Satisfactory

Type: Ducts / Registers

Located in: Each Room

Plumbing Systems

Our Inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

Water Service Entrance

Condition: Satisfactory

Type: Public

Size: ¾ Copper

Shut Off Valve: Basement Front

Water Pressure: 70 PSI At Outside Spigot

Comments:

Since shut off valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shut off valves and often fixture shut off valves are not tested during a home inspection. We suggest caution when operating shut off valves that have not been turned for a long period of time. All shut off valves and angle stops should be turned regularly to ensure free movement in case of emergency. Recommend review of operation with seller prior to close.

Gas Fuel Service

Condition: Needs Maintenance

Type: Public

Meter Location: Front NW Side

Shutoff Valve Location: At Meter

Problems:

- Needs Caulk Rehabilitation.

Comments:

Gas line entering the home should be re-caulked at the entry point to prevent moisture or insect penetration.



Pipes

Condition: Satisfactory

Material: Copper

Comments:

Plumbing is always subject to a limited review due to finishing of walls and ceilings. Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed plumbing and foundation elements.

Waste/ Drain System

Condition: Satisfactory

Type: PVC

Comments:

Plumbing is always subject to a limited review due to finishing of walls and ceilings. Recommend client refer to the Seller Disclosure Statement regarding the condition of any concealed plumbing and foundation elements.

The waste disposal system appears to be connected to public sewer systems. Because of isolated instances where the system has not been connected to the public sewer system but remains an on-site system; client may wish to confirm sewer connection with the local building department or the property owner prior to closing.

Water Heater

Condition: Satisfactory

Fuel Type: Gas

Location: Basement Utility Room

Brand: Kenmore

Extension: Yes

Relief Valve: Yes

Seismic Restraint: None

Gas Shutoff: Yes

Expansion Tank (Gas): None

Comments:

Temperature pressure relief valves are not operated. We recommend testing the valve after arrangements are made for the water flow. If the valve does not operate as intended, we recommend any repairs necessary to assure that the valve can operate under high temp/pressure conditions.



Electrical Systems & Components

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

Service Line Entrance

Type: Underground

Location: Rear of Structure

Condition: Satisfactory

Main Disconnect Location: Basement Utility Room

Problems:

- Open service entrance box.

Comments:

The electric service box is open and unsecure, recommend contacting a licensed electrician to close and re-secure the service box.



Exterior Receptacles

Condition: Satisfactory

Type: GFCI

Main Panel

Condition: Not Satisfactory

Volts: 120 / 240 Volt

Capacity: 100 Amp

Type of Overload Protection: Circuit Breakers

Grounding: Yes

Location: Basement Utility Room

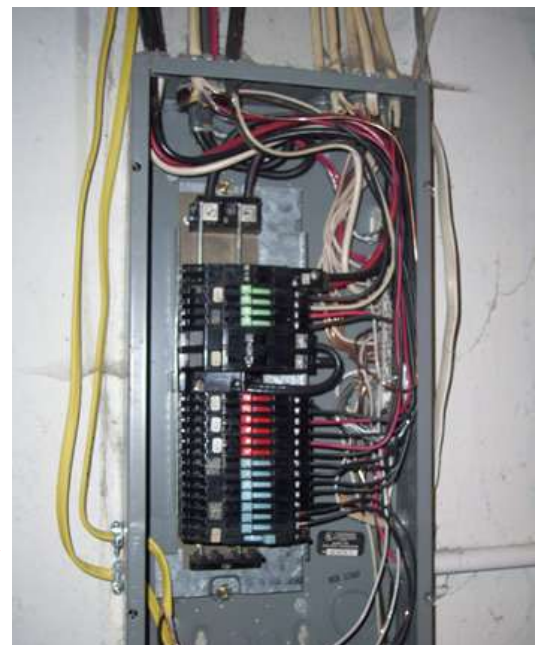
Problems:

- Panel cover is improperly attached.
- Panel cover is poorly labeled.

Comments:

Panel cover is improperly attached using only two screws that were not designed for an electrical service panel. Inspector recommends securing the panel cover using four of the proper type screws. Panel cover has breakers that are not labeled, recommend having a licensed electrician trace the unlabeled breakers and properly marking them.

Service cables are aluminum; Branch wiring is copper; this is typical.



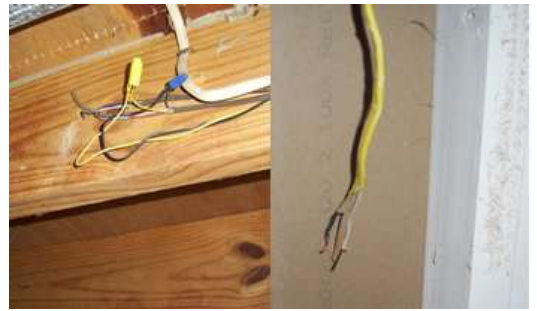
Circuits & Conductors

Condition: Not Satisfactory

Type of Wiring: Romex

Problems:

- There is an electrical connection made outside of junction box.
- Unconnected wiring in basement area.
- No power to garage circuit.
- Master bedroom closet light did not operate.



Comments:

There is an open wiring connection as well as an unconnected wire in the basement utility space; inspector recommends having a licensed electrician complete all circuits and enclose all connections properly in junction boxes.

The master bedroom closet light did not operate using normal controls. It is possible this is due simply to a faulty bulb or a more serious problem within the circuit. Inspector recommends consulting with seller before close concerning the operation of this light switch.

There is no power to the garage area of the home. All lights, outlets, etc. in the garage are not getting power. When inspecting the main panel there was no breaker switched off for this area. Inspector recommends a licensed electrician investigate this circuit to diagnose the cause for the loss of power and a course of action to remedy this issue.

Outlets, Fixtures, & Switches

Number Tested: Representative Number

Method of Testing: Outlet Tester

Condition: Satisfactory

Reverse Polarity: None Found

Ungrounded: None Found

Voltage Drop: None Found

Comments:

There are no electrical receptacles in the attic space, this may not have been required when the home was built but more recent code requires outlets in every space of the home. Suggest client consider upgrading to add receptacles in the attic space.

The garage space outlets were not tested due to no power being present in the garage area, suggest having these outlets tested for proper operation once power has returned to the area.

All kitchen and bathroom outlets are equipped with proper GFCI protection.