



# Home Inspection Report

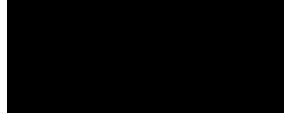
## Inspector Information

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## Client Information

**Name:**  
**Address:**  
**City:**  
**State:**  
**Zip:**  
**Phone:**  
**Inspection Date:** 4/21/2013  
**Time:** 1pm  
**Weather Conditions:** 58 D / Clear  
**Attendance:** Client

## Property Information:



**Year Constructed:** 1971  
**Square Feet:** 1800  
**Type:** Single Family Home  
**Bedrooms:** 4  
**Bathrooms:** 3



# INSPECTION REPORT

## 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.

### General Comments:

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 is a quality-built dwelling that is in need of minor 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 Satisfactory, 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/repairs a part of this inspection. Code compliance/ 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 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

### Comments:

The driveway was partially obstructed by vehicles during the inspection. From what was seen the driveway has several common cracks typical for its age; this is primarily a cosmetic condition. Separation of some cracks can create trip hazards that are potentially dangerous. The inspector suggests sealing all cracks to prevent moisture penetration and reduce the rate of further deterioration.



## Retaining Wall (Back)

**Type:** Wood

**Location:** Rear Porch

**Condition:** Not Satisfactory

### Problems:

- Small retaining wall is leaning outward.

### Comments:

There is a small retaining wall near the back patio that is leaning outward. Hydrostatic pressure from moisture buildup in the earth can push retaining walls outward if proper strength and drainage are not provided. This wall should be monitored closely and if it progresses outward or fails it should be restructured by a licensed contractor.



## General Grading / Drainage

**Condition:** Satisfactory

### Comments:

Grading around the structure appears satisfactory. Inspection was conducted during dry weather, it is impossible to be entirely certain there are no areas where water can pool near the structure until observed during a heavy rain. At a minimum, grading around the structure should slope 1 inch per foot for 6 feet, or more if necessary. Inspector recommends observing grade around structure and to regrade if water retention near the structure is observed.

## Trees, Grounds, and Shrubs

**Condition:** Needs Maintenance

**Problems:**

- Tree near the front is overgrowing the roof.

**Comments:**

The tree in the front of the home is growing over the roof structure and should be cut back and maintained.



## Fences and Gates

**Condition:** Satisfactory

**Type:** Metal

## Patio / Porch / Terrace (Front)

**Condition:** Not Satisfactory

**Type:** Concrete

**Location:** Front

**Problems:**

- Significant cracks in concrete, rebar protruding.
- Porch columns need paint and caulk rehabilitation.

**Comments:**

Front concrete porch has significant cracks with rebar protruding in multiple areas; in addition to being cosmetically undesirable this is a tripping hazard that will likely continue to get worse over time. If installation of a new concrete porch is not viable recommend all concrete cracks be sealed to slow further deterioration. Porch columns have moisture damage and are in need of typical paint and caulk rehabilitation to prevent further moisture penetration to the wood.



## Patio / Porch / Terrace (Back)

**Condition:** Satisfactory

**Type:** Stone / Concrete / Other

**Location:** Back

**Comments:**

Minor separation gaps between stone/concrete slabs should be cleaned out and sealed as maintenance.

## Deck / Balcony

**Condition:** Needs Maintenance

**Type:** Wood

**Location:** Back

**Construction:** Raised / Attached

**Railing:** Yes

### Problems:

- No flashing between deck and structure.
- Deck needs weather treatment regularly.

### Comments:

Suggest treating with oil based water repellant preservative, paint, or stain to protect and extend the remaining life of the deck. No flashing exists between structure and deck, this is allowed in some municipalities but not in others, we recommend reviewing local standards for safety and compliance.



## Out Buildings

**Condition:** None Observed

# 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.

## Exterior Foundation

**Condition:** Not Satisfactory

**Type:** Concrete

### Problems:

- 1 shrinkage crack found near porch.
- Cracks in concrete around chimney.

### Comments:

There are cracks in the concrete around the chimney area these cracks should be evaluated by a licensed contractor for repair.

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. Portions of this house are below grade. We were unable to view the arrangements made to prevent water entry in the below grade areas.



## Exterior Wall Structure

**Condition:** Satisfactory

**Type:** Wood Frame

## Exterior Door

**Condition:** Satisfactory

**Type:** Wood

**Location:** Front

### Comments:

The front door is slightly less than 36 inches wide, recent codes require a minimum of 36 inch width on exterior doors for ease of moving furniture in and out, this code did not apply when this home was constructed. There is no deadbolt lock on the front door, the inspector recommends installing a dead bolt for safety.



## Exterior Door

**Condition:** Not Satisfactory

**Type:** Single Hinge

**Location:** Back / Downstairs

### Problems:

- Low area where water can stand near door.
- Significant water damage to the bottom of door.

### Comments:

The threshold of the lower level rear exterior door is a low area where water can pool; the water retention there is causing damage to the bottom of the door. Contact a licensed contractor about possible solutions to this problem.



## Exterior Windows

**Condition:** Not Satisfactory

**Type:** Double Hung

### Problems:

- Windows in need of paint and caulk rehabilitation.

### Comments:

Many or all of the exterior windows have peeling paint and caulk. All exterior surfaces should be kept well painted, stained, or sealed and all seams kept well caulked to prevent deterioration.



## Exterior Windows (Back)

**Condition:** Not Satisfactory

**Type:** Sliding

### Problems:

- Windows in need of paint and caulk rehabilitation.
- There is a crack in the glass panel.

### Comments:

Back downstairs window has a crack in the glass; this glass pane will need to be replaced by a licensed contractor. Many or all of the exterior windows have peeling paint and caulk. All exterior surfaces should be kept well painted, stained, or sealed and all seams kept well caulked to prevent deterioration.



## Window Wells

**Type:** Not Applicable

### Comments:

No window wells were observed.

## Exterior Wall Covering

**Condition:** Not Satisfactory

**Type:** Wood Siding / Brick

### Problems:

- Mortar missing in several sections.
- Water damage where wood siding meets roof.
- Cracks in wall concrete wall covering around chimney.

### Comments:

Mortar is missing in several areas where the concrete meets the brick wall; this mortar should be filled in. There is significant moisture damage where the wood siding meets the roof, these siding boards should be replaced and well flashed. There are cracks in the concrete around the chimney area these cracks should be evaluated by a licensed contractor for repair. All exterior surfaces should be kept well painted, stained, or sealed and all seams kept well caulked to prevent deterioration.



## Exterior Columns

**Condition:**

**Type:**

### Problems:

- Front porch columns need paint and caulk rehabilitation.

### Comments:

Porch columns have moisture damage and are in need of typical paint and caulk rehabilitation to prevent further moisture penetration to the wood. All exterior surfaces should be kept well painted, stained, or sealed and all seams kept well caulked to prevent deterioration.



## Sprinklers

**Condition:** Not Applicable

### 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 Door

**Condition:** Not Satisfactory

**Type:** Single Hinge

**Location:** Back / Upstairs

### Problems:

- Framing around window sash has moisture damage.
- Concrete threshold landing chipped.
- Trim needs paint and caulk rehabilitation.
- Metal storm door does not close properly.
- Metal storm door screen is ripped.

### Comments:

All paint and caulk on door, trim, and threshold should be rehabilitated to prevent further moisture damage. The metal storm door does not close and has a ripped screen, the concrete entry way has a large chip in it; these defects should be evaluated by a licensed contractor about repair or replacement of the screen door and concrete.



## Exterior Trim

**Condition:** Needs Maintenance

**Type:** Wood

### Problems:

- Some trim in need of caulk and paint rehabilitation.
- Damage near driveway at garage door.

### Comments:

Trim around the garage door is damaged near the ground level, damage appears to be impact damage and should be repaired or at a minimum sealed with paint to prevent moisture intrusion into the wood. All exterior surfaces should be kept well painted, stained, or sealed and all seams kept well caulked to prevent deterioration.



## Eaves & Soffits

**Condition:** Needs Maintenance

**Soffit Vents:** No

### Problems:

- Water damage on fascia boards

### Comments:

There is water damage on the fascia boards behind the gutters. This moisture is likely a cause of gutters that aren't cleaned often or properly and are backing up water onto the fascia. The fascia should be sealed with paint to prevent further damage and gutters should be properly maintained.



## Downspouts

**Condition:** Not Satisfactory

**Type:** Aluminum

### Problems:

- Plastic underground extensions are cracked.

### Comments:

The plastic extensions that connect to the downspouts are cracked at the connection point; this could be allowing water to leak out near the foundation.



# 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:** Asphalt

**Viewed from:** Walked Roof

## Roof Covering

**Shingles:** Asphalt

**Approximate Age:** Mid Life

**Condition:** Satisfactory

### Problems:

### Comments:

Roof shows normal wear for its age and type. Minor erosion, no damaged, deteriorated, or missing roofing materials were observed; it appears to be in serviceable condition at time of inspection.

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

**Condition:** Satisfactory

**Type:** Aluminum

### Comments:

All observable portions of the roof flashing appeared to be in good condition and holding water.

## Skylights

**Condition:** Non Observed

## Chimney(s)

**Condition:** Satisfactory

**Type:** Brick

**Location:** Rear

**Flue:** Metal

**Spark Arrestor:** None

**Rain Cap:** Installed

**Saddle / Cricket:** None

### Comments:

Inspector advises not using the chimney until fireplace can be cleaned and inspected by a qualified chimney sweep for safe and proper operation.

Suggest client consider installing a spark arrestor to enhance fire safety. Suggest client consider installing a cricket behind chimney to help shed water.

Examination of concealed / inaccessible portions of the chimney is beyond the scope of this inspection. This includes determining the presence of a flue lining.



## Gutters

**Type:** Aluminum

**Condition:** Satisfactory

### Comments:

Some granules in gutters from asphalt shingle deterioration. Gutters are sufficiently cleaned out at time of inspection.



# 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:** Scuttle Hole

**Attic Access Location:** Upstairs Hallway

### Comments:

Attic space in this structure is very tight with low accessibility. Attic was inspected from scuttle hole.

## Roof Frame

**Condition:** Satisfactory

**Type:** Conventional Framing



## Roof Sheathing

**Observed:** Some

**Type:** Plywood

**Condition:** Satisfactory

### Comments:

Visible portions of the attic sheathing appeared in satisfactory condition with no water damage.

## Attic Ventilation

**Condition:** Satisfactory

**Type:** Ridge / Gable

**Fan Type:** Attic Fan

### Comments:

Attic is equipped with both ridge and gable vents. Attic appears to be adequately ventilated and does not appear to have excessive moisture issues at the time of the inspection.

## Attic Insulation

**Condition:** Satisfactory

**Type:** Batt

**Average Depth (Inches):** Approx. 6"

### Comments:

While insulation is adequate it is old and deteriorated and likely not providing its intended insulation R-value, inspector suggests the client considers replacing the insulation in the near future.

# 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

**Condition:** Satisfactory

**Type:** Attached Garage

### Comments:

Attached garages in most jurisdictions should be separated from common walls of the house by a proper firewall and fire door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self-closer on the fire door between the garage and the house is an additional safety precaution. 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).

## Garage Exterior

**Condition:** See Exterior Section

### Comments:

Garage is an attached garage; see the home exterior section for information on the garages exterior.

## Vehicle Doors

**Condition:** Satisfactory

**Type:** Overhead / Automatic

**Status:** Tested

### Comments:

Garage doors are the heaviest moving part in a home; therefore extreme care must be taken to ensure and maintain safe and proper operation. This garage door opener is equipped with a safety reverse device, which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.

## Garage Floor

**Condition:** Needs Maintenance

**Floor Type:** Concrete

### Comments:

Common cracks and spalling observed that was consistent with age, primarily a cosmetic concern. 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 Walls / Ceiling

**Condition:** Satisfactory

**Type:** Exposed Framing

### Comments:

Garage should be separated from the home with a proper firewall and fire door. Suggest sealing all joints and holes in this wall which compromises its fire rating.

## Garage Windows

**Condition:** Not Satisfactory

**Type:** Double Hung

**Glass:** Dual Pane

**Problems:**

- Loose and cracked window framing.

**Comments:**

Framing around window is loose and cracked, window operates and locks smoothly.



## Door to Living Space

**Condition:** Needs Maintenance

**Door Type:** Wood

**Fire Door Properties:** Solid Fire Rated Door

**Problems:**

- Door weather stripping is cracked and brittle.

**Comments:**

No self-closer was observed on the door between the garage and living space. Inspector suggests installing a self-closer as a safety measure.



## Ventilation System

**Condition:** None Observed

## Garage Cabinets and Drawers

**Condition:** Satisfactory

**Comments:**

Inspector tested a representative number of drawers and cabinets in the garage and all tested operated properly. Some cabinets and drawers were a different color than others, this is purely cosmetic.



## Refrigerator

**Condition:** Satisfactory

**Operational:** Yes

**Make:** General Electric

**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.

# 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:** Stairs

### Comments:

Your inspector cannot always detect past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner.

## Foundation

**Condition:** Not Satisfactory

**Type:** Concrete

### Problems:

- Small shrinkage cracks with moisture penetration.
- Moisture penetration where slabs meet under garage.

### Comments:

Moisture is penetrating through some small shrinkage cracks and at select concrete slab joints in the basement walls. Cracks of this size aren't typically considered a problem unless moisture is penetrating, all cracks should be sealed over to avoid moisture from getting into the basement.



## Basement Support Columns

**Condition:** Needs Maintenance

**Type:** Steel

### Problems:

- Rust spots on steel support beams.

### Comments:

Small rust spots are showing on the steel support column. This is likely caused from moisture condensing on the cold steel. Posts need paint rehabilitation and well maintained paint covering on steel at all times to prevent rust.



## Basement Stairs

**Condition:** Satisfactory

## Floor Drain

**Condition:** Satisfactory

**Location:** Several In Basement Floor

## Basement Floor

**Condition:** Satisfactory

**Floor Type:** Concrete

### Comments:

There are minor shrinkage cracks in the basement floor; these should be monitored to ensure moisture is not penetrating the floor.

## Basement Floor Joists

**Condition:** Satisfactory

**Type:** Conventional 2x10 framing

**Visibility:** Limited

## Basement Sub Flooring

**Condition:** Satisfactory

**Visibility:** Limited

**Type:** Plywood

## Sump Pump

**Condition:** None Observed

## Basement Windows

**Condition:** Not Satisfactory

**Type:** Sliding / Other

**Material:** Wood / Metal

**Glass:** Cracked

**Storm Windows:** None

### Problems:

- One basement window is cracked.
- Framing on one window sill is exposed.
- Rust observed in window framing.

### Comments:

Large sliding window in basement has a small crack in the glass and has no covering on the window sill. Other basement windows are showing signs of rust in window framing and should be sealed with paint to prevent further deterioration.



## Washer and Dryer

### Comments:

Visible inspection of the area only. No guarantee or warranty on the future of the drainage system, 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.

# Living Space Components

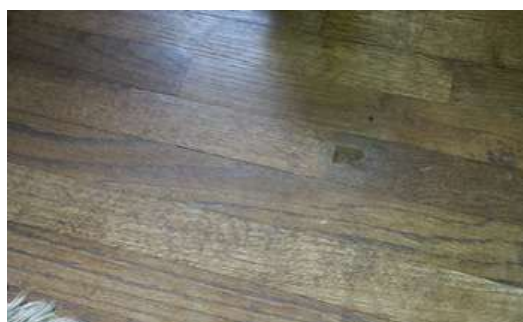
Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. 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:** Hardwood

### Comments:

Hardwood floors are in satisfactory condition with typical cosmetic creaking, scratches, and deflections that are consistent with the floors age.



## Interior Walls And Ceilings

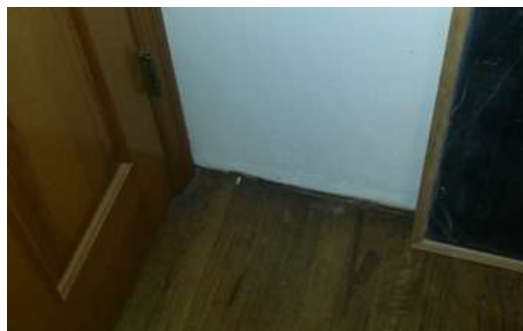
**Condition:** Not Satisfactory  
**Type:** Plaster

### Problems:

- Missing baseboards in several rooms.

### Comments:

Upstairs left bedroom is missing some baseboards; main floor bedroom is missing baseboard and has no baseboards in the closet.



## Interior Doors

**Condition:** Satisfactory

## Interior Windows

**Condition:** Satisfactory  
**Type:** Double Hung  
**Material:** Wood  
**Storm Windows:** None

### Comments:

A representative number of windows were tested and all operated properly. Windows are satisfactory from the interior side with normal damage from wear that is appropriate for their age.

## Smoke Detectors

**Condition:** Satisfactory

**Testing:** Not Tested

### Comments:

There were smoke detectors present in each bedroom. Home inspector recommends installing additional smoke detectors in all hallways and at least one on every level of the home. Home inspector recommends replacing all smoke detector batteries upon moving in and testing all smoke detectors on a regular basis.

## Carbon Monoxide Detectors

**Condition:** None Present

### Comments:

There are no carbon monoxide detectors in the home. While carbon monoxide detectors are not required this home inspector recommends a carbon monoxide detector on each level of the home, particularly near the entrance to the garage, the furnace room, and near any other fuel burning appliances in the home.

## Interior Stairs and Railings

**Condition:** Not Satisfactory

### Problems:

- Left side handrail is loose.
- There is no lighting above the stairs.

### Comments:

Contact a licensed contractor about tightening the loose handrail and install an overhead light to ensure safety.

## Interior Hallways

**Condition:** Satisfactory

## Fireplace

**Condition:** Satisfactory

**Type:** Wood Burning

**Operational:** Not Tested

### 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:** 3

**Location:** Main Floor Hall (Full) / Upstairs (Full) / Basement (Unfinished)

## Toilets

**Condition:** Needs Maintenance

### Problems:

- Toilets are not sealed to the floor with caulk.

### Comments:

Toilets should be sealed to the floor with well-maintained caulk to prevent moisture from seeping under the toilet.



## Sinks

**Condition:** Not Satisfactory

### Problems:

- Main floor and upstairs bathrooms have poor drainage.
- Large opening in plaster under sink exposing wall.
- Cosmetic nick in sink top and cosmetic damage under sink.

### Comments:

Multiple bathroom sinks do not have functional drainage (they drain to slowly) and have a gurgling sound when draining. Poor drainage can be due to several things, most common problems are a clog in the drain, or improper pipe ventilation. Have a licensed plumber check the plumbing more closely and decide a proper remedy.

There is a large opening in the plaster under the sink that should be patched up. This sink also has a large nick in the side (cosmetic problem only). There is some cosmetic damage to the cabinet area under the basement sink.



## Bathtub

**Condition:** Not Satisfactory

**Problems:**

- Bathtubs do not have functional drainage.

**Comments:** Both the main floor and upstairs bathtubs don't have functional drainage (they drain too slowly) and have a gurgling sound when draining. Poor drainage can be due to several things, most common problems are a clog in the drain, or improper pipe ventilation. Have a licensed plumber check the plumbing more closely and decide a proper remedy.

## Shower Walls

**Condition:** Needs Maintenance

**Type:** Ceramic Tile

**Problems:**

- Caulk around shower walls needs rehabilitation.
- Mildew or mold in grout line should be cleaned.
- Basement shower is not finished.

**Comments:**

The edges of the tub/ shower walls should be kept caulked to prevent moisture penetration. 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. All mildew and mold from shower moisture should be cleaned and removed regularly prevent health problems or deterioration.

Basement bathroom shower is clearly in an unfinished state, there is no functioning walls or shower floor. A shower drain and supply faucet are visibly present but neither were tested.



## Bathroom Doors

**Condition:** Unfinished

**Problems:**

- Basement bathroom door is missing.

**Comments:**

Basement bathroom is in an unfinished state, there is no door installed, sliding curtain installed for privacy.



## Moisture Ventilation

**Condition:** Satisfactory

**Fan Vents To:** Outside or Window Only

### Comments:

Both the main floor bathroom and second floor bathroom are ventilated using a window only. While a window is all that is required the home inspector recommends adding a ventilation fan that exhausts to the exterior to help maintain moisture levels in all high moisture areas such as bathrooms.

## Bathroom Floors

**Condition:** Needs Maintenance

**Type of floor:** Concrete / Ceramic

### Problems:

- Caulk missing where floor meets tub in main floor bathroom.
- Mildew in grout should be cleaned.
- Basement floor is unfinished and concrete only.

### Comments:

The edges of the bathroom ceramic floors should be kept caulked to prevent moisture penetration. 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. All mildew and mold from shower moisture should be cleaned and removed regularly prevent health problems or deterioration.

Basement bathroom floor is clearly in an unfinished state. There is no finish flooring installed, only basement concrete floor is present. This bathroom should have finish flooring installed by a licensed contractor.

## Bathroom Walls and Ceilings

**Condition:** Not Satisfactory

**Type:** Plaster

### Problems:

- Basement bathroom plaster is falling and chipping.

### Comments:

Finish plaster on the basement bathroom walls and ceilings is failing. This is a clearly unfinished bathroom which requires significant work before being up to code.



## Bathroom Windows

**Condition:** Satisfactory

**Type:** Double Hung / Fixed

**Material:** Metal

**Storm Windows:** None

### Comments:

Window opening in bathroom is very small and allows for very little ventilation of moisture, suggest adding a ventilation fan to help reduce the possibility of moisture damage in the bathroom.



# 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:** Not Satisfactory

**Type of floor:** Vinyl Tile

### Problems:

- Transition piece between the kitchen / dining area is missing.

### Comments:

The border floor piece that covers the transition between the kitchen linoleum floor and wood dining room floor is missing. This is primarily a cosmetic concern but could also be a trip hazard; suggest adding a new transition piece.



## Kitchen Windows

**Condition:** Satisfactory

**Type:** Double Hung

**Material:** Wood

**Storm Windows:** None

### Comments:

Limited view of windows that were blocked by a kitchen table and not tested.

## Kitchen Walls and Ceilings

**Condition:** Satisfactory

**Type:** Plaster

## Kitchen Cabinets and Drawers

**Condition:** Not Satisfactory

### Problems:

- Some cabinets are missing drawers and doors.

### Comments:

Representative number of cabinets and drawers were tested, all tested operated smoothly. There are some drawers and doors missing entirely where there is a large empty space and will need to be replaced in this area.



## Kitchen Counters

**Condition:** Satisfactory

**Counter Tops:** Laminate Counters

## Ventilation

**Condition:** Satisfactory

## Kitchen Sink

**Condition:** Not Satisfactory

### Problems:

- No shut off valve present.

### 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. There is no shut off valve present on the kitchen sink, if this utility needs to be shut off for any reason the main water line will need to be shut off, the inspector suggests having a licensed plumber add a shut off valve.



## Range/Oven

**Condition:** Satisfactory

**Fuel Type:** Gas

**Operational:** Yes

**Make:** Frigidare

**Model:** Gallery

### 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.



## Refrigerator

**Condition:** Satisfactory

**Operational:** Yes

**Make:** Maytag

**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:** Unknown

### 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:** None Permanently Installed

# 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 InterNACHI 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:** On

**Age:** Unknown

**Capacity:** Unknown

**Type:** Split System

**Fuel:** Electric

**Compressor Location:** Exterior (Rear)

**A Coil Location:** Furnace Plenum

### Problems:

- AC line into the house is not properly insulated.

### Comments:

AC suction line from the compressor into the home is not properly insulated; the insulation is brittle and should be replaced.

Manufacturers warn against operating air conditioning units when the outside temperature is below 60 degrees and heat pumps below 65 degrees, this unit was not tested. Recommend referring to the Sellers Disclosure Statement regarding the condition of this unit.

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



## AC Electrical Disconnect

**Condition:** Satisfactory

**Location:** Near Compressor

## Heating System (Furnace / Boiler)

**Condition:** Satisfactory

**Type:** Forced Air

**Fuel:** Gas

**Age:** Unknown

**Heat System Location:** Basement Utility Room

**Thermostat Location:** Main Floor

### Problems:

### Comments:

Dismantling and/or extensive inspection of internal components of any appliance; including heaters 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.



## Fuel Source

**Condition:** Satisfactory

**Fuel Type:** Gas

**Fuel Supply:** Public

**Status:** On

## Heat Exchanger

**Condition:** Satisfactory

**Status:** Functioning

**Visibility:** Small Portion

### Comments:

Very small portion was observable, the part that could be seen was clean with no cracks or burn marks. Dismantling and/or extensive inspection of internal components of any appliance; including heaters 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.

## Unit Combustion Venting

**Condition:** Not Satisfactory

**Type:** Metal

### Problems:

- The ventilation duct has a negative slope.

### Comments:

There is a slight negative slope on the combustion ventilation duct; this ventilation duct should be re aligned by a licensed contractor so that it has a positive rising slope of at least an inch per foot.



## Humidifier

**Condition:** None Observed

**Comments:**

No exterior humidifier was observed. Some furnace models have built in humidifiers.

## Air Filters

**Condition:** Needs Maintenance

**Filter Type:** Washable

**Problems:**

- Washable air filter is in need of cleaning.

**Comments:**

The furnace air filter is washable and is in need of cleaning. We recommend changing or cleaning the furnace air 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 Inch

## Shut Off Valves

**Condition:** Satisfactory

**Shutoff Valve Location:** Basement Front Wall



## Pipes

**Condition:** Not Satisfactory

**Material:** Copper / Plastic

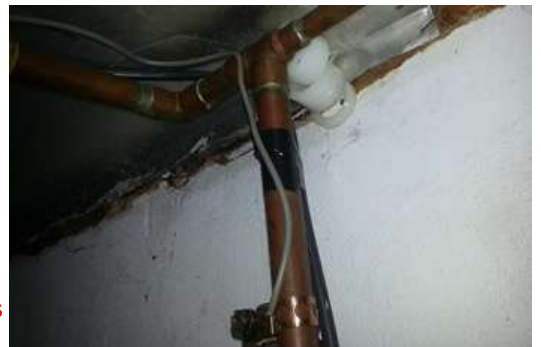
**Flow Rate:** 70 PSI

### Problems:

- Supply pipe is improperly supported.

### Comments:

The supply pipe is held away from the wall using plastic shims, this pipe should be supported with a proper bracket and the rigged up plastic shims should be removed.



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

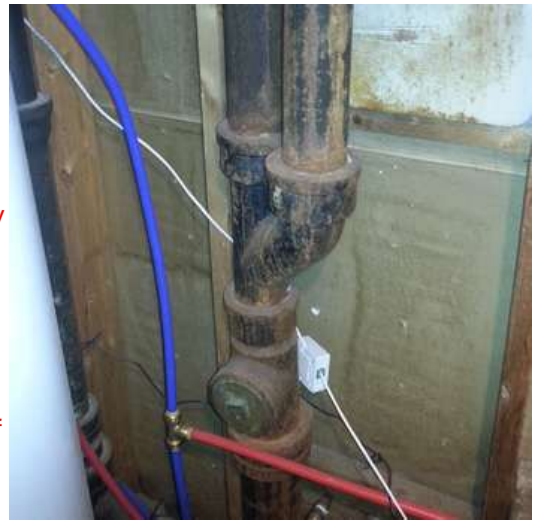
**Type:** Septic (Private)

**Pipes:** PVC 40 / Cast Iron

### Comments:

The main drain stack is made of cast iron piping; this is satisfactory but is an old style of piping. This inspector recommends upgrading to an all PVC drain pipe system.

The waste disposal system appears to be connected to a private septic system; the client may wish to confirm this connection with the property owner prior to closing. Septic systems are an underground inaccessible system and are unable to be inspected within the scope of this home inspection.



## Gas Meter and Piping

**Condition:** Needs Maintenance

**Type:** Public

**Meter Location:** Front / Side Of Home

**Shutoff Valve Location:** At Meter

### Problems:

- Gas pipe entering the home needs caulk rehabilitation.

### Comments:

The point where gas plumbing enters the home should be well sealed with caulking compound to prevent pest or moisture penetration. The caulk at the gas meter appears to have been removed or never added and needs rehabilitation.



## Water Heater

**Condition:** Satisfactory

**Fuel Type:** Gas

**Location:** Basement Utility Room

**Brand:** General Electric

**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.

## Main Panel

**Condition:** Not Satisfactory

**Volts:** 120 / 240 Volt Service

**Capacity:** 100 Amps

**Type of Overload Protection:** Circuit Breakers

**Bonding:** Yes

**Grounding:** Yes

**Location:** Basement

### Problems:

- Circuits are poorly labeled.

### Comments:

Circuits are labeled poorly with only a few labels. The home inspector recommends a licensed electrician trace the branch circuits and labels them appropriately.

Service cables are aluminum; Branch wiring is copper. This is the most typical application of residential wiring.



## Sub Panel

**Condition:** No Sub Panel Observed

## Circuits & Conductors

**Condition:** Satisfactory

**Type of Wiring:** Romex , BX

## Outlets, Fixtures, & Switches

**Condition:** Not Satisfactory

**Number Tested:** Representative Number

**Method of Testing:** Outlet Tester

**Reverse Polarity:** No

**Ungrounded:** No

**Voltage Drop:** No

### Problems:

- Light switch not working in both upstairs bedrooms.
- Open ground receptacle found in the right bedroom upstairs.

### Comments:

Light switch is not working anything on both rooms upstairs; recommend having a contractor inspect circuit if plugging in a lamp and changing light bulbs doesn't help. There is an open ground found in an outlet in the right bedroom upstairs have a licensed electrician fix this electrical issue. Home inspector recommends the client consider adding outlets to the attic space as required by recent codes.

GFCI protection is present at all receptacles near water sources; including the kitchen, bathrooms, garage, and exterior receptacles for enhance safety.