



Residential Inspection Report

Address, Kalamazoo, MI 49008



Inspection Date:
01/15/2016

Prepared For:
Mr. and Mrs. Smith

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11516P

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Report Overview

THE HOUSE IN PERSPECTIVE

The home is reported to have been built in 1941 (according to the MLS database). It is a single family (Cape Cod Style) wood framed home on a concrete block foundation (i.e. combination basement and crawlspace). The home is reported to have approximately 2000 sq. ft. of finished living space. This is an average quality home that has been lacking maintenance somewhat. However, no major structural defects were noted with the home; although some of the underlying structural components were not visible for inspection (due to either method of construction and/or interior finishes). Furthermore, no major functional concerns were noted with the mechanicals (i.e. electrical, plumbing, and HVAC systems); although a health and safety issue was potentially identified with suspected Asbestos on some of the HVAC ductwork. Lastly, ice damming was visible on the roof at the time of inspection which should be minimized to protect the underlying structure (or worst yet water penetration into the home). Apart from the short term need to deal with this lacking maintenance, *the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement within the next few years.*

Specialist Needed: *further evaluation by a licensed specialist in the trades is needed.*

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements. Multiple conventions are listed in cases where repairs may overlap one or more of the above. Repair cost estimates are rough estimate only

For the purpose of this report the house faces west.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant defects that should be budgeted for over the short term (*shown in red*). Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations. Note: any repair cost estimates shown are order of magnitude estimates only. They pertain to some of the more significant observations (i.e. major concerns, safety issues, and deferred cost items) listed in this report. This is not an all-inclusive list of future repair costs, nor does it address general annual maintenance (*refer to end of report*). It is recommended that a budget of roughly one percent of the value of the home be set aside annually to cover unexpected repairs and annual maintenance. It is further recommended that qualified, licensed contractors be consulted for specific quotations or for any listed further evaluations. You may find that some contractor estimates vary dramatically from these figures, and from each other. Contractors may uncover defects not apparent at the time of the inspection, resulting in these additional costs. Should you have any questions regarding contractor opinions or quotations, please contact our office at (269) 207-4496. Any work performed by the homeowner will dramatically reduce costs.

MAJOR CONCERNS, DEFERRED COST ITEMS, AND/OR SAFETY ISSUES

HVAC - Supply Air Ductwork

- **Repair, Safety Issue:** One or more sections of the ductwork may contain Asbestos which should be removed (Note: lab test needed to confirm). *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers). If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Note: There may be other materials within the home that contain asbestos but are not identified by this inspection report. Estimated cost of repairs: \$300-500 (Abatement + new duct install)*

Water Heater

- **Deferred Cost Item:** The water heater is functional but an older unit (~17 yrs old) that may be approaching the end of its useful life. It would be wise to budget for a new unit. Water heaters have a typical life expectancy from 10 – 15 yrs. Estimated cost of replacement: \$600-800

REPAIR AND/OR IMPROVEMENT ITEMS

Electrical Distribution Wiring

- **Repair:** Abandoned wiring should be removed or appropriately terminated with a box and cover.

Bath Fixtures

- **Repair/Replace:** The toilet tank lid is cracked (in the hallway bath) and should, ideally, be replaced.

Refrigerator

- **Repair:** The refrigerator water dispenser (in-door) is inoperative.

Gutters & Downspouts

- **Improve, Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. Loose or damaged downspouts should be repaired promptly.

Central Air Conditioning

- **Repair:** Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent loss of temperature in the lines.
- **Improve, Repair:** The discharge location of the condensate line for the air conditioning system should be improved (i.e. improper plumbing connection).
- **Insulation (Attic/Crawlspace)**
- **Improve:** We recommend access be made to the attic (and if possible to the crawlspace as well) followed by re-inspection.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the NAHI® and MichAHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. The goal is to identify major defects or adverse conditions that could result in injury or lead to costs that would significantly affect the evaluation of the property, and/or to alert you to the need for a specialist evaluation. We evaluate conditions, systems, and components, and report on their current condition, which does not mean that they are ideal but that they are either functional or met a reasonable standard at some point in time. We do take into consideration when a structure (e.g. house, condo, garage, etc.) was built and allow for the predictable deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster or drywall around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and sticking (i.e. difficult to open, painted shut, etc.) windows. Therefore, we tend to ignore insignificant and predictable defects, and do not annotate them, and particularly those that would be apparent to the average person or to someone without any construction experience. We are not authorized, or have the expertise, to comment on termites or other wood damaging insects, dry rot, fungus, or mold/mildew, but may alert you to its presence (you should refer to your WDO inspection report, if applicable). Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. This inspection does not include checking for compliance with

building codes. The older a building is, the more likely that it does not meet today's building codes. If you want a 'code inspection' you'll need to talk to the local building department since they're the only people with the authority to do a code compliance inspection. If you find codes, specifications or standards referenced in this report you should realize that they're only provided as a reference source for opinions; they are not intended to imply that this code was in place at the time of construction, nor that this is a code compliance inspection. Not all code related issues can or will be disclosed in this report. We offer no warranty as to code compliance. Please refer to the Inspection Agreement contract and the Standards of Practice (available upon request) for a more complete explanation of the scope of the inspection.

WEATHER CONDITIONS

Wet weather conditions prevailed at the time of the inspection.
There was snow on the ground during the course of the inspection.
The estimated outside temperature was 42-45 degrees F.

RECENT WEATHER CONDITIONS

Winter weather conditions have been experienced in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete Block •Basement and Crawl Space Configuration •Crawl Space Not Accessible •50% Of Foundation Was Not Visible (due to either Interior Finishes and/or Stored Items)
Columns:	•Not Visible
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame Presumably* •Not Visible
Ceiling Structure:	•Joist Presumably* •Not Visible
Roof Structure:	•Rafters Presumably* •Not Visible

STRUCTURE OBSERVATIONS

POSITIVE ATTRIBUTES

The visible joist spans appear to be within typical construction practices. The inspection did not discover evidence of substantial structural movement.

General Comments

No major defects were observed in the accessible structural components of the house; however some areas of the underlying structure were not due to the method of construction (e.g. converted garage) and/or interior finishes (e.g. basement rec room).

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Minor horizontal cracking and minor settlement cracks were observed in sections of the foundation walls. This is relatively common in older homes with block wall foundations (in our opinion). Cracks of this nature are usually the result of soil or frost pressure. The size, pattern, and location of these cracks do not suggest a serious problem at present. Keep water away from the foundation: review the lot and roof drainage improvements in the Exterior and Roofing sections of this report. If these cracks should worsen, a structural engineer who is familiar with foundation repair or qualified foundation repair contractor should be consulted. These cracks may need sealing on the interior and/or exterior to prevent moisture penetration.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces (e.g. drywall, paneling, etc.) could not be inspected.
- Crawlspace that are not accessible or have limited access (<3ft of headroom) or that may contain hazardous materials or hazardous conditions to the inspector are not inspected.
- Only representative samplings of visible structural components were inspected.
- Furniture and/or storage may have restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- No access was gained to the crawl space(s).
- There was no access to the roof space/attic.
- There was no access to the side attic areas (behind the "closet knee wall").
- *based on age of property and construction materials at that time.

Please also refer the Inspection Agreement contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Wood Shingle Siding
Eaves, Soffits, and Fascias:	•Wood
Exterior Doors:	•Metal •Solid Wood
Window/Door Frames and Trim:	•Metal-Covered
Entry Driveways:	•Concrete •Not completely visible due to snow
Entry Walkways and Patios:	•Concrete •Not completely visible due to snow
Porches, Decks, Steps, Railings:	•Concrete
Surface Drainage:	•Level Grade
Retaining Walls:	•None
Fencing:	•Chain Link

EXTERIOR OBSERVATIONS

General Comments

The exterior of the home shows normal wear and tear for a home of this age; however a few areas of the home have lacked some maintenance; repairs and/or improvements are recommended.



RECOMMENDATIONS / OBSERVATIONS

Exterior Siding and/or Trim

- **Improve, Repair:** A sections of the wood shingle siding on the south side of the home should be re-painted to preserve the building.
- **Monitor, Improve (As needed):** Ice was observed on the eave. This suggests that the roof may suffer from ice damming. This area should be monitored. Insulation and ventilation or other eave protection may be needed to avoid ice dam leaks.



Discretionary Improvements

Cleaning of the siding on the north side of the home may be worthwhile. Re-surfacing of the driveway would be a logical long term improvement.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sampling of exterior components was inspected rather than every occurrence of components (e.g. windows, siding, shingles, etc.).
- The inspection does not include the presence, extent, and type of insulation and vapor barriers in the exterior walls.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, property boundary lines, encroachments, or environmental hazards.
- Information from manufacturer recalls or information contained in the Consumer Protection Bulletin is excluded.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Lawn irrigation systems are beyond the scope and therefore not inspected.
- The determination of the presence of or damage caused by termites or any other wood-destroying insects or organism is excluded. Refer to your WDO inspection report, if applicable.
- Access was not gained to the crawlspace below the converted garage.
- Access below decks and/or porches was not possible.

Please also refer to the Inspection Agreement contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt/Fiberglass Composition Shingles
Roof Flashings:	•Metal •Not Visible
Chimneys:	•Metal
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Viewed from ladder at eave

ROOFING OBSERVATIONS

POSITIVE ATTRIBUTES

The roof coverings are newer and appear to be in generally good condition. During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.



General Comments

Ice damming was observed on the roof. The potential for ice dams varies with the severity of the winter and depending on insulation and ventilation under the roof. Severe ice dams can result in leaks, typically near the eaves. Solutions include better attic insulation and ventilation, eave protection below the roof coverings, or as a stop-gap measure, the installation of heating cables on the roof.

RECOMMENDATIONS / OBSERVATIONS

Gutters & Downspouts

- **Improve, Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. Loose or damaged downspouts should be repaired promptly.



LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not the entire underside of the roof sheathing is inspected for evidence of leaks (e.g. covered overhangs or eaves).
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of roof coverings age are approximations only and do not preclude the possibility of future leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible/visible are not inspected and could require repair.
- Roof inspection may be limited by access, pitch/slope, condition, weather, or other safety concerns.
- Snow on the roof restricted the inspection.
- The roof surface was wet. This condition can restrict a proper assessment of the condition of the roofing materials.
- A chimney was not entirely visible during the inspection of the roofing system.

Please also refer to the [Inspection Agreement](#) contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Not Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•Not Visible •Fiberglass in 'box-sills'
Crawl Space Insulation:	•Not Visible
Vapor Retarders:	•Unknown
Roof Ventilation:	•Turbine Ventilator
Crawl Space Ventilation:	•No Ventilation Found

INSULATION / VENTILATION OBSERVATIONS

General Comments

Most old homes have relatively low levels of insulation. The down side, of course, is that heating and/or cooling costs are higher. The up side is that these homes tend to be fairly well ventilated. Their natural ability to allow infiltration of outside air actually improves indoor air quality. Improving insulation levels will reduce energy costs; however, the potential benefit should be carefully weighed against the cost of improvements.

During any planned re-roofing, overhead insulation and ventilation levels should be investigated and improved where necessary (Note: ice dams visible at time of inspection).

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Insulation (Attic/Crawlspace)

- **Improve:** We recommend access be made to the attic (and if possible to the crawlspace) followed by re-inspection.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed (not walked on) and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos, Vermiculite, and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a more detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- Any estimates of insulation R values or depths are rough average values; insulation depths typically vary.
- No access was gained to the attic space (or the crawlspace).

Please also refer to the Inspection Agreement contract for a detailed explanation of the scope of this inspection.

Electrical

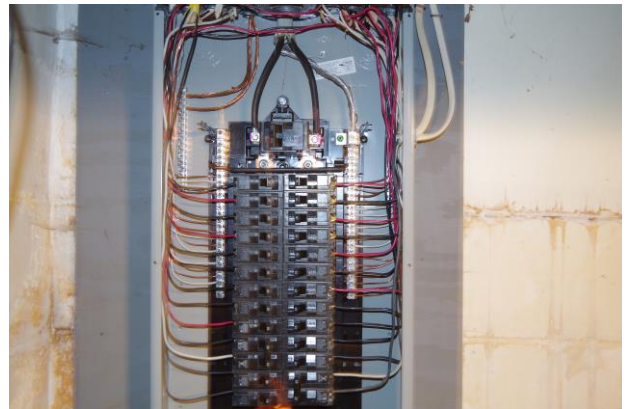
DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Basement (NW Corner)
Service Grounding:	•Copper •Water Pipe Connection •Ground Rod Connection
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

POSITIVE ATTRIBUTES

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. The majority of the old wiring within the home appears to have been updated, improving the safety of the system.



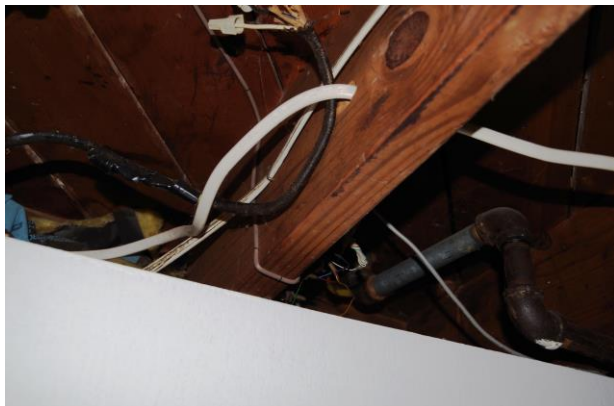
General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Distribution Wiring

- **Repair:** Abandoned wiring in the basement should be removed or appropriately terminated with a box and cover.



LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets, switches and light fixtures are tested.
- Electrical systems or branch circuits which are de-energized are not activated (unless deemed safe by inspector).
- Furniture and/or storage may restrict access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring systems and components, or other structured wiring components which are not part of the primary electrical power distribution system.

Please also refer to the [Inspection Agreement](#) contract for a detailed explanation of the scope of this inspection.

HVAC (Heating/Cooling)

DESCRIPTION OF HVAC

Energy Source:	•Gas •Electricity
Heating System Type:	•Forced Air Furnace •Manufacturer: Bryant •Capacity: 60,000 Btu's (Input)
Cooling System Type:	•Manufacturer: Bryant •Capacity: 2 Tons
Vents, Flues, Chimneys:	•Metal-Single Wall •Masonry-Lined
Heat Distribution Methods:	•Ductwork
Other Components:	•Condensate Pump

HVAC OBSERVATIONS

POSITIVE ATTRIBUTES

The heating system is in generally good condition. Heating a home with this type of heating system should be relatively economical. Adequate heating capacity is provided by the system.

General Comments

The heating system is functional and shows no visible evidence of major defects; however repairs to the ductwork are highly recommended. The air filter is relatively clean. The air conditioning system could not be tested at this time of the year (due to low outside air temperature); however improvements to the system are recommended.



RECOMMENDATIONS / OBSERVATIONS

HVAC Supply Air Ductwork

- **Repair, Safety Issue:** One or more sections of the ductwork may contain Asbestos which should be removed (Note: lab test needed to confirm). *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).* If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). Note: There may be other materials within the home that contain asbestos but are not identified by this inspection report.

Central Air Conditioning

- **Repair:** Damaged and or missing insulation on refrigerant lines should be repaired. These outside lines should be insulated all the way to the compressor unit to prevent loss of temperature in the lines.
- **Improve, Repair:** The discharge location of the condensate line for the air conditioning system should be improved (i.e. improper plumbing connection).



LIMITATIONS OF HVAC INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Activate or operate a heating system that does not respond to normal controls (i.e. thermostat) or has been shut down.
- The efficiency of the heat and/or cooling supply or distribution balance is not determined (beyond the scope).
- The interior of flues or chimneys which are not readily accessible/visible are not inspected.
- The furnace heat exchanger is not inspected (*this would generally require dismantling of the equipment which is beyond the scope and should only be performed by a licensed HVAC technician*).
- Solar space heating equipment/systems are not inspected.
- Heating equipment controls, or gauges are not dismantled for any reason.
- Window mounted air conditioning units are not inspected since these are considered portable units.
- Air conditioning systems are not activated when outside air temperature is below 60 degrees F (or has been in the last 24 hrs) to prevent damage to the equipment.
- A check of the system pressure, current draw or other HVAC system checks are beyond the scope of the inspection.

Please also refer to the Inspection Agreement contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Steel
Main Water Valve Location:	•Front Wall of Basement •Furnace Room
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic (PVC) •Cast Iron
Water Heater:	•Gas •Approximate Capacity (in gallons): 40
	•Manufacturer: GSW •Age: ~17 yrs old (based on DOM)
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

PLUMBING OBSERVATIONS

POSITIVE ATTRIBUTES

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when multiple fixtures were operated simultaneously.



General Comments

The plumbing system is functional but some of the components are older and may need to be replaced in the near term. Upgrading older components would be a logical long term improvement. In the interim, a higher level of maintenance will likely be required.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Deferred Cost Item:** The water heater is functional but an older unit (~17 yrs old) that may be approaching the end of its useful life. It would be wise to budget for a new unit. Water heaters have a typical life expectancy from 10 – 15 yrs.



LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Activate or operate a hot water heater that does not respond to normal controls (i.e. thermostat) or has been shut down.
- Portions of the plumbing system concealed by finishes and/or storage (below sinks, behind walls, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report (*refer to your well and septic evaluation report, if applicable*).
- Clothes washing and drying machines are not tested since they are considered portable equipment.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private well and waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- Hose bibs were shut off and thus were not tested (due to winter conditions).

Please also refer to the Inspection Agreement contract for a detailed explanation of the scope of this inspection.

Interior Living Rooms

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall •Plaster •Paneling
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Double Glazed
Doors:	•Wood-Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical cosmetic flaws were observed in some areas (commensurate with age of the home).

General Condition of Windows and Doors

The majority of the doors and windows are functional and of average quality.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb. The condition of the floor coverings ranges from fair (e.g. wood) to good (e.g. vinyl).

RECOMMENDATIONS / OBSERVATIONS

Wall and Ceiling Materials

- **Monitor, Improve, Repair (As desired):** Minor cracks and/or typical drywall/plaster flaws were observed in various areas (commensurate with age of the home).

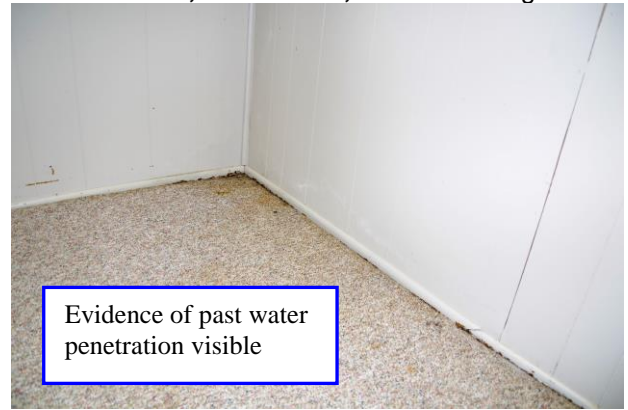
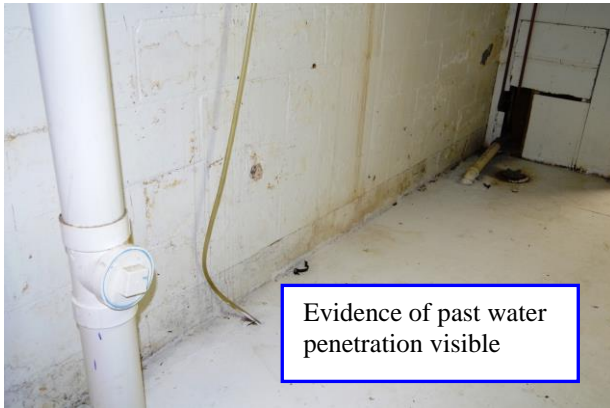
Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.



FYI: Potential Environmental Issues within and around the Home

- **Further Evaluation/Abate (If necessary):** Insulation on the HVAC distribution piping may contain asbestos. This can only be verified by laboratory analysis. The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if “friable” (damaged, crumbling, or in any state that allows the release of fibers). If any sections of this insulation are indeed friable, or become friable over time, a specialist should be engaged. Further guidance is available from the E.P.A. Due to the age of construction, there may be other materials within the home that contain asbestos but are not identified by this inspection report.
- **Caution:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Further Evaluation/Testing (If desired):** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. *The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.* A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Improve:** It would be wise to install of carbon monoxide detectors within the home. Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) or <http://www.cpsc.gov/cpscpub/pubs/5010.html> for further guidance.

Discretionary Improvements

Install new exterior lock sets upon taking possession of the home.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, personal stored items, appliances and/or wall hangings are not moved (in most cases) to permit inspection and may block defects. We recommend re-inspection of the property for all occupied homes at ‘final walk-thru’ (*Note: additional fees may apply*).
- Carpeting, window treatments, central vacuum systems, small household appliances or non built-in appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Attached wall coverings, ceiling coverings, or panels are not removed which may destroy the items being evaluated.
- The cosmetic condition of floors, walls, and ceiling coverings.
- Recreational facilities, alarms, intercoms, speaker systems, radio controlled devices, security devices are not inspected.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report. Also excluded is the determination/testing of molds, mildew, or presence of insects, and other flora or fauna and their consequent damage, toxicity, odors, waste products, and noxiousness.

- Portions of the foundation walls were concealed from view.
- Not every room was completely accessible at the time of the inspection due to interior finishes.

Please also refer to the Inspection Agreement contract for a detailed explanation of the scope of this inspection.

Kitchen / Appliance(s)

DESCRIPTION OF KITCHEN / APPLIANCE(S)

Wall And Ceiling Materials:	•Drywall/Plaster •Tile
Floor Surfaces:	•Wood
Kitchen Cabinets:	•Wood
Countertop(s):	•Ceramic Tile
Sink(s):	•Stainless Steel
Appliances Tested:	•Gas Range •Microwave •Refrigerator

KITCHEN / APPLIANCE(S) OBSERVATIONS

GENERAL COMMENTS

The kitchen cabinets are functional but old. Improvements may be desired (e.g. kitchen remodel). The kitchen cabinets and countertops are functional and in relatively good condition. The appliances which were tested responded to their normal controls (unless noted below).

RECOMMENDATIONS / OBSERVATIONS

Kitchen Cabinets

- **Improve (As desired):** The kitchen cabinets are functional but old. Improvement may ultimately be desirable.

Refrigerator

- **Repair:** The refrigerator water dispenser (in door) is inoperative.



LIMITATIONS OF KITCHEN / APPLIANCE(S) INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.
- Small household appliances or other non built-in appliances are not inspected (e.g. refrigerators, portable dishwashers, non built-in stoves, countertop microwaves, etc).
- Programmable thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.
- Stored items within cabinetry may hide additional defects (i.e. not visible for inspection).

Please also refer to the [Inspection Agreement](#) contract for a detailed explanation of the scope of this inspection.

Bathroom(s)

DESCRIPTION OF BATHROOM(S)

Main Level:

•Hallway Full Bath •Three Quarter Bath

BATHROOM(S) OBSERVATIONS

POSITIVE ATTRIBUTES

The bathroom(s) are functional and in generally good condition (with the exception of the hallway bath). One or more of the bathroom fixtures have been upgraded (i.e. three quarter bathroom).



GENERAL COMMENTS

The hallway bathroom has some typical minor flaws and some additional damaged fixtures.

RECOMMENDATIONS / OBSERVATIONS

Bath Fixtures

- **Repair:** The toilet tank lid is cracked (in the hallway bath) and should, ideally, be replaced.
- **Improve:** The sink is not properly draining in the hallway bathroom suggesting there is some blockage in the drain piping (e.g. trap).



LIMITATIONS OF BATHROOM(S) INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.
- Steam rooms and/or saunas are not inspected (beyond the scope).

Please also refer to the Inspection Agreement contract for a detailed explanation of the scope of this inspection.

Garage

DESCRIPTION OF GARAGE

None

GARAGE OBSERVATIONS

N/A

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF GARAGE INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.
- Stored items and/or automobiles within the garage may limit the inspection.
- Ancillary outbuildings and/or structures (e.g. pole barns, sheds, playground equipment, etc.) are not inspected (*unless specifically requested by contract*).

Please also refer to the [Inspection Agreement](#) contract for a detailed explanation of the scope of this inspection.

Maintenance Advice

UPON TAKING OWNERSHIP

After taking possession of a new home, there are some maintenance and safety issues that should be addressed immediately. The following checklist should help you undertake these improvements:

- Change the locks on all exterior entrances, for improved security.
- Check that all windows and doors are secure. Improve window hardware as necessary. Security rods can be added to sliding windows and doors. Consideration could also be given to a security system.
- Install smoke detectors on each level of the home. Ensure that there is a smoke detector outside all sleeping areas. Replace batteries on any existing smoke detectors and test them. Make a note to replace batteries again in one year.
- Create a plan of action in the event of a fire in your home. Ensure that there is an operable window or door in every room of the house. Consult with your local fire department regarding fire safety issues and what to do in the event of fire.
- Examine driveways and walkways for trip hazards. Undertake repairs where necessary.
- Examine the interior of the home for trip hazards. Loose or torn carpeting and flooring should be repaired.
- Undertake improvements to all stairways, decks, porches and landings where there is a risk of falling or stumbling.
- Review your home inspection report for any items that require immediate improvement or further investigation. Address these areas as required.
- Install rain caps and vermin screens on all chimney flues, as necessary.
- Investigate the location of the main shut-offs for the plumbing, heating and electrical systems. If you attended the home inspection, these items would have been pointed out to you.

REGULAR MAINTENANCE

EVERY MONTH

- Check that fire extinguisher(s) are fully charged. Re-charge if necessary.
- Examine heating/cooling air filters and replace or clean as necessary.
- Inspect and clean humidifiers and electronic air cleaners.
- If the house has hot water heating, bleed radiator valves.
- Clean gutters and downspouts. Ensure that downspouts are secure, and that the discharge of the downspouts is appropriate. Remove debris from window wells.
- Carefully inspect the condition of shower enclosures. Repair or replace deteriorated grout and caulk. Ensure that water is not escaping the enclosure during showering. Check below all plumbing fixtures for evidence of leakage.
- Repair or replace leaking faucets or shower heads.
- Secure loose toilets, or repair flush mechanisms that become troublesome.

SPRING AND FALL

- Examine the roof for evidence of damage to roof coverings, flashings and chimneys.
- Look in the attic (if accessible) to ensure that roof vents are not obstructed. Check for evidence of leakage, condensation or vermin activity. Level out insulation if needed.
- Trim back tree branches and shrubs to ensure that they are not in contact with the house.
- Inspect the exterior walls and foundation for evidence of damage, cracking or movement. Watch for bird nests or other vermin or insect activity.
- Survey the basement and/or crawl space walls for evidence of moisture seepage.

- Look at overhead wires coming to the house. They should be secure and clear of trees or other obstructions.
- Ensure that the grade of the land around the house encourages water to flow away from the foundation.
- Inspect all driveways, walkways, decks, porches, and landscape components for evidence of deterioration, movement or safety hazards.
- Clean windows and test their operation. Improve caulking and weather-stripping as necessary. Watch for evidence of rot in wood window frames. Paint and repair window sills and frames as necessary.
- Test all ground fault circuit interrupter (GFCI) devices, as identified in the inspection report.
- Shut off isolating valves for exterior hose bibs in the fall, if below freezing temperatures are anticipated.
- Test the Temperature and Pressure Relief (TPR) Valve on water heaters.
- Inspect for evidence of wood boring insect activity. Eliminate any wood/soil contact around the perimeter of the home.
- Test the overhead garage door opener, to ensure that the auto-reverse mechanism is responding properly. Clean and lubricate hinges, rollers and tracks on overhead doors.
- Replace or clean exhaust hood filters.
- Clean, inspect and/or service all appliances as per the manufacturer's recommendations.

ANNUALLY

- Replace smoke detector batteries.
- Have the heating, cooling and water heater systems cleaned and serviced.
- Have chimneys inspected and cleaned. Ensure that rain caps and vermin screens are secure.
- Examine the electrical panels, wiring and electrical components for evidence of overheating. Ensure that all components are secure. Flip the breakers on and off to ensure that they are not sticky.
- If the house utilizes a well, check and service the pump and holding tank. Have the water quality tested. If the property has a septic system, have the tank inspected (and pumped as needed).
- If your home is in an area prone to wood destroying insects (termites, carpenter ants, etc.), have the home inspected by a licensed specialist. Preventative treatments may be recommended in some cases.

PREVENTION IS THE BEST APPROACH

Although we've heard it many times, nothing could be more true than the old cliché "an ounce of prevention is worth a pound of cure." Preventative maintenance is the best way to keep your house in great shape. It also reduces the risk of unexpected repairs and improves the odds of selling your house at fair market value, when the time comes.

Please feel free to contact our office should you have any questions regarding the operation or maintenance of your home. Enjoy your home!

Scan our contact info for future reference directly into your smart-phone here >

