



Home Inspection Report

Prepared exclusively for
Gloria Signorino



PROPERTY INSPECTED:
2007 Meier Road
Festus, MO 63028

Date of Inspection: 07/30/2020

Inspection No. 55602-3017

INSPECTED BY:

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Each office is independently owned and operated

REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

3.0 EXTERIOR

3.3 Wall Surface

3.3.2 Damaged/missing mortar joints noted (gaps between the bricks/stone) at select areas, which is common in brick homes and considered routine maintenance. Recommend repair (e.g. spot tuck point) of all areas by a qualified contractor to prevent further deterioration and related damages.

Observed damaged/ missing exhaust vent cover. Recommend replacement to discourage rodent/ vermin entry.

3.9 Deck(s)

3.9.2 Minor imperfections to the composite decking. Recommend sealing to ensure proper operation and prevent ant moisture related damages.

6.0 GARAGE / CARPORT

6.3 Vehicle Door(s)

6.3.2 Minor damage to the foam insulation to the bottom of the door on the right side. Recommend replacing to ensure proper operation.

8.0 ELECTRICAL SYSTEM

8.6 Receptacles

8.6.3 The GFCI receptacle would not trip and/ or reset when tested on the left side rear on the deck area. Recommend correction by a qualified electrical contractor to ensure proper safety protection.

10.0 PLUMBING SYSTEM

10.7 Sink(s)

10.7.2 Sink and/or vanity is improperly secured (front right upstairs bathroom). Repair as needed to limit safety hazard and/or damage to plumbing.

10.8 Toilet(s)

10.8.2 Loose toilet noted (upstairs left front). Recommend evaluation and repair as required to limit potential leakage and related damage. Consult a qualified plumber as needed.

11.0 INTERIOR

11.4 Windows

11.4.3 Failed window pane seals noted at (front above entry door) Recommend a qualified contractor repair as needed to limit fogging and staining of the window. Often when failed seals are detected in some windows it is possible that additional windows may have failed seals that could not be detected at the time of inspection or may fail in the near future. For this reason it is advised that all windows be evaluated regularly for failed seals and monitor windows for future performance.

INSPECTION REPORT

1.0 INTRODUCTION

1.1 General Information

1.1.1 Thank you for choosing The Chad Borah Team powered by Pillar To Post Professional Home Inspection, "The Home of Home Inspection". As North America's #1 Home Inspection Company, we value you as a customer and are proud to serve. Please let us know if you have any questions regarding the format or content of this report.

The terms and conditions crucial to the interpretation of this report are outlined in the Visual Inspection Agreement (VIA), which you have reviewed and signed. By accepting this report you are again agreeing to and recognizing the terms of the VIA. The following paragraphs include SOME but not all of the points made in the VIA.

This report and inspection conform to the Standards of Practice of the American Society of Home Inspectors (ASHI). These standards are widely recognized as the accepted guidelines for the home inspection industry. The ASHI standards are available at www.ashi.org.

The inspection is an examination of the overall condition of the major systems. As inspectors we are generalists not specialists. System specialists (e.g. plumbers, electricians, carpenters, roofers, engineers, etc.,) could all be consulted but at a considerably higher price. Our visual and limited inspection provides the broadest overview of the property at less cost.

We make no representations about the property's performance with zoning or building codes. Although we are familiar with many codes and these codes may correspond with some of the recommendations in this report, this is not a code inspection. Code enforcement is the responsibility of a government authority and varies throughout the area in terms of what and how these codes are enforced.

The inspection is based on the inspector's professional and unbiased opinion. We pride ourselves in our experience and ongoing education, but even professional opinions will vary. This inspection should not be considered a guarantee or warranty of any kind.

The report is based on conditions existing and apparent at the time and date of the inspection. Not all conditions may be present due to weather conditions, storage items, etc. The final walk through is a valuable opportunity for you to evaluate the property.

Thank you again for the opportunity to serve and please let us know if you have any questions regarding the content and format of this report or future questions about the ownership and maintenance of your home. We are always available.

1.2 Approximate Year Built

☺ 2001-2010

1.3 Inspection / Site Conditions

- ☑ 1.5 Story
- ☑ Framed

1.3.1 Limitation: The home was occupied at the time of the inspection. The presence of personal property (e.g. furniture, rugs, wall coverings, storage items. etc.,) is a limitation. We cannot assume the risk or responsibility of moving personal property during the inspection. The final walk through is your opportunity to identify hidden or concealed damage that was not present or visible at the inspection.

2.0 PROPERTY AND SITE**2.1 Limitations**

- △ Outdoor furniture limited the inspection of the patio(s)

2.2 Site Overview

2.2.1 Maintenance Tip: Wood mulch encourages termite and other pest related activity in and around the home. Consider alternatives.

Maintenance Tip: Maintain a positive grade around the home perimeter (e.g. 1" per foot) to promote proper drainage away from the structure.

Maintenance Tip: Trim all trees and other vegetation (>12") to limit moisture/insect related activity, abrasion, and related damage.

Maintenance Tip: Recommend sealing expansion joints and any cracks in concrete to limit moisture entry and related damage.

Maintenance Tip: Seal asphalt and concrete surfaces annually to limit moisture entry and prolong useful life.

Maintenance Tip: Recommend maintaining a seal of caulk or tar between the foundation and any walkway/patio/driveway to limit moisture entry and related damage.

Maintenance Tip: Seal wood porches and decks (e.g. paint/ stain) to prolong the useful life of wood structure.

2.3 Landscape / Grading

- ☑ Positive Slope

2.3.1 Yard drainage appears to be performing as intended at the time of inspection. Monitor performance and improve as needed.

2.4 Walkway(s)

- ☑ Concrete

2.4.1 Walkway surfaces showed typical wear at the time of inspection. Monitor performance and maintain as needed.

2.5 Driveway(s)

- ☑ Gravel

2.6 Patio(s)

- ☑ Concrete

2.6.1 Patio surfaces showed signs of typical wear at the time of inspection. Monitor performance and maintain as needed.

2.7 Retaining Wall(s)

- ☑ Concrete Block

2.7.1 Retaining wall showing signs of typical wear at time of inspection. Monitor performance and maintain as needed.

3.0 EXTERIOR

3.1 Exterior General Comments

3.1.1 The inspection of the exterior is performed in accordance with The ASHI Standards of Practice and is a visual inspection of readily accessible components. Vegetation can limit accessibility of exterior surfaces such as siding, windows, and the foundation. Exterior wood components are randomly probed for moisture related damage which may be concealed. We do not probe everywhere. Varying degrees of deterioration could exist in any component.

Excluded from the scope of this inspection per ASHI standards are: screens/shutters/awning/other seasonal accessories, fences, outbuildings, docks, and soil conditions. Comments regarding any of these items are provided as a courtesy.

3.1.2 Maintenance Tip: All exterior wood surfaces should be periodically evaluated and maintained (i.e. scrape, repair, seal/paint, caulk) to limit weather related damage and prolong useful life.

Maintenance Tip: Recommend sealing all holes around utility entrances on the exterior to help prevent water/vermin entry and related damages.

Energy Tip: Maintain the caulk surrounding exterior windows and doors to limit moisture entry and/or air exchange.

Energy Tip: Maintain weather stripping around all doors and windows to limit air exchange and improve thermal efficiency.

3.2 Foundation Surface

- ☑ Concrete

3.3 Wall Surface

- ☑ Vinyl siding
- ☑ Stone

3.3.1 Wall surfaces were in acceptable condition at the time of inspection. Monitor surfaces regularly and maintain as needed.

3.3.2 **Damaged/missing mortar joints noted (gaps between the bricks/stone)at select areas, which is common in brick homes and considered routine maintenance. Recommend repair (e.g. spot tuck point) of all areas by a qualified contractor to prevent further deterioration and related damages.**

Observed damaged/ missing exhaust vent cover. Recommend replacement to discourage rodent/ vermin entry.





3.4 Eaves / Fascia / Soffit

- ☑ Aluminum

3.4.1 Fascia and soffit material were in acceptable condition at the time of inspection. Monitor performance and maintain as needed.

3.5 Trim

- ☑ Metal Trim
- ☑ Wood Trim

3.5.1 Exterior trim was in acceptable condition at the time of inspection. Monitor for wear and maintain as needed.

3.6 Windows

3.6.1 Exterior windows and trim were in acceptable condition at the time of inspection. Monitor for wear and maintain as needed.

3.7 Exterior Doors

3.7.1 Exterior doors and trim are showing signs of typical wear. Monitor and maintain as needed.

3.8 Porch(es)

- ☑ Composite

3.8.1 Porch was in acceptable condition at the time of inspection. Monitor performance and maintain as needed.

3.9 Deck(s)

- ☑ Composite
- ☑ Wood

3.9.1 Deck is performing well to date and has typical age and wear at this time. Perform regular maintenance to prolong useful life.

3.9.2 Minor imperfections to the composite decking. Recommend sealing to ensure proper operation and prevent ant moisture related damages.



4.0 ROOFING SYSTEM

4.1 Limitations

- △ Height
- △ Pitch

4.2 Roofing General Comments

4.2.1 Maintenance Tip: Gutter system and/ or roof drainage related issues are the number one cause of moisture entry and related damage to the foundation. Maintain (e.g. clean, seal, repair, secure, extend, etc) gutters, downspouts and drains to ensure proper drainage away (i.e. >6') from the structure. Installation of a gutter guard system is a nice improvement that will limit leaf debris buildup and help ensure proper drainage.

Maintenance Tip: Monitor roof covering seasonally for loose, damaged, or missing shingles.

Maintenance Tip: Recommend annual evaluation and maintenance of all flashing to limit the risk of moisture entry and related damage.

Maintenance Tip: Keep trees trimmed at least 6' away from the gutter and roof covering to limit moisture/insect related activity and damaged associated with abrasion.

Maintenance Tip: Rubber boots flashing around roof penetrations are prone to cracking and are a common source of leaks. Monitor for signs of deterioration and repair/replace as needed to limit water entry and related damages.

4.2.2 The objective of this inspection is to report on the current health and status of the roof covering and identify any apparent or immediate repair or replacement needs. Any roof can leak and future performance cannot be predicted or guaranteed. The serviceable life of any roof covering cannot be determined because it is affected by so many variables, not the least of which is weather. We recommend all roof repairs be performed by a qualified roofing contractor.

4.3 Roofing Inspection Method

- ☑ Inspected from ground with binoculars / camera zoom.

4.4 Sloped Surface(s)

- ☑ Asphalt shingles

4.4.1 Estimated Age 0-5 yrs

4.5 Flashings

- ☑ Aluminum

4.5.1 Flashing showed signs of typical wear at the time of inspection. Monitor performance and maintain as needed.

4.6 Roof Drainage

- ☑ Above Ground
- ☑ Aluminum
- ☑ Below Ground

4.6.1 Gutter system is showing typical signs of wear. Recommend periodic evaluation of the entire system to ensure proper water drainage away from the structure.

4.7 Chimney(s)

- ☑ Solid Masonry
- ☑ Wind/ Rain Cap Present

4.7.1 Chimney showed typical signs of wear at the time of inspection. Monitor performance and maintain as needed.

5.0 ATTIC**5.1 Attic General Comments**

- ☑ Fiberglass Insulation

5.1.1 Insulation Levels 8-10"

5.1.2 The inspection of the attic space is a visual inspection of the readily accessible components and is performed in accordance with The ASHI Standards of Practice. Not all attic spaces are entered due to the risk of personal injury and/or property damage. Insulation present in the attic naturally limits inspection of many components in this space (e.g. exhaust, electrical wiring, and ceiling structure).

5.1.3 Energy Tip: Most homes could benefit from additional insulation. Consult a qualified contractor or the Department of Energy web site to determine benefit cost calculation. Typically this is a cost effective and easy way to improve thermal efficiency.

Maintenance Tip: Older homes can benefit from improved ventilation. Good ventilation can help lower energy costs and improve the performance of your attic space and all its components.

Maintenance Tip: Monitor attic vents and protective screens for signs of vermin entry and repair when needed to limit vermin activity in the attic space.

5.2 Attic Conditions

- ☑ Plywood sheathing
- ☑ Rafter System

5.2.1 Attic components showed signs of typical age and wear. Monitor attic space for signs of leakage and damage to structural components and repair as needed.

5.3 Ventilation

- ☑ Gable Vent
- ☑ Ridge Vent
- ☑ Soffit Vent

5.4 Exhaust Duct

- ☑ Concealed

6.0 GARAGE / CARPORT

6.1 Garage General Comments

6.1.1 The inspection of the garage is performed in accordance with The ASHI Standards of Practice and is a visual inspection of readily accessible components. The presence of storage items in any area of the home creates a limitation but even more so in the garage due to the size and quantity of storage items. Recommend close examination of this space during the final walk through.

6.1.2 Maintenance Tip: Recommend annual inspection of the home for termites. The garage is a common place to find termites because of the slab on grade construction.

Maintenance Tip: Recommend periodic evaluation of the weather stripping along the base of the garage door to limit moisture/vermin entry and air exchange.

Maintenance Tip: Recommend caulking around garage door trim to provide intended weather protection.

Safety Tip: Routinely check auto reverse mechanism on the garage door to ensure proper operation and limit the risk of personal injury and/or property damage.

Safety Tip: Consider installation of an automatic door closer for the garage access door between the house and garage to limit the risk of gas entry and related hazards.

Safety tip: Properly maintain and seal any holes in the drywall between the attic and livable spaces adjacent to the garage to properly maintain the fire barrier.

6.2 Interior Access Door(s)

- ☒ Metal

6.3 Vehicle Door(s)

- ☒ Metal
- ☒ Automatic

6.3.1 Garage door is showing signs of typical age and wear and is performing as intended. Monitor performance and maintain as required.

6.3.2 **Minor damage to the foam insulation to the bottom of the door on the right side. Recommend replacing to ensure proper operation.**



6.4 Floor

- ☒ Concrete

6.4.1 Garage floor is showing signs of typical wear and is performing as intended. Monitor performance and maintain as needed.

6.5 Wall

- ☑ Drywall

6.5.1 Drywall in the garage is intended as a fire barrier between the garage and living space of the home. Maintain drywall to promote a proper fire barrier separation.

6.6 Ceiling

- ☑ Drywall

6.6.1 Drywall at the garage ceiling is intended to be a fire barrier between the garage and attic of the home. Monitor condition and repair as needed to maintain a proper fire barrier separation.

7.0 STRUCTURE**7.1 Structure General Comments**

7.1.1 Our evaluation of the structural is a visual inspection of the readily accessible components in accordance with the ASHI Standards of Practice. Finished basements can limit inspection of a large portion of the structure. Painted floors and walls may also hide clues of historical performance. All basements are prone to moisture entry because they are below ground and surrounding by porous material. This inspection can not predict future performance or guarantee against a wet basement. The potential for moisture entry increases drastically when the exterior grade and/or drainage is not properly maintained.

7.1.2 Energy Tips: Seal around all exterior wall penetrations visible from the basement (e.g. line set for AC, service entrance, gas line, etc.) to limit moisture/vermin entry and/or air exchange.

Energy Tips: Maintain or install insulation between floor joists around perimeter walls to limit air exchange and improve thermal efficiency.

Maintenance Tip: Seal all cracks in concrete to limit moisture and/or soil gas entry and relate damage or hazards.

Safety Tip: Recommend installation of GFCI protection in the unfinished areas of the basement (outlets accessible from concrete) to reduce shock hazard.

7.2 Foundation

- ☑ Concrete

7.2.1 Foundation appears to be in acceptable condition at the time of inspection. Minor cracking, if present, is likely related to drying of the concrete or minor amounts of settlement. Monitor performance and maintain as needed.

7.3 Support - Post / Beam / Column

- ☑ Metal beam support
- ☑ Metal support post(s)

7.3.1 Structural Support System appears to be performing as intended at the time of inspection. Monitor performance and maintain as needed.

7.4 Floor Structure

- ☑ Engineered Joists
- ☑ OSB Sub-Floor

7.4.1 Basement floor slab is showing signs of typical wear, e.g. minor cracking. Monitor performance and make necessary repairs as required, e.g. seal cracks.

7.5 Slab

7.5.1 Radon gas is the second leading cause of lung cancer in the united states. The EPA recommends that we test for radon every time we buy a home and every two years there after. Mitigation is a simply and effective solution to this cancer causing agent. (www.EPA.gov/Radon)

8.0 ELECTRICAL SYSTEM

8.1 Electrical General Comments

8.1.1 The inspection of the electrical system is performed in accordance with The ASHI Standards of Practice and is not a code inspection. Determining whether improvements or upgrades were performed under a permit is also outside the scope of a home inspection. It is recommended that you contact your local municipality regarding permit and code related questions. Determining adequacy of future operation, load calculations, voltage tests is beyond the scope of a general home inspection. Load testing, removing, and switching of breakers is also an example of actions which are outside the scope of a general home inspection. All low voltage wiring (e.g. telephone, cable, security, landscape lighting, etc.,) is excluded from the scope of this inspection unless otherwise noted. Comments regarding these items are provided as a courtesy. Determining whether improvements or upgrades were performed under a permit is also outside the scope of a home inspection. It is recommended that you contact your local municipality regarding permit and code related questions.

8.1.2 Energy Tips: Buy energy efficiency LED bulbs for most of your lights. Although they cost more initially they save in the long run by using a 1/4 the energy and lasting 8-12 times longer.

Safety Tip: Provide permanent labeling in the panel to promote breaker identification in the case of an emergency or to facilitate future maintenance.

Safety Tip: Limit the long term use of extension cord to limit shock hazard and potential overheating and related safety hazard.

Maintenance Tip: Seal/ caulk around service entrance wire and meter base to limit potential water entry in the panel and related hazards.

Maintenance Tip: Keep mature trees trimmed away from service entrance wire to limit potential power outage due to falling limbs and downed lines.

8.2 Service Entrance

- ✓ Electrical service to the home is by underground cables.
- ✓ Electrical service voltage is 240 volts.
- ✓ Service entry conductors are aluminum.

8.2.1 Service entrance was in acceptable condition at the time of inspection. Monitor meter base to ensure it is secure to the home and maintain seal around service entrance wire at the top of the meter and entrance to the home.

8.2.2 View of the Meter Base



8.3 Distribution Panel(s)

- ✓ 200 Amp Rating
- ✓ Electrical panel located in basement
- ✓ Breakers

8.3.1 Electric panel was operational at the time of inspection and showed no signs of visible damage.

8.3.2 View of Electric Panel

**8.4 Sub-Panel(s)**

- ✓ Electrical sub-panel located in basement

8.4.1 Sub panel was operational at the time of inspection and showed no visible signs of damage.

8.4.2 View of sub-panel.

**8.5 Branch Circuit Wiring**

- ✓ Copper wire branch circuits.
- ✓ Grounded wiring

8.5.1 Wiring throughout the home was in acceptable condition at the time of inspection. Monitor electrical components for overheating, scorching or tripped circuits and consult a qualified electrician as needed to ensure safe operation.

8.6 Receptacles

- ☑ GFCI Protected
- ☑ Grounded Receptacles

8.6.1 Accessible receptacles were inspected. Due to personal property not all receptacles were able to be tested.

8.6.2 Receptacles Throughout were tested and found operational at the time of inspection. Monitor all receptacles for scorching and looseness, and test GFCI receptacles regularly to ensure proper safety and operation.

8.6.3 **The GFCI receptacle would not trip and/ or reset when tested on the left side rear on the deck area. Recommend correction by a qualified electrical contractor to ensure proper safety protection.**

**8.7 Lighting / Ceiling Fan(s)**

8.7.1 Accessible lights and/ or fans were tested and were operational at the time of inspection.

8.8 Exhaust Fan(s)

- ☑ Mechanical Exhaust

8.9 Smoke Alarms

8.9.1 Upon occupancy, recommend installation of smoke detectors in each bedroom and at least one on each floor of the home including the basement. Recommend replacement of all battery operated units upon occupancy.

8.10 Carbon Monoxide Alarms

8.10.1 Upon occupancy, recommend proper installation and maintenance of Carbon Monoxide detectors within 15' of all bedrooms and at least one per floor to limit safety hazard.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 HVAC General Comments

9.1.1 The inspection of the HVAC is performed in accordance with The ASHI Standards of Practice. Estimated age and approximate life expectancy are provided as a courtesy. Serviceable life is impossible to predict. Determining supply adequacy or distribution balance is beyond the scope of this inspection. Dismantling and/or extensive inspection of interior components (e.g. heat exchanger) is also outside the scope of this inspection.

9.1.2 Maintenance Tip: Check filter once a month and clean/replace per manufacturer's specification or as needed. A dirty filter places an enormous amount of stress and premature wear on the system.

Maintenance Tip: Recommend annual evaluation and service of the entire HVAC system by a qualified contractor to prolong useful life and maximize operational efficiency.

Maintenance Tip: Keep the exterior condenser unit clean and free of vegetation to ensure proper air flow.

Maintenance Tip: During the winter cover only the top of the unit to reduce moisture entry and promote ventilation.

Energy Tip: Installation and/or operation of a programmable thermostat can lower your energy cost by an EPA estimated 10-25%.

Maintenance Tip: Clean and maintain the condensate line to ensure proper drainage.

9.2 Thermostat(s)

- ☒ Digital

9.3 Energy Source(s)

- ☒ Propane

9.3.1 Fuel runs where visible and accessible were inspected.

9.3.2 View of the Gas Meter



9.4 AC / Heat Pump System(s)

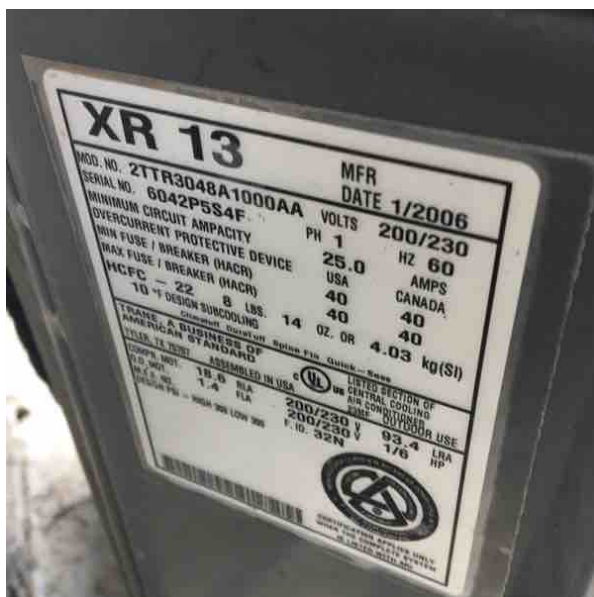
- ☒ Heat Pump System

9.4.1 Estimated Age is 15-20 yrs

9.4.2 Air conditioning system was operating properly at the time of inspection. The temperature differential between the return and supply registers was within acceptable parameters at the time of inspection.

9.4.3 The manufacturer's typical life expectancy is 15-20 years. However, the serviceable life is impossible to predict and is based on operation and maintenance.

9.4.4 View of the AC unit(s)



9.5 Forced Air Furnace(s)

☑ Electric Furnace

9.5.1 Furnace was operational at the time of inspection. Recommend annual evaluation and service by a qualified contractor to prolong service life.

9.5.2 The manufacturer's typical life expectancy of a forced air furnace is between 15-20 years. However, the serviceable life is impossible to predict and is based on operation and maintenance. Defer to gas inspection regarding operational safety.

9.5.3 View of Furnace(s)



9.6 Distribution System(s)

- ☑ Condensation drain line runs to the floor drain.

9.6.1 Duct work was visually inspected where accessible and shows typical signs of age and wear. Monitor and maintain as needed.

10.0 PLUMBING SYSTEM

10.1 Plumbing General Comments

10.1.1 The inspection of the Plumbing was performed in accordance with The ASHI Standards of Practice and is not a code inspection. It is recommended that you contact your local municipality regarding code and permit related questions or concerns. The main water shut off valve and all other valves are not tested or moved at the time of the inspection to limit the risk of leaks and related damage. As a part of a visual inspection it is impossible to examine the underground waste pipes. We recommend having these lines further evaluated (i.e. video scanned) to determine the health and status of this system. After a home sits vacant for any amount of time the plumbing and waste drainage are more prone to future leakage. This makes identifying some leaks difficult at the time of the inspection. Monitor these systems closely upon occupancy.

Excluded from the scope of this inspection are: water conditioning systems, solar water heating systems, sewage lift stations, fire sprinkler systems, lawn sprinkler systems, and private waste disposal systems.

Bathroom and kitchen fixtures are run to ensure proper operation and to look for active leaks. Shut-off valves are not turned by our inspector to limit risk of damage and related leaks.

The washer and dryer, if present, are not tested as a part of the inspection. The washing machine connections and waste drainage are outside the scope of this inspection as defined by the ASHI Standards of Practice. If these are staying we recommend inquiring with the seller regarding operational status. (Inspection of the area behind the washer and dryer is limited because these units are not moved due to the risk of floor damage.)

10.1.2 Conservation: Water your lawn during the morning hours to limit water loss associated with evaporation.

Maintenance Tip: Remove hoses during winter months to prevent damaged associated with freezing.

Maintenance Tip: Consult a qualified sewer contractor to establish a maintenance schedule for the sewer lateral line based on the age of the home and condition of the line.

Maintenance Tip: Recommend caulking around the exterior and interior of tub/showers to limit water penetration and related damage.

10.2 Water Main

- ☑ Water main is copper pipe.
- ☑ Main water shut-off valve is in the basement.
- ☑ Utility Room
- ☑ Well Water Supply

10.2.1 Inspected the visible portion of the house water main.

10.2.2 View of the Water Main

**10.3 Distribution Piping**

- ☑ Interior water supply pipes are copper.
- ☑ PEX

10.3.1 The visible portions of the water distribution piping was inspected.

10.3.2 The water flow was observed with multiple fixtures operating. Water flow / pressure drop was typical.

10.4 Drain, Waste, and Vent Piping

- ☑ Plastic

10.4.1 The visible portions of the interior drain, waste and vent system were inspected.

10.4.2 As a part of a visual inspection it is impossible to examine the underground waste drainage pipes at this home. We recommend every home have a lateral video inspection performed to determine the health and status of these pipes.

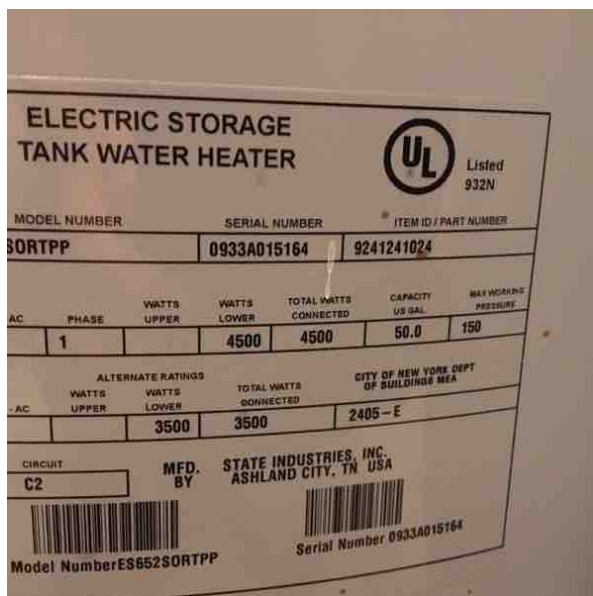
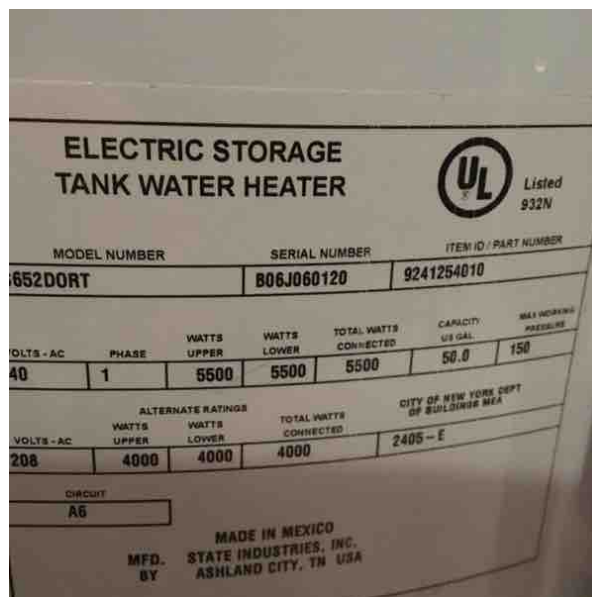
10.5 Water Heating Equipment

- ☑ Fuel source is electricity.
- ☑ Water heater is located in the basement

10.5.1 Estimated Age is 10-15 yrs

10.5.2 Water heater was operational at the time of inspection. Recommend annual maintenance to prolong useful life.

10.5.3 View of Water Heater



10.6 Hose Bib(s)

10.6.1 Exterior hose bibs were inspected and operated.

10.7 Sink(s)

10.7.1 Sinks throughout the house were tested for functionality and inspected for damage and/ or leakage. Sinks were found to be operating properly and in acceptable condition at the time of inspection.

10.7.2 **Sink and/or vanity is improperly secured (front right upstairs bathroom). Repair as needed to limit safety hazard and/or damage to plumbing.**

10.8 Toilet(s)

10.8.1 All toilets were tested and functioning properly at the time of inspection. Monitor performance and maintain as needed.

10.8.2 **Loose toilet noted (upstairs left front). Recommend evaluation and repair as required to limit potential leakage and related damage. Consult a qualified plumber as needed.**

10.9 Tub(s) / Shower(s)

- ⊙ Composite Surround
- ⊙ Jetted Tub

10.9.1 Tubs and showers were inspected and operated and are functional.

10.10 Floor drain

- ☑ Floor Drain Present

10.11 Sump Pump

- ☑ Discharge to Exterior
- ☑ External Float

10.11.1 Sump pump was tested and was operational at the time of inspection. Recommend periodic evaluation annually to ensure proper operation.

10.11.2 View of Sump Pump**11.0 INTERIOR****11.1 Interior General Comments**

11.1.1 The inspection of all interior rooms was a visual inspection of the readily accessible components performed in accordance with The ASHI Standards of Practice. Inspection of these rooms is performed with similar aged homes in mind. The presents of furniture or personal items limits our inspection. We cannot assume the risk or responsibility of moving personal property during the inspection. The final walk through is your opportunity to identify hidden or concealed damage that was not present or visible at the inspection.

11.1.2 Safety Tip: It is important to make sure that all windows and doors (especially in bedrooms) are operating properly for the purposes of fire egress. Storage of a ladder is recommended for all second story bedrooms.

Maintenance Tip: Lock all windows when they are in the closed position to improve thermal efficiency and limit movement in the window frame that may prevent windows from locking in the future.

11.2 Floors

11.2.1 All floor coverings were visually inspected where accessible at the time of inspection.

11.3 Walls / Ceilings

- ☑ Drywall

11.3.1 Typical drywall defects noted throughout the house (exposed tape seams, nail pops, cracks, etc). Recommend repair by a qualified contractor as needed.

11.4 Windows

11.4.1 Accessible windows were inspected and tested for functionality.

11.4.2 Tested

11.4.3 Failed window pane seals noted at (front above entry door) Recommend a qualified contractor repair as needed to limit fogging and staining of the window. Often when failed seals are detected in some windows it is possible that additional windows may have failed seals that could not be detected at the time of inspection or may fail in the near future. For this reason it is advised that all windows be evaluated regularly for failed seals and monitor windows for future performance.



11.5 Doors

11.5.1 Accessible doors throughout the house were inspected and where allowed tested for functionality.

11.6 Stairs / Railings / Guardrails

11.6.1 Railings and stair cases throughout the home were inspected and performing as intended at the time of inspection.

11.7 Countertops / Cabinets

11.7.1 Counter tops and cabinetry were inspected and in acceptable condition at the time of inspection.

12.0 FIREPLACE(S)

12.1 Fireplace General Comments

12.1.1 The inspection of the fireplace is a visual inspection of the accessible components performed in accordance with The ASHI Standards of Practice and is not a certified chimney inspection. The inspector is not responsible for nor can they inspect the inaccessible areas of the flue. Inspection of the flue would be performed by a qualified chimney contractor performing a Level II inspection which includes a video scan and may identify problems which can not be identified as a part of this general home inspection. The National Fire Protection Association and Pillar to Post Home Inspectors recommends a Level II inspection be performed when buying a home.

12.1.2 Maintenance Tip: Recommend annual evaluation and maintenance of chimneys and flues to ensure proper operation. When burning wood, try to use only seasoned hard woods to limit creosote build-up and related hazards.

Energy Tip: Keep your fireplace damper closed unless a fire is going. Keeping the damper open is like keeping a window wide open during the winter; it allows warm air to go right up the chimney.

Safety Tip: Always close mesh doors when operating fireplace to limit fire and/or burn hazard. If the fireplace is not equipped with mesh doors installation is recommended.

12.2 Gas Insert(s)

☑ Vented

12.2.1 Gas log unit was operational at the time of inspection.

12.2.2 View of gas logs.

**12.3 Flue / Vent**

- ☑ Metal Liner

12.3.1 Visually accessible areas of the flue were inspected and in acceptable condition at the time of inspection. Cleaning and inspection is recommended annually to ensure safe operation.

12.4 Hearth / Door / Screen

- ☑ Glass Doors

12.4.1 Inspected for Condition

13.0 APPLIANCES**13.1 Appliance General Comments**

13.1.1 The inspection of the appliances is performed in accordance with The ASHI Standards of Practice and is a visual inspection of normal operating controls to activate the primary function of installed appliances (i.e., ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines and food waste grinders).

Excluded from the scope of this inspection per ASHI standards are: Refrigerators (unless installed), countertop microwaves, washers, dryers, appliance thermostats (including calibration), adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliances. Comments regarding any of these items are provided as a courtesy.

13.2 Ranges / Ovens / Cooktops

- ☑ Cooktop
- ☑ Oven

13.2.1 Tested and operational at the time of inspection.

13.3 Range Hood

13.3.1 Tested and operational at the time of inspection.

13.4 Dishwasher

13.4.1 Tested and operational at the time of inspection.

13.5 Microwave Oven


13.5.1 Microwave was ran for a short heat cycle only to test operation. Not all functions could be tested.

13.6 Food Waste Disposer

13.6.1 Operational

13.7 Clothes Washer

- ☑ Not Tested

13.8 Clothes Dryer Not Tested