

Home Inspection Report



FOR THE PROPERTY OF:



PREPARED FOR:



INSPECTION DATE

REPORT NUMBER

PREPARED BY

BRETT HODGDON

WV LICENSE NUMBER

HI7644961983-0207

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Report Overview

This report is produced in accordance to the standards set forth in Title 87 of the Legislative Rules of the State of West Virginia. Please refer to Scope of Inspection section on the following page and the Inspection Agreement previously provided to you for a more detailed explanation of the scope of this inspection.

The main body of the report contains ten main sections. Each section contains three subsections: System Description, Observations, & Limitations.

- The Description subsection contains a list of the home's various components.
- The Observations subsection contains a list of conditions that are present along with any applicable pictures and diagrams.
- The Limitations subsection contains a list of items or areas that are typically not included in a standard home inspection or were excluded due to the specific circumstances present during the inspection.

This report reflects the condition of the property at the time of the inspection only. Although some references to time may have been made, there is no way to predict or guarantee the lifespan of any component or predict the rate of movement during a one-time inspection. As with all homes, unexpected repairs should be anticipated. This inspection report should not be construed as a warranty or guarantee of any kind. If additional protection is desired, home warranty options are available and should be pursued from other 3rd party vendors.

THE HOUSE IN PERSPECTIVE

This home is generally considered to be well-built and well-maintained. The repairs, maintenance, and improvements recommended in this report are common for a home of this age and in this region. All homes require maintenance, occasional repairs, and occasional system improvements. Please remember there is not such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

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

- **Investigate:** Denotes a component or system that was not or could not be fully inspected because technically exhaustive measurements, techniques, calculations, investigations and/or intrusive investigations would be necessary to come to any conclusions. Further evaluation is recommended by an individual who is qualified and licensed in the specific area of concern prior to closing to prevent assuming a potential liability.
- **Major Concern:** Denotes a system or component which is considered significantly deficient or may result in significant expense. A Major Concern may also represent a Safety Issue. Major Concerns are significant deficiencies that are not typical for a house of this age or construction and will likely impact the property or its occupants or guests in the short-term.

- **Safety Issue:** Denotes a condition that is unsafe and in need of prompt attention to prevent possible injury to occupants or guests.
- **Repair:** Denotes a system or component which is missing, damaged, or defective and needs corrective action to assure proper and reliable function.
- **Improve:** Denotes improvements which are recommended but are very common among most homes of this age and construction.
- **Monitor:** Denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

**Please note that the observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements.

Throughout the report, locations are described as though you are looking at the front of the house.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a summary of the conditions that have been listed as **Investigate, Major Concern, and Safety Issue** that were discovered during the inspection. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of the report to gain a full understanding of the inspection as this is simply a summary that contains limited information.

STRUCTURE:

1. **Major Concern:** Various defects are present in the construction of the rear deck. . Improper construction risks failure. An exhaustive review and analysis of the structure along with providing an itemized list of defects and specific recommendations for repair are outside the scope of a Home Inspection. Some of the observed defects have been depicted in photographs that follow. A qualified framing contractor should be engaged to perform the necessary repairs. Additional guidance can be provided upon request.

EXTERIOR:

1. **Safety Issue:** Loose railings for the rear deck should be repaired or replaced by a skilled handyman or carpenter for improved safety.
2. **Safety Issue:** The openings in the guard railings for the rear deck are large enough and oriented in a way that a child could fall through the railing or use the railing as a ladder and climb up and over the railing. Modifying the railing is recommended.
3. **Safety Issue:** Proper guard railings should be provided for the front porch and front porch stairway.
4. **Safety Issue:** The installation of a graspable handrail for the front porch stairway is recommended for improved safety.
5. **Safety Issue:** The step up or down, depending on one’s line of travel, at the exterior basement door is considered a tripping hazard. Ideally this condition would be modified.

ELECTRICAL:

1. **Safety Issue:** There are currently no working carbon monoxide (CO) alarms within the home. Ideally, CO alarms would be provided on each floor.
2. **Safety Issue:** Smoke alarms have a typical life expectancy of 7-10 years. The alarm on the main floor is aging and replacement is recommended. Ideally, smoke alarms would be installed on each floor, inside of each bedroom, and outside each bedroom common area.
3. **Safety Issue:** The installation of ground fault circuit interrupter (GFCI) protection for all of the outlets in the kitchen, garage, and laundry room is recommended. A GFCI offers increased protection from shock or electrocution.

INSULATION / VENTILATION:

1. **Safety Issue:** *The exposed foam board insulation in the closet below the basement stairway represents a fire hazard.* Although this is a common occurrence, it is recommended that this insulation be removed or covered for improved safety.

INTERIOR:

1. **Safety Issue:** The window within the lower portion of the stairway represents a potential safety hazard. The glass does not appear to be tempered. This increases the potential for laceration. At a minimum, a guard railing should be provided to protect the window. Ideally, a tempered glass window would also be provided.
2. **Safety Issue:** For improved safety, it is recommended that graspable hand railings be provided for the entire length of the stairway.
3. **Safety Issue:** The windows across the front of the upper level represent a potential fall hazard as they are low to the floor on the interior of the house and high above the ground on the exterior of the house. This is especially a concern for small children. The installation of some sort of window fall protection is recommended.
4. **Safety Issue:** The top window pane in both front bedrooms will not hold its own weight when the locking mechanism is unlocked. This can result in injury when the window drops suddenly. The windows should be repaired or replaced.

APPLIANCES:

1. **Investigate:** It is suspected the combination microwave and exhaust fan unit located above the range has not been installed as required by the manufacturer's installation instruction. The instructions should be evaluated to determine if modification or removal is necessary.
2. **Safety Issue:** The clothes dryer is vented to the exterior of the building through aluminum foil duct and a corrugated drain pipe. These components are less safe and generally prohibited by typical clothes dryer manufacturer installation instruction. The installation of a smooth-wall metal vent is recommended.

THE SCOPE OF THE INSPECTION

This inspection has been performed in accordance with the Standards of Practice for Home Inspections as set forth in Title 87 of the Legislative Rules of the State of West Virginia. Please refer to Sections 3.01 and 4.01 of the Home

Inspection Agreement for a more detailed explanation. The photographs provided herein are a sampling of the photographs taken during the inspection. The remaining photographs can be provided upon request.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete Masonry Units (CMU's) •Basement •Not Visible
Columns/Piers:	•Concrete Masonry Units (CMU's) •Steel •Not Visible
Floor Structure:	•Not Visible
Wall Structure:	•Wood Frame
Ceiling Structure:	•2x4 Trusses
Roof Structure:	•2x4 Trusses •Plywood Sheathing
Attic Inspection:	•Attic Entered

STRUCTURE OBSERVATIONS

Positive Attributes

The inspection did not discover evidence of substantial structural movement.

General Comments

Some repairs to the structural components are recommended.

Observations & Recommendations

1. Major Concern: Various defects are present in the construction of the rear deck. Improper construction risks failure. An exhaustive review and analysis of the structure along with providing an itemized list of defects and specific recommendations for repair are outside the scope of a Home Inspection. Some of the observed defects have been depicted in photographs that follow. A qualified framing contractor should be engaged to perform the necessary repairs. Additional guidance can be provided upon request.

Poor beam to column connections.



Improper ledger board connection. No ledger board flashing.





2. Monitor: Typical minor cracking was observed in various locations in the foundation walls and brick veneer. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for signs of additional movement. In the absence of any ongoing movement, repair should not be necessary. Engaging a Professional Engineer to develop and implement a monitoring technique and schedule may be desired.



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 could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage 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. In addition, an exhaustive review of the structural systems and components was not performed. No geotechnical investigations or soil testing was performed as part of this inspection.
- An evaluation of the in ground drains that at to collect and convey water away from the foundation are not visible and cannot be inspected without the use of a drain camera. Use of a drain camera is outside the scope of this inspection unless this service was contracted for and discussed herein.
- Stored personal property in the garage limited the inspection.
- The attic was entered but the inspection was performed from the location where the ceiling elevation transitions to the entry point only.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Architectural Asphalt Shingle
Chimneys:	•Masonry
Gutters & Downspouts:	•Aluminum •Downspouts discharge above and below grade
Method of Inspection:	•Walked on Roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are newer and in generally good condition. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been used as roof coverings.

General Comments

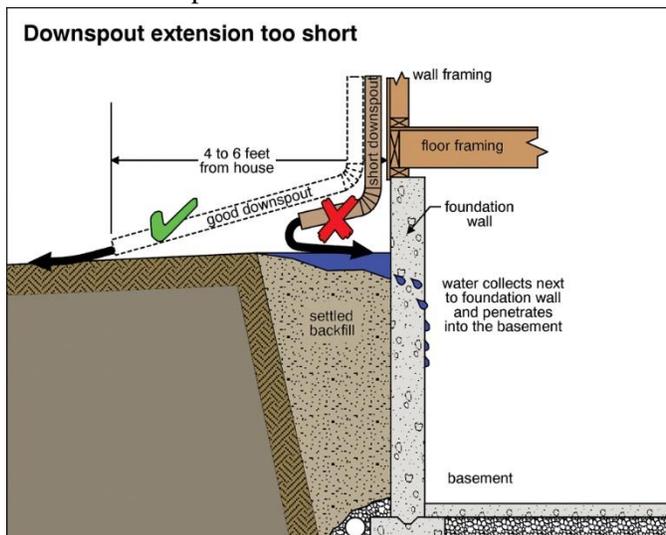
The roof coverings are relatively new and should have years of useful remaining life.

Observations & Recommendations

1. Repair: The gutters are congested with debris. They should be cleared and well maintained. It should also be verified that downspouts are clear and free draining. Improper control of roof runoff increases the potential for water entry and damage along, fungal growth, and foundation movement.



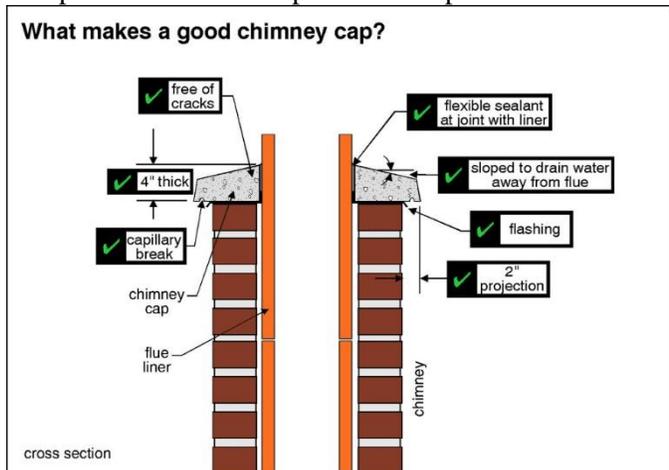
2. Repair: The downspout at the right front should discharge water at least five feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. Excess water around a foundation increases the potential for foundation movement as well as water entry and damage.



3. Repair: The counter flashing for the masonry chimney has simply been caulked to the side of the masonry. Gaps are present and the flashing is susceptible to allowing water leakage and damage. In addition, this seal is susceptible to failure due to the constant thermal expansion and contraction of the different materials. Ideally, the counter flashing would have been let into and secured and sealed within the brick veneer. At a minimum, the caulk would be touched up and well maintained.



4. Repair: The crown of the masonry chimney is cracked. At a minimum and as a temporary repair, all cracks and seams should be sealed to prevent ongoing water entry and damage. Ideally, the crown would be removed and replaced or a metal cap and screen provided for the entire chimney.



Discretionary Improvements

- The installation of gutter guards may help to avoid congestion with leaves and debris.

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 all of the underside of the roof sheathing is inspected for evidence of leaks.

- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae and chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- The nailing pattern for the architectural shingles could not be verified as the shingles had sealed. Proper nailing for architectural shingles is important.
- Access was not gained to the right side of the attic where any leakage at the chimney would be located.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Vinyl
Eaves, Soffits, And Fascias:	•Aluminum
Exterior Doors:	•Metal
Window/Door Frames and Trim:	•Metal •Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Wood
Overhead Garage Door(s):	•Steel •Automatic Garage Door Openers
Surface Drainage:	•Lot Slopes from Right to Left
Retaining Walls:	•None
Fencing:	•Wood •Vinyl

EXTERIOR OBSERVATIONS

Positive Attributes

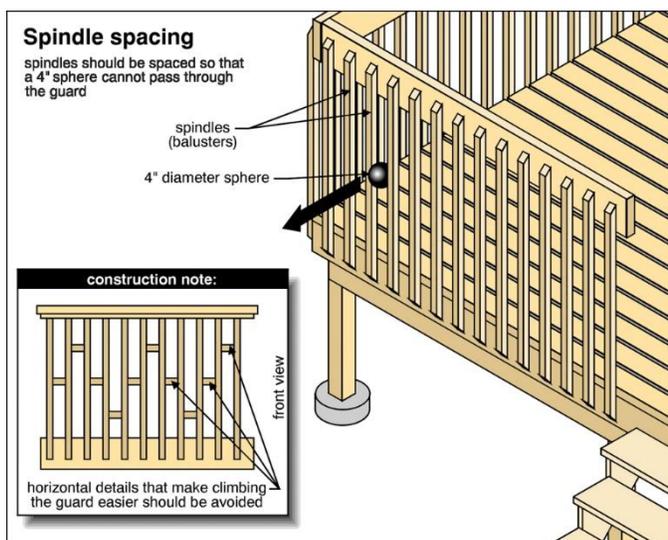
The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home.

General Comments

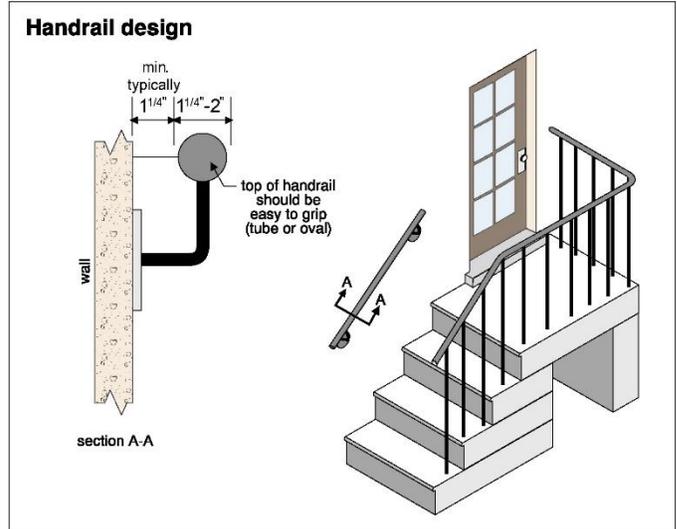
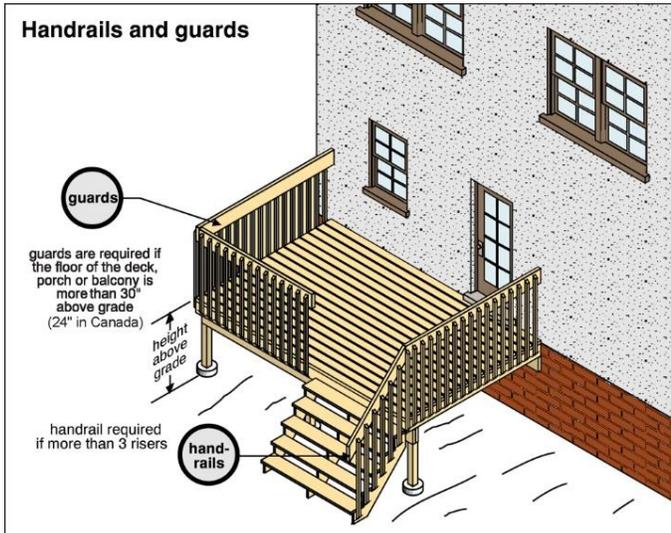
The exterior shows normal wear and tear for a home of this age.

Observations & Recommendations

- Safety Issue:** Loose railings for the rear deck should be repaired or replaced by a skilled handyman or carpenter for improved safety.
- Safety Issue:** The openings in the guard railings for the rear deck are large enough and oriented in a way that a child could fall through the railing or use the railing as a ladder and climb up and over the railing. Modifying the railing is recommended.



3. **Safety Issue:** Proper guard railings should be provided for the front porch and front porch stairway.
4. **Safety Issue:** The installation of a graspable handrail for the front porch stairway is recommended for improved safety.



5. **Safety Issue:** The step up or down, depending on one's line of travel, at the exterior basement door is considered a tripping hazard. Ideally this condition would be modified.



6. **Repair:** The aluminum-clad wood windows are susceptible to water entry and damage. An opening is present at the bottom corners of the bottom sash and the seal between the glass and aluminum is susceptible to failure. No evidence of damage was observed, but the aluminum cladding can hide damage until the damage becomes quite severe. At a minimum and as a temporary repair, the open seams should be sealed. Ongoing maintenance will be necessary.
7. **Repair:** Caulking the seams between the windows and brick veneer is recommended.

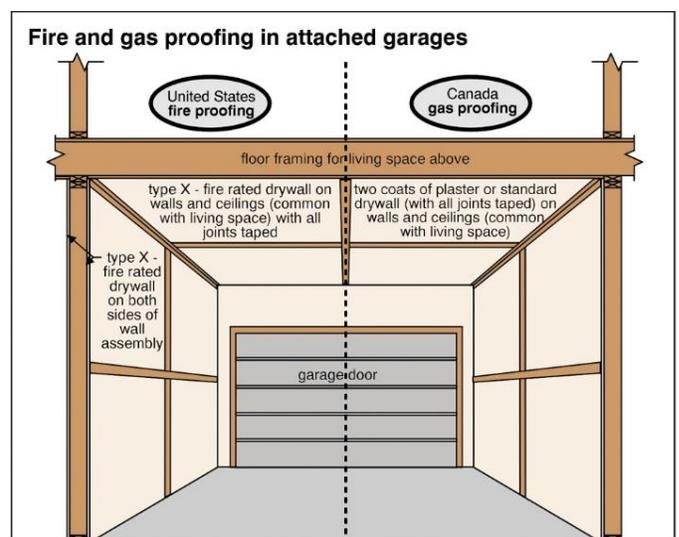
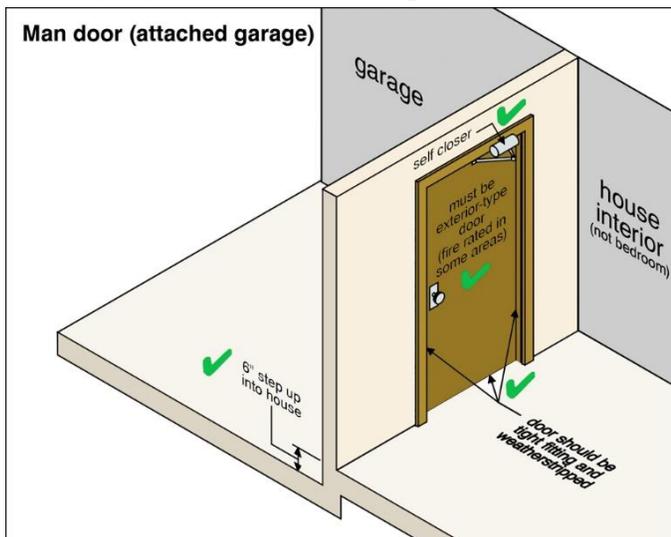
8. **Repair:** The opening where the refrigerant lines for the HVAC equipment pass into the house should be sealed to prevent water entry and damage.



9. **Repair:** Loose soffit or fascia on the left side of the house should be secured.



10. **Improve:** Gas and fire separation between the garage and interior of the house has not been provided. Upgrading the garage enclosure would improve safety.



11.Improve: The drainage swale at the rear of the property has been modified preventing the flow of water.

Reestablishing the drainage swale is recommended to improve the control of storm water.



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 sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- 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.
- Determining whether or not doors and windows contain safety glazing or if there are any underground tanks on the property is outside of the scope of this inspection.

Please also refer to the pre-inspection 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: 200 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Main Disconnects:	•Service Rating 200 Amps •Breakers •Located: Garage
Service Grounding:	•Copper •Ground Connection Not Visible
Main Distribution Panel(s):	•Panel Rating: 200 Amp •Breakers •Located: Garage
Auxiliary Distribution Panel(s):	•None
Distribution Wiring:	•Copper •Aluminum-Multi-Strand
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathrooms •Exterior •Garage •Kitchen
Arch Fault Circuit Interrupters:	•None
Smoke Detectors:	•Present
Carbon Monoxide Detectors:	•None

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. 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.

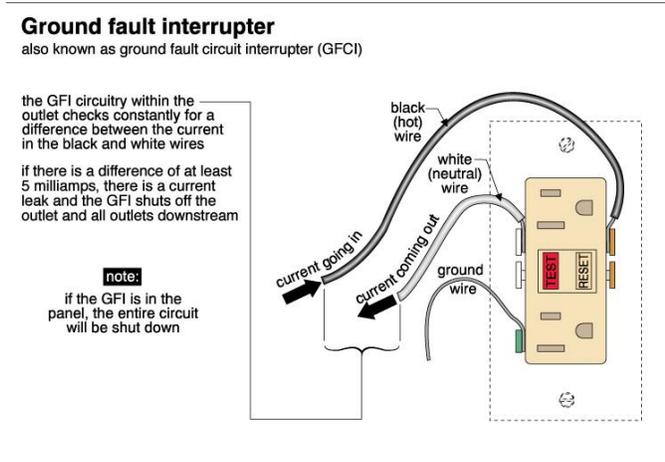
General Comments

Inspection of the electrical system revealed the need for typical repairs. Although each individual defect is not costly to repair, they should be a high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard.*** A qualified, licensed electrician should be consulted to evaluate the electrical system and make the necessary repairs.

Observations & Recommendations

- 1. Safety Issue:** There are currently no working carbon monoxide (CO) alarms within the home. Ideally, CO alarms would be provided on each floor.
- 2. Safety Issue:** Smoke alarms have a typical life expectancy of 7-10 years. The alarm on the main floor is aging and replacement is recommended. Ideally, smoke alarms would be installed on each floor, inside of each bedroom, and outside each bedroom common area.

- 3. Safety Issue:** The installation of ground fault circuit interrupter (GFCI) protection for all of the outlets in the kitchen, garage, and laundry room is recommended. A GFCI offers increased protection from shock or electrocution.

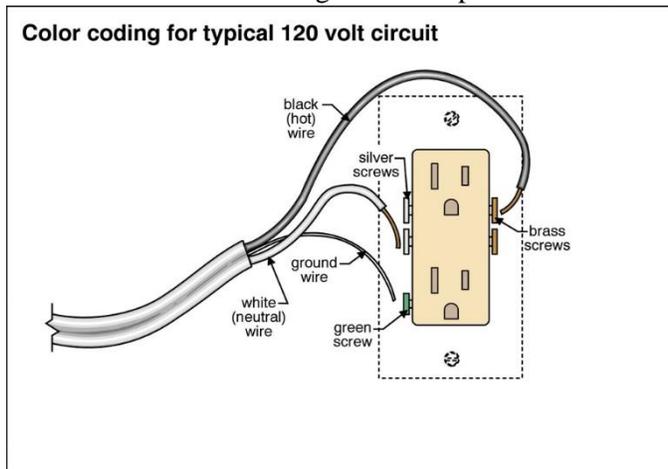


- 4. Repair:** The breakers for the main distribution panel should be labeled to ensure knowledge of where they service.
- 5. Repair:** The opening in the main panel should be covered. The duct tape is not considered an appropriate cover.
- 6. Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate breaker.
- 7. Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into electrical equipment. Cable clamps serve to protect the wiring from the metal edges of the panel openings. The missing clamp for the garbage disposal should be replaced.



- 8. Repair:** The loose light fixture at the rear of the master bedroom should be secured.

9. Repair: An ungrounded three-prong outlet is present at the rear of the main floor living room. This outlet and circuit should be investigated and repaired as necessary.



Discretionary Improvements

- The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.
- The installation of arch fault circuit interrupter (AFCI) devices is advisable on all outlet and light circuits. An AFCI's offers protection from shock, electrocution, and fire.

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 and light fixtures were tested.
- Furniture and/or storage restricted 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, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- Exterior lights that are controlled by photo-cells (light sensors) are not tested.
- Over-current devices (breakers and fuses) are not tested as part of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity •240 Volt Power Supply
Central System Type: •Air Source Heat Pump •Manufacturer: Goodman •Capacity: 36,000 (Btu's) •Age: 11 years old

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The heat pump serves to air-condition or cool the home and also provide heat during cooler weather conditions. Upon testing the heat pump in heating mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly.

General Comments

The system shows no visible evidence of major defects. Typical minor repairs are recommended. The system is showing some signs of age and may require a higher level of maintenance.

Observations & Recommendations

- 1. Repair:** No form of auxiliary condensate leakage protection has been provided for the heat pump. This can allow leakage and water damage in the event the condensate drain line becomes congested. A qualified HVAC technician should be engaged to perform the necessary repairs.



- 2. Repair:** Missing insulation on refrigerant line in the laundry room should be repaired to prevent the development of condensation.



- 3. Repair:** Prior condensate leakage from the interior portion of the heat pump has occurred in the past. If the unit has not been service and this condition remedied, it should be done prior to the cooling season to ensure proper system operation and prevent water damage.



- 4. Monitor:** The heat pump system is middle aged. It may require a slightly higher level of maintenance and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

LIMITATIONS OF COOLING / HEAT PUMPS 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:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The heat pump was operated in heating mode only.

- Approximately one-half of the data plate for the interior portion of the heat pump is missing.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Fiberglass- Batt •Varies Between R19 & Two Layers of R19
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Unknown
Basement Wall Insulation:	•None •Unknown
Floor Cavity Insulation:	•Unknown
Roof Ventilation:	•Ridge Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Kitchen •Dryer

INSULATION / VENTILATION OBSERVATIONS

General Comments

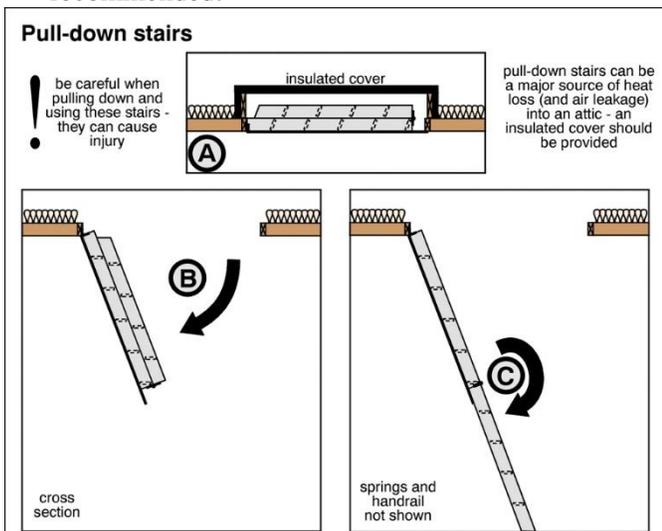
Upgrading insulation levels in a home is an improvement rather than a necessary repair.

Observations & Recommendations

- 1. Safety Issue:** *The exposed foam board insulation in the closet below the basement stairway represents a fire hazard.* Although this is a common occurrence, it is recommended that this insulation be removed or covered for improved safety.



- 2. Improve:** The installation of weather stripping and an insulated cover for the drop ladder stairway is recommended.



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 and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection 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:	•Plastic
Main Water Valve Location:	•Above Water Heater
Interior Supply Piping:	•Copper •Not Visible
Drain, Waste, & Vent Piping:	•Plastic •Not Visible
Water Heater:	•Electric •Manufacturer: General Electric •Capacity: 50 Gallons •Age: 9 Years Old

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 two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded.

General Comments

Some repairs to the plumbing system are necessary at this time.

Observations & Recommendations

- 1. Repair:** The sink vanity in the master bathroom and the laundry tub are loose. They should be secured to prevent damage to the water supply and waste piping.
- 2. Repair:** An auxiliary drip pan has been provided for the water heater but a drain has not been provided for the drip pan and a floor drain is not present in the vicinity of the unit. There is no form of auxiliary protection in the event the tank or the temperature and pressure relief valve leak. The installation of a drain pipe or leak detection and automatic water supply shut off system would be a desirable upgrade to reduce the potential for water damage.
- 3. Repair:** The discharge piping for the water heater's temperature and pressure relief (TPR) valve has been sized down. In other words, the piping is undersized. This increases the potential for the improper discharge of hot water in the event the water heater malfunctions and the TPR valve releases water. Replacing the discharge piping is recommended.



4. **Repair:** The faucets for both bathtubs are leaking and difficult to operate. They should be repaired or replaced as required by a plumbing contractor.
5. **Repair:** The finish surface of the master bathtub is chipped in multiple locations. It does not appear that this condition is allowing leakage to occur. The fixture should be patched to prevent progressive deterioration.
6. **Repair:** The penetration for the faucet in the master bathtub is vulnerable to allowing water leakage and damage. This penetration should be improved as required.



7. **Improve:** The drains for the sinks in the kitchen, master bedroom, and laundry room have been installed in a nonstandard fashion. This increases the potential for the development of clogs and improper drainage.





8. Improve: The inoperative drain stopper for the master bathtub should be repaired.

9. Monitor: The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

10. Comment: The condition of the in ground drain piping systems (i.e. foundation toe drain, downspout laterals, and sanitary piping) cannot be evaluated during a visual inspection and inspecting the drains with a drain camera is outside the scope of a Home Inspection. Damaged, disconnected, clogged, or improperly installed in ground drains can cause water entry, damage and foundation movement. Further investigation of the in ground drain piping system with a drain camera would be necessary to provide any additional information.

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:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, 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.
- Clothes washing machine connections are not inspected.
- If a standpipe is present for the clothes washing machine, this drain is not tested.
- The interior of flues or chimneys which are not readily accessible, which includes flue connections inside a fireplace, are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- The rear hose bib was winterized and was not tested.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials: •Drywall
Floor Surfaces: •Carpet •Tile •Wood Laminate
Window Type(s) & Glazing: •Double/Single Hung •Fixed Pane •Double Glazed
Doors: •Wood-Hollow Core •Wood-Solid Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas.

General Condition of Windows and Doors

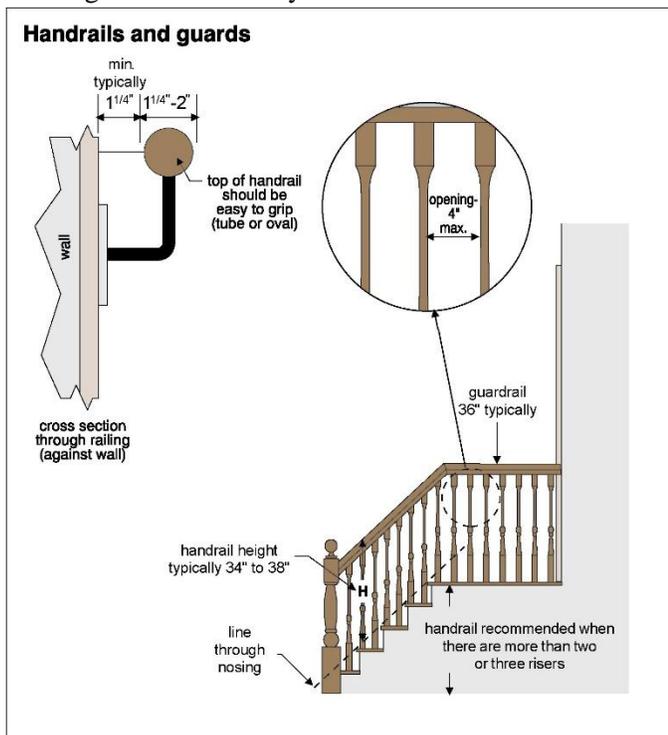
The majority of the doors and windows are average quality units.

Observations & Recommendations

- 1. Safety Issue:** The window within the lower portion of the stairway represents a potential safety hazard. The glass does not appear to be tempered. This increases the potential for laceration. At a minimum, a guard railing should be provided to protect the window. Ideally, a tempered glass window would also be provided.



2. **Safety Issue:** For improved safety, it is recommended that graspable hand railings be provided for the entire length of the stairway.



3. **Safety Issue:** The windows across the front of the upper level represent a potential fall hazard as they are low to the floor on the interior of the house and high above the ground on the exterior of the house. This is especially a concern for small children. The installation of some sort of window fall protection is recommended.
4. **Safety Issue:** The top window pane in both front bedrooms will not hold its own weight when the locking mechanism is unlocked. This can result in injury when the window drops suddenly. The windows should be repaired or replaced.
5. **Repair:** The exterior dining room and master bedroom doors should be trimmed or adjusted as necessary to work properly.
6. **Repair:** Localized deterioration of the mortar for the fireplace firebox has developed. The fireplace should be reviewed and repaired by a qualified chimney sweep prior to use.
7. **Improve:** The lazy susan should be adjusted to allow proper operation.
8. **Monitor:** Evidence of interior cracking and previous patching are present in various locations on the interior of the house.

Environmental Issues

- **Monitor:** 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.

- **Monitor:** 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. Exposure to high levels of carbon monoxide can cause death while exposure to low levels of carbon monoxide for an extended period of time may cause other health related concerns. Operating and maintaining up to date carbon monoxide detectors is highly recommended.

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, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

- Appliances Tested:** •Electric Range •Microwave Oven •Dishwasher •Waste Disposer •Kitchen Exhaust Fan
- Laundry Facility:** •240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

APPLIANCES OBSERVATIONS

Positive Attributes

The primary function of all the appliances that were tested responded satisfactorily.

General Comments

Only minor improvements to the appliances are needed.

Observations & Recommendations

- 1. Investigate:** It is suspected the combination microwave and exhaust fan unit located above the range has not been installed as required by the manufacturer's installation instruction. The instructions should be evaluated to determine if modification or removal is necessary.



- 2. Safety Issue:** The clothes dryer is vented to the exterior of the building through aluminum foil duct and a corrugated drain pipe. These components are less safe and generally prohibited by typical clothes dryer manufacturer installation instruction. The installation of a smooth-wall metal vent is recommended.



- 3. Repair:** The dishwasher door hardware is damaged. It appears the door was overloaded which causes the door to open too far. The door generally functions properly when the lower rack is empty. However, this may not be the case when the rack is fully loaded. Repairs should be performed as required.
- 4. Improve:** The kitchen exhaust fan should be vented to the exterior of the building. The vent piping currently terminates in the attic.

LIMITATIONS OF APPLIANCES 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

- 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.
- Refrigerators, freezers, ice makers, clothes washing machines, clothes dryers are not inspected as part of this inspection.

Please also refer to the pre-inspection 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!