



HOME INSPECTION REPORT

Anywhere
Madison, WI 53704

Inspection Date:
2007

Prepared For:
Client

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REPORT OVERVIEW

THE HOUSE IN PERSPECTIVE

This is an average quality 30 year old (approximate age) home that has been lacking maintenance somewhat. 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. For it being a foreclosed home, the home is in above average condition, however, repairs should still be considered a priority.

KEYS USED IN THIS REPORT

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

- **Major Concern:** Denotes an improvement recommendation that is uncommon for a building of this age or location and /or that needs immediate repair or replacement. These items should be considered major defects with the home.
- **Safety Issue:** Denotes an observation or recommendation that is considered an immediate safety concern.
- **Improve:** Denotes a typical improvement recommendation that is common for a building of this age and location that should be anticipated or budgeted for over the short term.
- **Monitor:** Denotes an area where further investigation by a specialized licensed contractor and/or monitoring is needed. Repairs may be necessary or desired. During the inspection, there was insufficient information or the observation was beyond the scope of the inspection. Improvements cannot be determined until further investigation or observations are made.

Note: Observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long-term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. 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.

- **Major Concern:** Damaged sub-flooring (i.e. the material below floor finishes) was felt in bathroom. The floor was soft between the toilet and the tub. This area was not able to be viewed from below, therefore, extent of damaged area is not able to be reported on. Recommend replacing damaged Subfloor.
- **Safety Issue:** The walkway presents a trip hazard. The sidewalk was sloped, which could be a slippery areas in colder months, or a potential trip issue. This condition should be altered for improved safety.
- **Major Concern/Safety Issue:** The FPE panels with Stab-Lock breakers are associated with known product defects, including breakers that have a reputation for failing to trip when necessary. In addition to the problems of breakers tripping, there is usually insufficient space for wires, and there are a number of construction features no longer allowed by present standards. It is recommended that the system be reviewed by a qualified electrical contractor who is familiar with the problems poses by FPE equipment.
- **Major Concern:** The level of ventilation should be improved. The attic temperature taken was 124 degrees F. That was relatively hot compared to the outside temperature. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic. Recommend further evaluation by a professional.
- **Safety Issue:** The heating system shows evidence that exhaust products have been “back drafting” at the water heater. *This is a health concern.* This condition may be the result of inappropriate flue and chimney configuration. It appears that the furnace exhaust may be discharging through the water heater areas. See photo. Also see photo under Plumbing section. A qualified licensed heating technician should be consulted. Poor exhaust flue connections should be improved immediately.
- **Major Concern:** Recommend replacement of the water heater. A large slice with rust was on unit (see photo). There is also evidence of back drafting. See photo, as well as additional information under Heating section. The water heater venting system shows evidence of exhaust “spillage”. This is a serious condition that could be a health hazard to the occupants of the home. This condition should be addressed promptly.

- **Major Concern:** Evidence of leakage was visible at waste clean out area adjacent to basement stairs. Recommend repairs. See photo below.
- **Major Concern:** The shut off handle under bathroom sink was highly corroded, wet, and had leakage evidence inside the cabinet. Recommend repairs. See photo.
- **Major Concern:** Evidence of water damage to the floor adjacent to the bathtub enclosure was observed. The extent of damage is difficult to predict without removing floor coverings. Please see Structural section for additional information.
- **Major Concern:** When the shower head is in use, it discharges water onto drywall. The drywall has been patched in the past. Drywall can absorb moisture rather easily and additional moisture issues can occur. Any damaged areas behind enclosure walls should be replaced. Recommend improvements and further evaluation of area.
- **Major Concern:** The dishwasher had standing water in it at time of the inspection. A note on the door indicated that it was not to be tested as it was not fully, properly connected. This is an older dishwasher, in what appears to be poor condition. Recommend replacement.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ISHI® Inspector Standards are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. The ISHI® Inspector Standards can be found at the end of this report and are made part of the inspection.

This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection only. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a homebuyer in a better position to make a buying decision. 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.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of Appliances, the Electrical System, the Air Conditioning System (s), Heating System(s), and the Plumbing System.

Verification of compliance with current or past Building Code and/or Zoning Regulations or requirements is outside the scope of this inspection.

Please refer to the ISHI® Inspector Standards and the inspection authorization and agreement for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. The estimated outside temperature was 62 degrees F. Occasional rain has been experienced in the days leading up to the inspection.

STRUCTURAL / FOUNDATION

DESCRIPTION OF STRUCTURAL / FOUNDATION COMPONENTS

Foundation:	•Poured Concrete •Basement Configuration
Columns:	•Steel
Floor Structure:	•Wood Joist •Plywood Subfloor
Wall Structure:	•Wood Frame
Ceiling Structure:	•Truss
Roof Structure:	•Trusses •Plywood Sheathing
Attic Method of Inspection:	•Viewed From Hatch

STRUCTURAL / FOUNDATION COMPONENT OBSERVATIONS

General Comments

A qualified contractor should be consulted to undertake the improvements recommended below. Typical minor flaws were detected in the structural components of the building.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Slightly greater than typical foundation cracking was observed. Prior repairs were noted to the foundation. Patched/sealed cracks were visible on both sides of home. These areas should be monitored. The rate of movement cannot be predicted during a one-time inspection.



Floors

- **Major Concern:** Damaged sub-flooring (i.e. the material below floor finishes) was felt in bathroom. The floor was soft between the toilet and the tub. This area was not able to be viewed from below, therefore, extent of damaged area is not able to be reported on. Recommend replacing damaged Subfloor.
- **Improve:** Recommend installing joist hangers underneath staircase landing off of kitchen. Nails were visible between the joist and header.
- **Improve:** The sills of the structure are not properly anchored where visible in garage. Anchor bolts complete with nuts and washers should be installed where necessary.

Roof

- **Improve:** While investigating the roof structure, outside light was visible around chimney. This condition suggests that openings exist in the roofing materials. This should be further investigated in order to ensure the weather tightness of the roof.
- **Monitor:** Stains on the insulation were observed as evidence of prior roof leakage under vents and penetrations. Recommend monitoring.

LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a standard home inspection. A certified Licensed Professional Engineer (P.E.) is recommended where there are structural concerns about the building. Inspection of structural components was limited 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.
- Insulation obstructed the view of some structural components in the attic.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

ROOFING

DESCRIPTION OF ROOFING SYSTEM

Roof Covering:	•Asphalt •2 (or more) layers
Chimneys:	•Metal
Gutters and Downspouts:	•Aluminum •Downspouts discharge above grade
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age and location. Ice damming should be watched for during the winter months. The potential for ice dams can vary with the severity of the winter. Severe ice dams can result in roof leakage, typically near the eaves. Solutions include better attic insulation and ventilation, eave protection below the roof coverings, or the installation of heating cables on the roof.

It is recommended that roofing materials be removed prior to re-roofing.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Monitor:** The shingles are considered to be in good condition with some typical wear noted. Typical maintenance should be expected.

Chimneys

- **Improve:** The chimney flashings should be monitored regularly. Caulk was present where the chimney meets the shingles.

Gutters & Downspouts

- **Improve:** The downspouts 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. Recommend installing downspout extensions ASAP.
- **Improve:** Leaks in the gutters should be repaired.

LIMITATIONS OF ROOFING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

EXTERIOR

DESCRIPTION OF EXTERIOR

Wall Cladding:	•Aluminum
Soffit and Fascia:	•Aluminum
Window/Door Frames and Trim:	•Wood
Driveways:	•Concrete
Walkways and Patios:	•Concrete
Porches, Decks, and Steps:	•Concrete •Wood
Overhead Garage Door(s):	•Automatic Opener •Metal
Lot Grading:	•Level Grade

EXTERIOR OBSERVATIONS

Positive Attributes

The aluminum soffits and fascia are an excellent feature of the exterior of the home.

General Comments

The exterior of the home has lacked maintenance. A qualified contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** Typical minor cracking was observed on the exterior walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.
- **Improve:** Damaged siding should be repaired or replaced as needed.
- **Improve:** Tree branches should be trimmed away from the house.
- **Improve:** Recommend sealing around gas entry.
- **Improve:** Openings were noted on front of home at siding where it meets the soffits.

Windows

- **Improve:** The window frames require painting and caulking. Larger openings were noted, particularly underneath the window areas.
- **Improve:** Localized evidence of rot was visible at window sills. Repairs should be undertaken in conjunction with painting.
- **Improve:** The storm door is damaged at front entry. Recommend repairs or replacement.
- **Improve:** Recommend painting basement window frames to help deter further rusting.

Garage

- **Improve:** Proper fire separation between the garage and house proper is recommended. Holes in the drywall were present.
- **Safety Issue:** Although the garage door opener laser reverse did function properly, the door did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* Improvement may be as simple as adjusting the sensitivity control on the opener. This should be dealt with immediately.
- **Monitor:** The garage walls have stains.

Lot Drainage

- **Improve:** The grading should be improved to promote the flow of storm water away from the house. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. Ideally, at least eight (8) inches of clearance should be maintained between soil level and the top of the foundation walls.

Porch

- **Safety Issue:** The porch step represents a trip hazard due to its steepness. This is a safety concern that should be addressed promptly.
- **Improve:** Recommend replacing the wood section under the main entry door on exterior of home. This wood is weathered and slopes toward the home.

Deck

- **Improve:** The deck should be painted or stained to improve durability.
- **Monitor/ Improve:** : The openings in the deck railing are large enough to allow a child to fall through. It is recommended that this be altered for improved safety.

Walkway & Driveway

- **Safety Issue:** The walkway presents a trip hazard. The sidewalk was sloped, which could be a slippery areas in colder months, or a potential trip issue. This condition should be altered for improved safety.



- **Monitor/ Improve:** Moderate cracking was noted on driveway.

LIMITATIONS OF EXTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.
- Access below decks and/or porches was extremely limited.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

ELECTRICAL SYSTEM

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amp
Service Entrance Wires:	•Underground •Conductors Not Visible
Main Disconnect:	•Breakers – 100 Amp •Located: on side wall of basement
Service Ground:	•Ground Connection Not Visible
Branch/Auxiliary Panel(s):	•None Visible
Distribution Wiring:	•Not accessed
Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s)

ELECTRICAL OBSERVATIONS

General Comments

A licensed electrician should be consulted to undertake the improvements recommended below.

Inspection of the electrical system revealed some non-standard and/or amateur wiring practices. Although repairs are not especially costly, they should be considered high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Major Concern/Safety Issue:** The FPE panels with Stab-Lock breakers are associated with known product defects, including breakers that have a reputation for failing to trip when necessary. In addition to the problems of breakers tripping, there is usually insufficient space for wires, and there are a number of construction features no longer allowed by present standards. It is recommended that the system be reviewed by a qualified electrical contractor who is familiar with the problems posed by FPE equipment.

Outlets

- **Improve:** An outlet in side bedroom is damaged. It should be replaced.
- **Improve:** The outlets throughout basement office have reversed polarity (i.e. it is wired backwards). These outlets and the circuits should be investigated and improved as necessary.
- **Improve:** Recommend securing the loose outlet at sump pump area.

Switches & Wiring

- **Monitor:** The inoperative light switches in kitchen may need to be repaired. These switches may be connected to an outlet or light fixture not currently in use. If this is not the case these circuits should be investigated.
- **Monitor:** Loose wiring was noted in garage.
- **Improve:** Recommend a cover plate atop the exposed junction box on the basement ceiling in room with water meter.

Lights

- **Improve:** The ceiling fans should be balanced.
- **Improve:** The damaged light fixture in garage should be repaired.
- **Improve:** Recommend cleaning bathroom fan cover.
- **Monitor:** A bedroom ceiling fan was not flush with the ceiling.

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. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution.

LIMITATIONS OF ELECTRICAL INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.
- The main panel cover plate (dead front) could not be removed at the time of the inspection.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

HEATING SYSTEM

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source:	•Gas
Heating System Type:	•Forced Air
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier (older model, not tested)
System Manufacturer:	•Bryant
System Description:	•Manufacturer Date: 9/2004• Model # 311aav042090• Serial # 3804a29804

HEATING OBSERVATIONS

Positive Attributes

This is a high efficiency heating system. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

General Comments

The Heat Exchanger is a component of the furnace in which combustion occurs. As the heat exchanger wears out, cracks and holes may develop and the combustion gases may mix into the warm air stream that serves the home. This furnace has a sealed heat exchanger. Only a qualified heating technician is able to effectively inspect it. The inspector is not equipped to inspect furnace heat exchanger for evidence of cracks or holes, during the visual Home Inspection. This is beyond the scope of this inspection.

A typical life expectancy for a furnace is between 15-25 years if properly maintained.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Improve:** The dirty air filter should be replaced.
- **Monitor:** Recommend regular servicing of the furnace.
- **Improve:** Recommend servicing the humidifier regularly. Upgrading to a newer model should be considered.

Combustion / Exhaust

- **Safety Issue:** The heating system shows evidence that exhaust products have been “back drafting” at the water heater. *This is a health concern.* This condition may be the result of inappropriate flue and chimney configuration. It appears that the furnace exhaust may be discharging through the water heater areas. See photo. Also see photo under Plumbing section. A qualified licensed heating technician should be consulted. Poor exhaust flue connections should be improved immediately.



Supply Air Ductwork

- **Improve:** No heat supply was found in lower finished room with water meter. Recommend adding a heat source.

LIMITATIONS OF HEATING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- The adequacy of heat distribution is difficult to determine during a one-time visit to a home.
- The programmable thermostat was not tested.
- The humidifier was not inspected.

COOLING SYSTEM

DESCRIPTION OF COOLING SYSTEM

Energy Source:	•Electricity
System Manufacturer:	•Not accessed: covered
System Description:	• Not accessed: covered

SYSTEM OBSERVATIONS

General Comments

It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

A typical life expectancy for an air conditioner is between 10-15 years if properly maintained.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Improve:** Recommend testing air conditioner once uncovered.
- **Improve:** Recommend regular servicing of air conditioner unit.

LIMITATIONS OF COOLING SYSTEM INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.
- The system was not tested.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

INSULATION / VENTILATION

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Approximately 8 inches cellulose
Exterior Wall Insulation:	•Unknown
Basement Wall Insulation:	•Not Visible
Air / Vapor Barrier(s):	•Unknown
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer •Cooktop Down Draft

INSULATION / VENTILATION OBSERVATIONS

General Comments

Insulation levels are typical for a home of this age and construction. Upgrading insulation levels in a home is considered an improvement rather than a necessary repair. A qualified contractor should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Major Concern:** The level of ventilation should be improved. The attic temperature taken was 124 degrees F. That was relatively hot compared to the outside temperature. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In colder climates, it will help reduce the potential for ice dams on the roof and condensation within the attic. Recommend further evaluation by a professional.
- **Improve:** Insulation should be provided on bathroom exhaust vent pipe.
- **Monitor:** Insulation improvements may be cost effective, depending on the anticipated term of ownership. It is generally recommended that R-38 insulation with an air vapor barrier be installed. This should help to reduce heating costs and help keep the home cooler during warm weather.
- **Improve:** Recommend a drywall cover for the attic entry rather than the paneled board.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests 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 beyond the scope of this inspection.
- Any estimates of insulation R-values or depths are rough average values.
- No access was gained to the wall cavities of the home.
- The attic was viewed from the access hatch only.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

PLUMBING SYSTEM

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Type D
Main Valve Location:	•Front Wall of Basement
Supply Piping:	•Type D
Waste System:	•Public Sewer System
Drain / Waste / Vent Piping:	•Plastic •Steel •Not Visible in all locations
Water Heater:	•Gas •Approximate Capacity (in gallons): 40•Approximate Age (in years): 15•Manufacturer •Ruud •Model # PR40-7T•Serial # RUN 0492A07999
Other Components:	Functional Flow: •Satisfactory

PLUMBING OBSERVATIONS

General Comments

A qualified plumber should be consulted to undertake the improvements recommended below.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Major Concern:** Recommend replacement of the water heater. A large slice with rust was on unit (see photo). There is also evidence of back drafting. See photo, as well as additional information under Heating section. The water heater venting system shows evidence of exhaust “spillage”. This is a serious condition that could be a health hazard to the occupants of the home. This condition should be addressed promptly.



Plumbing

- **Monitor:** The plumbing pipes are type D. This type of pipe was used for a period of time around when this house was built. Thin areas are common inside the pipes, which can lead to pin hole leaks. Monitoring these pipes will be a continual maintenance item. If and/or when leaks develop, recommend consulting a plumber ASAP for repairs. Typically, pipes are replaced on an add-needed basis.
- **Improve:** The area is leaking at main water entry shut off handle. Recommend repairs.
- **Improve:** A hose bib handle is not connected at exterior side. Recommend having faucet fully installed and brought to operating condition.
- **Improve:** Condensation of the cold water piping was noted. This piping should be insulated.
- **Monitor:** Connections have been made between two different types of materials without the appropriate connection device. These areas are considered higher potential for leaks. Materials expand and contract at different rates, sometimes causing cracking of plastic. Dissimilar metals can result in corrosion.
- **Improve:** The installation of the supply piping under kitchen sink (tape on pipes) is not workmanlike. Leakage evidence was noted in this area.
- **Improve:** Leakage was noted under kitchen sink.

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- **Major Concern:** Evidence of leakage was visible at waste clean out area adjacent to basement stairs. Recommend repairs. See photo below.



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- **Major Concern:** The shut off handle under bathroom sink was highly corroded, wet, and had leakage evidence inside the cabinet. Recommend repairs. See photo.



Fixtures

- **Improve:** The toilet is loose.
- **Improve:** The tub drain stopper is inoperative.
- **Improve:** The laundry tub and its piping should be properly secured.
- **Improve:** The laundry tub piping leaked underneath when tested. Repair or replacement should be undertaken.
- **Major Concern:** Evidence of water damage to the floor adjacent to the bathtub enclosure was observed. The extent of damage is difficult to predict without removing floor coverings. Please see Structural section for additional information.
- **Major Concern:** When the shower head is in use, it discharges water onto drywall. The drywall has been patched in the past. Drywall can absorb moisture rather easily and additional moisture issues can occur. Any damaged areas behind enclosure walls should be replaced. Recommend improvements and further evaluation of area.

Sump Pump

- **Improve:** Recommend having the sump pump and hose properly installed. It appears to have been done in an amateur fashion. Recommend a non-flexible hose for the interior section, and proper protection for the pump.
- **Improve:** Recommend installing a hose to the exterior discharge pipe for the sump pump. Recommend that any water discharge at least 5 feet from the building.

Discretionary Improvements

Upgrading the older plumbing fixtures within the home would be a logical long term improvement.

LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. The inspection of the plumbing system was limited 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, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.
- Water conditioning systems are not tested.
- The sump pump was not fully inspected. The cover was not able to be completely removed.

Please refer to the ISHI[®] Inspector Standards for a full explanation of the scope of the inspection.

INTERIOR

DESCRIPTION OF INTERIOR

Wall and Ceiling Finishes:	•Drywall/Plaster •Paneling
Floor Surfaces:	•Carpet •Vinyl/Resilient •Concrete
Windows Style and Glazing:	•Sliders •Double Glazed
Doors:	•Wood •Metal
Fireplaces:	•Wood burning, metal flue

INTERIOR OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor/Improve:** Water staining was noted in basement on interior walls. See photo. No signs of recent standing water were present in basement. Some walls have been replaced, while other paneled walls were warped. Drain back ups or basement flooding (if any) in past is not able to be reported on during this visual inspection.



- **Improve:** Evidence of patching was detected inside shower. See notes under plumbing section.
- **Monitor:** Typical drywall flaws were observed.
- **Monitor:** Damage to the drywall was observed on closet wall.

Floors

- **Monitor:** The carpet is stained in areas, and worn in others.
- **Improve:** The installation of the vinyl flooring at the entryway makes it difficult to open the front door. Materials underneath were not visible. Recommend improvements.

Windows

- **Improve:** A window has lost its seal in back bedroom. This has resulted in condensation developing between the panes of glass. Recommend replacing the panes. The windows appear to be original throughout the home. Replacing the windows may be desired.
- **Monitor:** Water stains and some cosmetic damage was observed on some of the window frames.

Doors

- **Improve:** Door at entry should be trimmed or adjusted as necessary to work properly. There is a hump in the floor underneath. Materials under the vinyl were not able to be inspected.

Stairways

- **Monitor:** The stairway "headroom" (overhead clearance) is less than ideal. This is a common condition in older homes that may not be cost-effective to cure. Extra care should be taken when negotiating the stairs.

Fireplaces

- **Safety Issue:** The hearth outside the fireplace is not large enough to reduce the risk of fire, should hot embers manage to escape from the fireplace. This situation should be altered for improved safety.
- **Safety Issue:** The fireplace mantle in the living room is too close to the fireplace opening.
- **Improve:** The fireplace chimney should be cleaned regularly.

Basement Leakage

- **Note:** No evidence of moisture penetration was visible in the basement around the perimeter at the time of the inspection. Water stains were noted on the interior wall however. The cause of a back up in basement would not be able to be determined during this visual inspection. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.*** 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.
- **Monitor:** Proper performance of the sump pump is critical to preventing basement leakage. Sump pumps usually serve to discharge storm water from the perimeter foundation drainage tiles. If the sump pump becomes inoperative, or if the discharge line is broken, damaged or improperly sloped, basement leakage can result. The operation of the sump pump should be carefully monitored. If the sump pump operates regularly, it may be prudent to consider a back up pump, or a battery power supply in the event of a power interruption. Please refer to the “Plumbing” section, where there may be more information on the sump pump.

Environmental Issues/Information

- **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. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to consider the installation of carbon monoxide detectors within the home.
- **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:** 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.

LIMITATIONS OF INTERIOR INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- Portions of the foundation walls were concealed from view.

Please also refer to the ISHI® Inspector Standards for a detailed explanation of the scope of this inspection.

APPLIANCES

DESCRIPTION OF APPLIANCES

Appliances Tested:

- Waste Disposer •Electrical connection present for range

Laundry Facility:

- 240 Volt Circuit for Dryer •Dryer Vented to Building Exterior •Washer Discharges to Laundry Tub/Sink

Other Components Tested:

- Cooktop Exhaust Vent/Fan

APPLIANCE OBSERVATIONS

Recommend cleaning dryer vent on an annual basis.

General Comments

It would be wise to consider a homeowner's warranty to protect the buyers from unexpected breakdown and failure.

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RECOMMENDATIONS / OBSERVATIONS

Water Conditioning Equipment

- **Improve:** The water conditioning equipment is in suspect condition. The unit was dirty and lacking salt at time of inspection. Cleaning and servicing are recommended.

Dishwasher

- **Improve:** The dishwasher door is damaged.
- **Major Concern:** The dishwasher had standing water in it at time of the inspection. A note on the door indicated that it was not to be tested as it was not fully, properly connected. This is an older dishwasher, in what appears to be poor condition. Recommend replacement.

Cooktop Exhaust Vent / Fan

- **Improve:** The Cooktop exhaust fan filter should be replaced.

Clothes Dryer

- **Improve:** The clothes dryer exhaust vent pipe should be improved. Recommend upgrading the plastic to metal.

LIMITATIONS OF APPLIANCE INSPECTION

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Appliances are tested by turning them on for a short period of time only. It is strongly recommended that a Homeowner's Warranty or service contract be purchased to cover the operation of appliances. It is further recommended that appliances be tested during any scheduled pre-closing walk through. Like any mechanical device, appliances can malfunction at any time (including the day after taking possession of the house). The inspection of the appliances was limited by (but not restricted to) the following conditions:

- Thermostats, timers and other specialized features and controls are not tested.
- The effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please refer to the ISHI® Inspector Standards for a full explanation of the scope of the inspection.