

Property Inspection Report



23145 Charitan Blvd.
Columbia, Missouri 65201

Prepared for: Melania Westwood

Prepared by: Spradling Home Inspections, LLC

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address: 23145 Charitan Blvd
City: Columbia **State:** Missouri **Zip:** 65201
Contact Name: Emily Stuart

Client Information

Client Name: Melania Westwood
E-Mail: Melania@westwoodgems.com

Inspection Company

Inspector Name Stuart Spradling
Company Name Spradling Home Inspections, LLC
File Number: 02092001
Amount Received: Invoiced for the Home Inspection and a Radon Test

Conditions

Others Present: Buyer's Agent **Property Occupied:** No
Estimated Age: 100+ years with subsequent additions **Entrance Faces:** North
Inspection Date: February 09, 2020
Start Time: 9:00 AM **End Time:** 12:30 PM
Electric: On Yes
Gas/Oil: On Yes
Water: On Yes
Temperature: 71 Degrees
Weather: Overcast **Soil Conditions:** Damp
Space Below Grade: Basement
Building Type: Single-family detached home **Garage:** Detached
Sewage Disposal: Public **How Verified:** N/A
Water Source: Public **How Verified:** N/A

Lots and Grounds

1. Acceptable **Driveway:** Asphalt - A wide crack in the asphalt driveway is present, close to the detached garage. This will permit water intrusion, and damage from freeze/thaw cycles is likely. Recommend filling and sealing with approved materials.



2. Acceptable **Walks:** Poured concrete slab
3. Marginal **Steps/Stoops:** Concrete - Irregular step height noted at the front porch, ranging from about 5 1/2 inches to nearly 9 inches. This is a tripping hazard. The corners of the steps are cracked and chipped. The base of the iron hand railings are nearly rusted through. Previous repairs were noted. Recommend replacement of the front steps by a qualified contractor.
4. Acceptable **Porch:** Concrete floor, masonry columns - Cracks were observed in the concrete porch slab. Recommend sealing any cracks wider than 1/8 inch with approved material, to minimize water passage and subsequent damage from settlement or freeze thaw cycles.
5. Acceptable **Patio:** Concrete pavers - The barbeque grill was not evaluated as part of the home inspection, but the gas line to this appliance does not have a drip leg or sediment trap. This is a potential safety hazard. Recommend repairs by a qualified plumbing contractor.



6. Acceptable **Balcony:** Treated wood - The safety railing on the balcony is shorter than current building standards. Recommend installing additional rails to increase the height to at least 42 inches by a qualified contractor.



7. Acceptable **Grading:** Flat

Lots and Grounds (Continued)

- 8. Not Present
- 9. Marginal

Swale: No drainage swale observed

Vegetation: Mulched beds and shrubs - Tree limbs over hang the roof and should be cut back. Recommend at least 8 feet of clearance after limbs are cut.



- 10. Marginal

Window Wells: Covered - Several damaged window well covers were observed. Recommend replacement as needed.



- 11. Acceptable
- 12. Not Present
- 13. Not Inspected

Basement Stairwell: Concrete

Basement Stairwell Drain: Surface drain - The basement stairwell drain was not tested as part of this inspection. Recommend keeping the drain grill clear of debris

Exterior Surface Drain: No exterior drain terminations were visible

Exterior Surface and Components

Exterior of the house Exterior Surface

- 1. Marginal

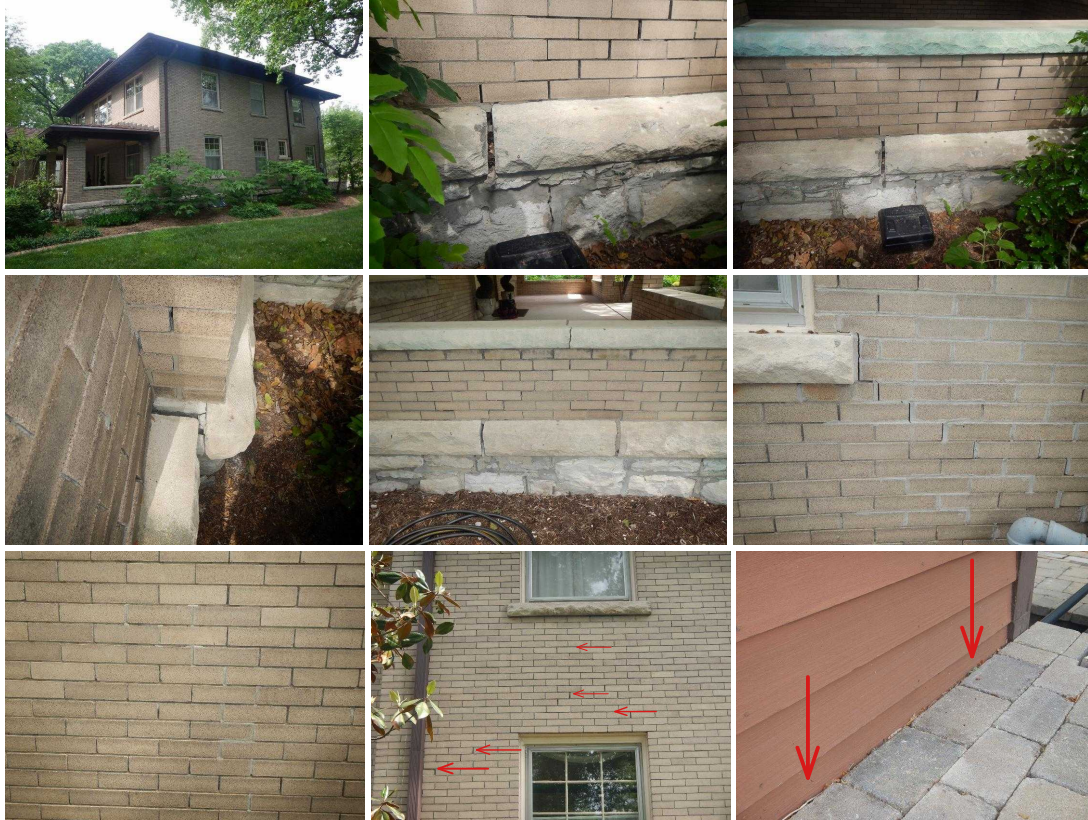
Type: Brick veneer, cedar lap siding and stone foundation blocks - Missing mortar and soft mortar was observed on all sides of the home's brick veneer and stone foundation. This condition will make the brick veneer prone to leak, and subsequent damage to the veneer and to the framing behind is likely. Previous repair attempts were noted. Some of the repairs have re cracked, and most are easily seen. Recommend further review by a qualified masonry contractor, and tuck point to repair as needed.

The paver brick stoop in the rear is installed on top of the wood lap siding. This will be prone to rot. Recommend repairs to minimize water damage by a qualified contractor.



Exterior Surface and Components (Continued)

Type: (continued)



2. Acceptable
3. Acceptable
4. Acceptable
5. Acceptable
6. Acceptable
7. Acceptable
8. Marginal

Trim: Painted wood

Fascia: Painted wood

Soffits: Exposed rafter tails, painted wood

Door Bell: Hard wired

Entry Doors: Solid wood entry door

Patio Door: Solid wood entry door

Windows: Wood single hung - The metal wrap on several window sills slopes back towards the window. This will direct rain towards the house, rather than away from the house. Recommend repairs as needed by a qualified contractor.



9. Acceptable
10. Acceptable
11. Acceptable
12. Acceptable
13. Acceptable

Storm Windows: Aluminum framed glass

Window Screens: Metal mesh

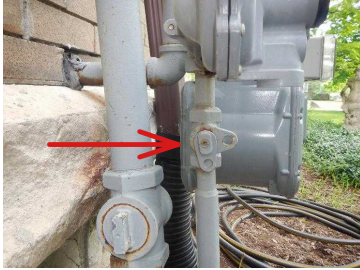
Basement Windows: Wood hopper

Exterior Lighting: Surface mount

Exterior Electric Outlets: 110 VAC GFCI

Exterior Surface and Components (Continued)

- 14. Acceptable
- 15. Acceptable
- 16. Acceptable

Hose Bibs: Rotary valves**Gas Meter:** Exterior surface mount at side of home**Main Gas Valve:** Located at gas meter - In the photo, the arrow points to the gas shut off valve for the entire house. This would need a wrench or large pliers to turn off. When the holes line up, the gas supply is turned off.**Roof****All surfaces of the roof were inspected Roof Surface**

- 1. **Method of Inspection:** The roof was inspected from the roof surface
- 2. Acceptable **Material:** Laminated fiberglass and asphalt composition shingles and EPDM rubber



- 3. **Type:** Combination gable and hip and shed
- 4. **Approximate Age:** Five 10 years

Roof (Continued)

5. Marginal

Flashing: Galvanized, aluminum and rubber - Loose counter flashing was observed along the wall/roof intersection above the front porch. This will be prone to wind damage and to leak. Recommend repairs by a qualified contractor.



6. Acceptable

Valleys: Cut Shingle

7. Acceptable

Plumbing Vents: Galvanized steel and cast iron

8. Acceptable

Electrical Mast: Electrical connection on the north west corner of the house

9. Acceptable

Gutters: Prefinished aluminum

10. Acceptable

Downspouts: Prefinished aluminum

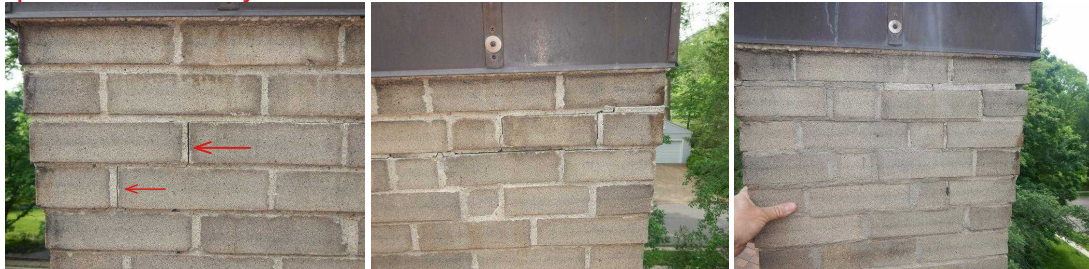
11. Acceptable

Leader/Extension: Buried plastic - Recommend locating the discharge end of the buried downspout extension tubes, and keeping them clear of mud and debris.

**South slope Chimney**

12. Marginal

Chimney: Brick - Missing mortar and cracks were noted on the roof level chimney faces. Soft mortar was noted in most of the mortar joints. Moisture intrusion is likely in these areas, and subsequent damage is likely. Recommend tuck point repairs by a qualified masonry contractor.



13. Not Inspected

Flue/Flue Cap: Flue was inspected by others (Chimney Safe) - Spring loaded flue top dampers are not recommended for use with gas fireplace logs. Recommend removal.

Roof (Continued)

Flue/Flue Cap: (continued)



14. Acceptable **Chimney Flashing:** Cricket framing, copper flashing
Southwest corner Chimney

15. Marginal **Chimney:** Brick - Missing mortar and cracks were noted on the roof level chimney faces. Soft mortar was noted in most of the mortar joints. Moisture intrusion is likely in these areas, and subsequent damage is likely. Recommend tuck point repairs by a qualified masonry contractor.



16. Not Inspected **Flue/Flue Cap:** Flue was inspected by others (Chimney Safe)

17. Acceptable **Chimney Flashing:** Cricket framing, copper flashing

Northwest corner Chimney

18. Marginal **Chimney:** Brick - Missing mortar was noted on the roof level chimney faces. Soft mortar was noted in most of the mortar. Moisture intrusion is likely in these areas, and subsequent damage is likely. Recommend tuck point repairs by a qualified masonry contractor.



19. Not Inspected **Flue/Flue Cap:** Flue was inspected by others (Chimney Safe)

20. Acceptable **Chimney Flashing:** Cricket framing, copper flashing

Garage/Carport

Front entry Garage

1. **Type of Structure:** Detached **Car Spaces:** 3

2. Acceptable **Garage Doors:** Insulated metal - Recommend lubrication of the door rollers and door hinges.

3. Acceptable **Door Operation:** Mechanized

4. Acceptable **Door Opener:** Lift Master

5. Acceptable **Exterior Surface:** Cedar lap siding

6. Marginal **Roof:** Laminated fiberglass and asphalt composition shingles - Several damaged shingles are present, at the southeast corner of the garage roof. Some of these will be prone to leak. Recommend repairs by a qualified roofing contractor.



7. Marginal **Roof Structure:** 2x4 Engineered Wood Truss - Several field modified trusses are present at the north and south ends of the roof framing. Any cuts to an engineered truss should be evaluated by a licensed structural engineer to ensure structural integrity.



8. Acceptable **Service Doors:** Insulated metal entry door

9. Acceptable **Ceiling:** Exposed framing

10. Acceptable **Walls:** Exposed framing

11. Acceptable **Floor/Foundation:** Poured concrete slab

12. Defective **Electrical:** 110 VAC GFCI - One of the GFCI electrical outlets won't reset. Recommend replacement by a licensed electrician.



13. Acceptable **Windows:** Vinyl single hung, thermal pane, tilt in

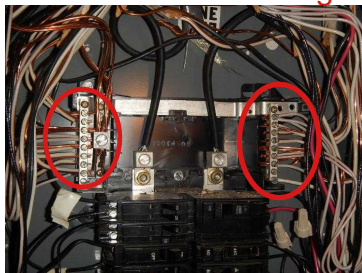
14. Acceptable **Gutters:** Aluminum

Garage/Carport (Continued)

15. Acceptable **Downspouts:** Aluminum
 16. Marginal **Leader/Extensions:** Splash Blocks - Recommend extending the the lower end of the downspouts to discharge roof runoff away from the foundation

Electrical

1. **Service Size Amps:** 150 Amps **Volts:** 110-220 VAC
 2. Acceptable **Service:** Copper
 3. Marginal **120 VAC Branch Circuits:** Copper - The ground and neutral wires in the electric sub panel are terminated on the same bus bars. In a sub panel, the neutral wires and ground wires should be separated, and the neutral bus should be insulated from the metal enclosure. The ground bus should be bonded to the enclosure.



4. Acceptable **240 VAC Branch Circuits:** Copper
 5. Not Present **Aluminum Wiring:** Not present
 6. Defective **Conductor Type:** Non-metallic sheathed cable and knob and tube - Live knob and tube wiring was observed in the basement ceiling and in the attic. This type of wiring is considered outdated and is a safety hazard. This wiring is covered with insulation in the attic, which is a safety hazard. Recommend tracing and replacing all knob and tub wiring with non metallic sheathed cable by a licensed electrician.
 7. Acceptable **Ground:** Rod in the ground
 8. Not Present **Smoke Detectors:** None - Recommend smoke detectors in all bedrooms, and common hallways. Recommend changing batteries twice a year.

Basement Electric Panel

9. Acceptable **Manufacturer:** Square D



10. **Maximum Capacity:** 150 Amps
 11. Acceptable **Main Breaker Size:** 150 Amps
 12. Acceptable **Breakers:** Copper and Aluminum compatible
 13. Acceptable **GFCI:** At GFCI receptacles only
 14. **Is the panel bonded?** Yes

Electrical (Continued)**Basement Electric Panel**

15. Acceptable **Manufacturer:** General Electric
 16. **Maximum Capacity:** 60 Amps
 17. Acceptable **Breakers:** Copper and Aluminum compatible
 18. **Is the panel bonded?** Yes

Structure

1. Acceptable
 2. Marginal

Structure Type: Wood frame**Foundation:** Mortared stone - Wide cracks through the stone and mortar foundation were observed in the east wall.

Previous movement of the front porch was noted, evidenced by gaps between the porch floor and the columns, and displacement of the bricks in the columns.

Recommend further review by a licensed structural engineer to determine if future movement is likely, and if repairs are needed.



3. Not Present
 4. Acceptable
 5. Acceptable
 6. Acceptable

Differential Movement: Previous movement noted**Beams:** Built up wood beam**Bearing Walls:** Masonry**Joists/Trusses:** 2x10 floor joists, 2x6 ceiling joists - Termite activity was observed in the rim joist in small areas. There is not significant structural damage at this time. Recommend annual termite inspections by a qualified pests control contractor, and treat as needed.

7. Acceptable
 8. Acceptable
 9. Acceptable
 10. Acceptable

Piers/Posts: Treated wood posts**Floor/Slab:** Poured concrete slab**Stairs/Handrails:** Wood stairs with wood handrails**Subfloor:** Dimensional wood

Attic

Above the bedrooms Attic

1. **Method of Inspection:** In the attic
2. Acceptable **Roof Framing:** 2x6 Rafter and king post braces
3. Acceptable **Sheathing:** Dimensional wood
4. Acceptable **Ventilation:** Gable vents
5. Acceptable **Insulation:** Blown in fiberglass
6. Acceptable **Insulation Depth:** 10-12 inches
7. Defective **Wiring/Lighting:** 110 VAC - Live knob and tube wiring was observed in the attic in several areas, and is partially covered by insulation. This wiring is considered outdated and a latent safety hazard. Recommend replacement of all knob and tub wiring with currently produced branch circuit wiring by a licensed electrician.



8. Not Present **Moisture Penetration:** No signs of water penetration were observed at the time of the inspection
9. Not Inspected **Bathroom Fan Venting:** Not visible without disturbing insulation.

Basement

Under the entire home Basement

1. Acceptable **Ceiling:** Exposed framing
2. Marginal **Walls:** Exposed foundation walls
3. Marginal **Floor:** Concrete - Abandoned steel piping sticks out of the floor about 6 inches, next to the boiler. This is a tripping hazard. Recommend grinding off flush with the floor.



4. Not Inspected **Floor Drain:** Surface drain - The floor drain line was not tested as part of this home inspection.
5. Acceptable **Doors:** Solid wood
6. Acceptable **Windows:** Wood hopper

Basement (Continued)**7. Defective**

Electrical: 110 VAC outlets and lighting circuits - Live knob and tube wiring was observed in the basement ceiling in several areas, and is partially covered by insulation. This wiring is considered outdated and a latent safety hazard. Recommend replacement of all knob and tub wiring with currently produced branch circuit wiring by a licensed electrician.

Exposed wire splices were observed in the basement. Flying splices are an inherent safety hazard. Recommend enclosing in an approved junction box.

Numerous open junction boxes were observed. Recommend installing approved cover plates as needed.

Improperly terminated branch wiring was observed in the basement ceiling. This is a potential safety hazard. Recommend enclosing in an approved termination box.

Unsecured electrical outlets were observed. These are a safety hazard. Recommend anchoring to the wall as needed.

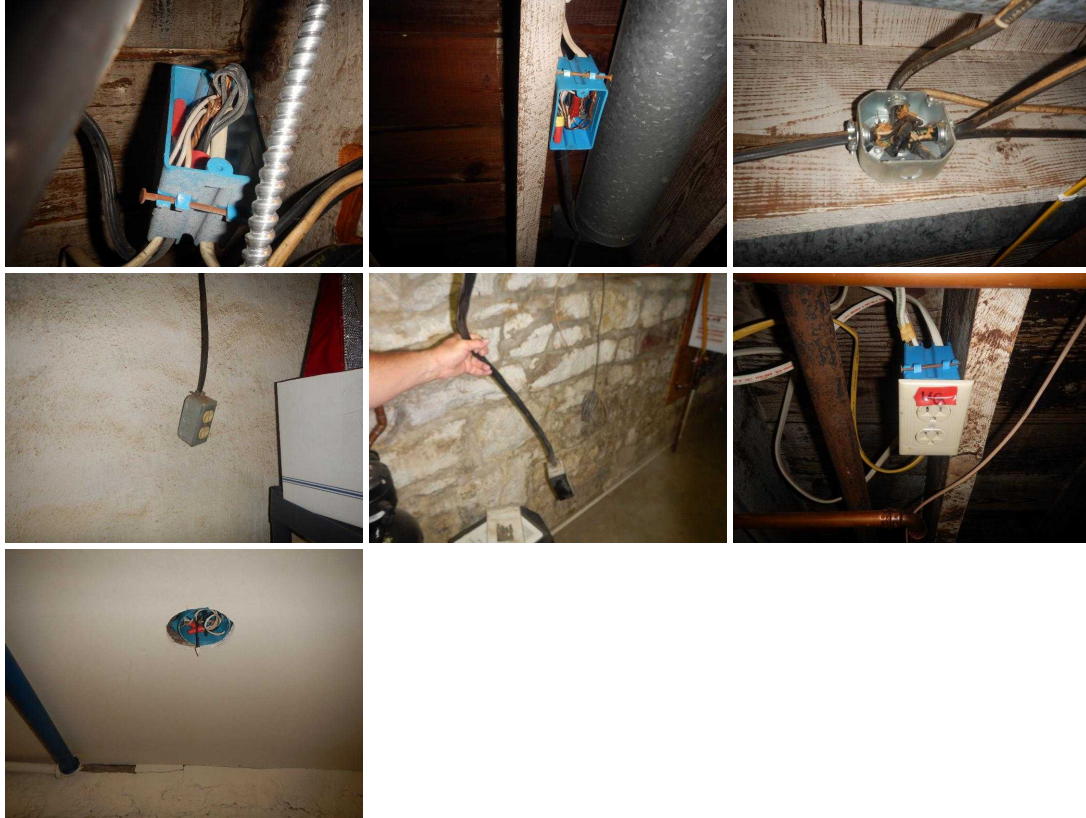
Ungrounded 3 prong outlets were observed at 1 location in this area. This is a safety hazard. Recommend repairs as needed by a licensed electrician.

Several incomplete light fixture installations were observed in the basement. Recommend installing approved light fixtures as needed.



Basement (Continued)

Electrical: (continued)



- 8. Not Present
- 9. Acceptable
- 10. Acceptable
- 11. Marginal

HVAC Source: None

Insulation: Fiberglass batts in the end of joist spaces

Ventilation: Doorways

Moisture Location: Previous moisture penetration noted - **Staining along the bottom of the wall opposite the basement stairs was noted. The area was dry at the time of the inspection, and no other evidence of moisture penetration was observed.**



- 12. Acceptable

Basement Stairs/Railings: Wood stairs with wood handrails

Air Conditioning

North side, left AC System

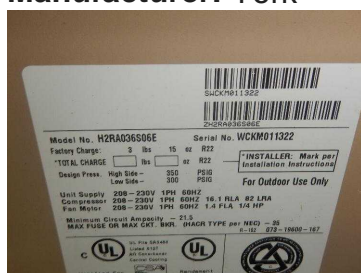
1. Acceptable **A/C System Operation:** The air-conditioning system was operated and performed satisfactorily
2. Acceptable **Condensate Removal:** PVC tubing into a surface drain
3. Marginal **Exterior Unit:** Pad mounted - The outside unit is in service longer than the national average, and may need repair or replacement within the next few years. With equipment this age, it is recommended that a qualified HVAC contractor evaluate the unit during warmer weather and make recommendations for maintenance or repair.
4. **Manufacturer:** Carrier



5. **Area Served:** Main level **Approximate Age:** Manufactured in 1983
6. **Fuel Type:** 220 VAC **Temperature Differential:** 18 Degrees
7. **Type:** Central A/C **Capacity:** Not listed
8. Not Inspected **Visible Coil:** Not visible without dis assembly
9. Acceptable **Refrigerant Lines:** Copper
10. Acceptable **Electrical Disconnect:** Exterior disconnect

North side, right AC System

11. Acceptable **A/C System Operation:** The air-conditioning system was operated and performed satisfactorily
12. Acceptable **Condensate Removal:** PVC tubing
13. Marginal **Exterior Unit:** Pad mounted - The outside unit is in service longer than the national average, and may need repair or replacement within the next few years. With equipment this age, it is recommended that a qualified HVAC contractor evaluate the unit during warmer weather and make recommendations for maintenance or repair.
14. **Manufacturer:** York



15. **Area Served:** 2nd floor only **Approximate Age:** Manufactured in 1998
16. **Fuel Type:** 220 VAC **Temperature Differential:** 16 Degrees
17. **Type:** Central A/C **Capacity:** Not listed
18. Not Inspected **Visible Coil:** Not visible without dis assembly
19. Acceptable **Refrigerant Lines:** Copper
20. Acceptable **Electrical Disconnect:** Exterior disconnect

Air Conditioning (Continued)

- 21. Acceptable **Exposed Ductwork:** Metal ducts and insulated flex ducts
- 22. Acceptable **Blower Fan/Filters:** Direct drive with disposable filter
- 23. Acceptable **Thermostats:** One thermostat for the 2nd floor, one thermostat for the lower levels

Heating System

Unfinished part of the basement Heating System

- 1. Not Inspected **Heating System Operation:** Appears functional
- 2. **Manufacturer:** Weil-McClain
- 3. **Type:** Forced air **Capacity:** Not listed
- 4. **Area Served:** Entire dwelling **Approximate Age:** 5+ years
- 5. **Fuel Type:** Natural gas
- 6. Not Inspected **Heat Exchanger:** N/A sealed
- 7. Acceptable **Distribution:** Copper water lines through individual radiators
- 8. Acceptable **Circulator:** Pump
- 9. Acceptable **Draft Control:** Powered draft
- 10. Acceptable **Flue Pipe:** PVC
- 11. Acceptable **Devices:** Temp gauge, pressure gauge
- 12. Acceptable **Thermostats:** One thermostat serves the entire house
- 13. **Suspected Asbestos:** No

Plumbing

- 1. Acceptable **Service Line:** Galvanized steel - The majority of the water service line is buried below grade, and the material used is not known. The visible portion is galvanized steel.
- 2. Defective **Main Water Shutoff:** Basement - **Water pressure was measured at nearly 110 PS I. This is excessive, and is likely to cause damage to the plumbing system, and components. Recommend installation of a water pressure regulator valve and adjusting the the water pressure as needed to lower the water pressure to 40 to 60 PS I.**

In the 2nd photo, the arrow points to the main water shut off valve.



- 3. Acceptable **Water Lines:** Galvanized, Copper and Pex plastic - The water softener system was not tested or evaluated as part of this home inspection.

Plumbing (Continued)**Water Lines: (continued)**

4. Acceptable

Drain Pipes: Cast iron and PVC - For older homes on heavily wooded lots, it is recommended that the drain lines from the house to the municipal connection be inspected with a camera scope to check for broken or damaged pipe, tree roots or other problems.

5. Acceptable

Service Caps: Accessible

6. Acceptable

Vent Pipes: Cast iron and galvanized steel

7. Marginal

Gas Service Lines: Black iron piping and Corrugated Stainless Steel (CSST) - **Corrugated Stainless Steel Tubing (CSST) should be electrically bonded as required by the manufacturer. The bonding conductor should be permanently and directly connected to the electrical service equipment enclosure, the grounding conductor at the electrical service, the grounding electrode conductor, or to one or more of the grounding electrodes used. Recommend repairs by a qualified electrician. For further information on this important safety upgrade, visit www.csstsafety.com**

Basement Water Heater

8. Acceptable

Water Heater Operation: Functional at time of inspection

9. **Manufacturer:** Navien

10. **Type:** On demand, continuous supply, natural gas fired **Capacity:** Continuous

11. **Approximate Age:** 1-5 years **Area Served:** Entire dwelling

12. Acceptable **Flue Pipe:** PVC

13. Acceptable **TPRV and Drain Tube:** Copper extension tubing

Bathroom

Basement Bathroom

1. Defective

Toilets: Securely mounted - A leak was observed between the tank and the bowl. Recommend repairs by a qualified plumbing contractor.



1/2 on the main level Bathroom

2. Acceptable

Ceiling: Plaster, painted

3. Acceptable

Walls: Plaster, wallpaper and ceramic tile

4. Acceptable

Floor: Hardwood

5. Acceptable

Doors: Solid wood

6. Acceptable

Electrical: 110 VAC GFCI

7. Acceptable

Counter/Cabinet: Attached securely

8. Acceptable

Sink/Basin: Molded single bowl

9. Defective

Faucets/Traps: Water pressure and drainage adequate - S type drain traps are present. These are known to siphon dry during use, and may allow sewer gas into the living area. These are not longer approved. Recommend replacement with a P trap.



10. Acceptable

Toilets: Securely mounted, no leaks observed

11. Not Present

HVAC Source: None

12. Acceptable

Ventilation: Electric ventilation fan

Upper level north Jack and Jill Bathroom

13. Acceptable

Ceiling: Plaster, painted

14. Acceptable

Walls: Plaster, painted

15. Acceptable

Floor: Ceramic tile

16. Acceptable

Doors: Solid wood

17. Marginal

Windows: Wood single hung - The cords for the counter balance system are missing. Windows that slam shut are a safety hazard. Recommend repairs as needed.

Bathroom (Continued)

Windows: (continued)



- 18. Acceptable
- 19. Acceptable
- 20. Acceptable
- 21. Defective

Electrical: 110 VAC GFCI

Counter/Cabinet: Attached securely

Sink/Basin: Molded single bowl

Faucets/Traps: Water pressure and drainage adequate - S type drain traps are present. These are known to siphon dry during use, and may allow sewer gas into the living area. These are not longer approved. Recommend replacement with a P trap.



- 22. Acceptable
- 23. Acceptable
- 24. Acceptable
- 25. Acceptable

Tub/Surround: Cast iron free standing

Toilets: Securely mounted, no leaks observed

HVAC Source: Hot water register and ceiling mounted HVAC

Ventilation: Doorway and window

Upper level south Jack and Jill Bathroom

- 26. Acceptable
- 27. Acceptable
- 28. Acceptable
- 29. Acceptable
- 30. Acceptable
- 31. Acceptable
- 32. Acceptable
- 33. Acceptable
- 34. Acceptable
- 35. Acceptable
- 36. Acceptable

Ceiling: Plaster, painted

Walls: Plaster, wallpaper

Floor: Hardwood

Doors: Solid wood

Electrical: 110 VAC GFCI

Sink/Basin: Pedestal sink

Faucets/Traps: Water pressure and drainage adequate

Tub/Surround: Cast iron free standing

Toilets: Securely mounted, no leaks observed

HVAC Source: Hot water register and ceiling mounted HVAC

Ventilation: Electric ventilation fan

Kitchen

South side of the floor plan Kitchen

- | | |
|---------------------|---|
| 1. Acceptable | Cooking Appliances: Functional at the time of inspection |
| 2. Acceptable | Ventilator: Functional at the time of inspection |
| 3. Acceptable | Disposal: Functional at the time of inspection |
| 4. Acceptable | Dishwasher: Functional at the time of inspection |
| 5. Air Gap Present? | Yes |
| 6. Acceptable | Refrigerator: Functional at the time of inspection |
| 7. Acceptable | Microwave: Functional at the time of inspection |
| 8. Acceptable | Sink: Porcelain coated steel |
| 9. Acceptable | Electrical: 110 VAC GFCI |
| 10. Acceptable | Plumbing/Fixtures: Water pressure and drainage adequate |
| 11. Acceptable | Counter Tops: Solid surface |
| 12. Acceptable | Cabinets: Wood |
| 13. Acceptable | Pantry: Large |
| 14. Acceptable | Ceiling: Plaster, painted |
| 15. Acceptable | Walls: Plaster, wallpaper |
| 16. Acceptable | Floor: Hardwood |
| 17. Acceptable | Windows: Wood single hung |
| 18. Acceptable | HVAC Source: Hot water register and floor mounted HVAC |

Bedroom

Upper level northeast Bedroom

- | | |
|---------------|---|
| 1. Acceptable | Closet: Large |
| 2. Acceptable | Ceiling: Plaster, painted |
| 3. Acceptable | Walls: Plaster, wallpaper |
| 4. Acceptable | Floor: Hardwood |
| 5. Acceptable | Doors: Solid wood |
| 6. Marginal | Windows: Wood single hung - The cords for the counter balance system are missing. Windows that slam shut are a safety hazard. Recommend repairs as needed. |



- | | |
|--------------|---|
| 7. Defective | Electrical: 110 VAC outlets and lighting circuits - Reversed polarity was observed at 2 electric outlets in this room. This is a safety hazard. Recommend repairs as needed by a licensed electrician. |
|--------------|---|

Bedroom (Continued)

Electrical: (continued)



- 8. Acceptable **HVAC Source:** Hot water register and ceiling mounted HVAC
- 9. Not Present **Smoke Detector:** None - Recommend smoke detectors in all bedrooms, and common hallways. Recommend changing batteries twice a year.

Upper level southeast Bedroom

- 10. Acceptable **Closet:** Large
- 11. Acceptable **Ceiling:** Plaster, painted
- 12. Acceptable **Walls:** Plaster, wallpaper
- 13. Acceptable **Floor:** Hardwood
- 14. Acceptable **Doors:** Solid wood
- 15. Acceptable **Windows:** Wood single hung
- 16. Defective **Electrical:** 110 VAC outlets and lighting circuits - Reversed polarity was observed at 3 electric outlets in this room. This is a safety hazard. Recommend repairs as needed by a licensed electrician.



- 17. Acceptable **HVAC Source:** Hot water register and ceiling mounted HVAC
- 18. Not Present **Smoke Detector:** None - Recommend smoke detectors in all bedrooms, and common hallways. Recommend changing batteries twice a year.

Upper level southwest Bedroom

- 19. Acceptable **Closet:** Large
- 20. Acceptable **Ceiling:** Plaster, painted
- 21. Acceptable **Walls:** Plaster, wallpaper
- 22. Acceptable **Floor:** Hardwood
- 23. Acceptable **Doors:** Solid wood
- 24. Acceptable **Windows:** Wood single hung
- 25. Defective **Electrical:** 110 VAC outlets and lighting circuits - Ungrounded 3 prong outlets were observed at location in this room. This is a safety hazard. Recommend repairs as needed by a licensed electrician.
Reversed polarity was observed at 1 electric outlet in this room. This is a safety hazard. Recommend repairs as needed by a licensed electrician.
- 26. Acceptable **HVAC Source:** Hot water register and ceiling mounted HVAC

Bedroom (Continued)

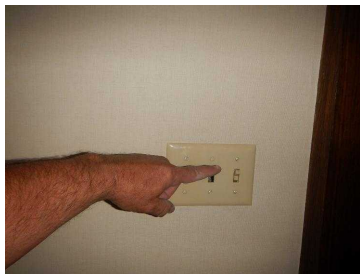
27. Not Present **Smoke Detector:** None - Recommend smoke detectors in all bedrooms, and common hallways. Recommend changing batteries twice a year.

Upper level northwest Bedroom

28. Acceptable **Closet:** Large
29. Acceptable **Ceiling:** Plaster, painted
30. Acceptable **Walls:** Plaster, painted
31. Acceptable **Floor:** Hardwood
32. Acceptable **Doors:** Solid wood
33. Acceptable **Windows:** Wood single hung
34. Defective **Electrical:** 110 VAC outlets and lighting circuits - **Reversed polarity was observed at 1 electric outlet in this room. This is a safety hazard. Recommend repairs as needed by a licensed electrician.**
35. Acceptable **HVAC Source:** Hot water register and ceiling mounted HVAC
36. Not Present **Smoke Detector:** None - Recommend smoke detectors in all bedrooms, and common hallways. Recommend changing batteries twice a year.

Living Space**Entry foyer Living Space**

1. Acceptable **Ceiling:** Plaster, painted
2. Acceptable **Walls:** Drywall, wallpaper
3. Acceptable **Floor:** Ceramic tile
4. Acceptable **Doors:** Solid wood entry door
5. Acceptable **Windows:** Non opening wood framed
6. Marginal **Electrical:** 110 VAC outlets and lighting circuits - **A triple light switch box in the foyer has one open spot. This is a potential safety hazard. Recommend installing a cover plate as needed.**
A "mystery switch" was noted in this room. Recommend asking the seller about it's function.

**Center hallway Living Space**

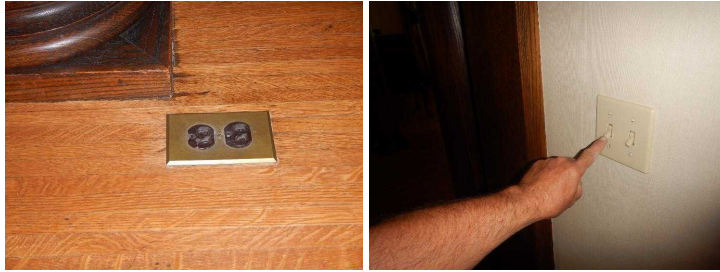
7. Acceptable **Ceiling:** Plaster, painted
8. Acceptable **Walls:** Plaster, wallpaper
9. Acceptable **Floor:** Hardwood

Living Space (Continued)

10. Marginal

Electrical: 110 VAC outlets and lighting circuits - The electric outlets in the floor are not of a type approved for face up installation. This is a safety hazard. Recommend replacement by a licensed electrician.

A "mystery switch" was noted in this room. Recommend asking the seller about it's function.



11. Acceptable

HVAC Source: Hot water register and floor mounted HVAC**Dining room, northeast corner Living Space**

12. Acceptable

Ceiling: Plaster, painted

13. Acceptable

Walls: Plaster, wallpaper

14. Acceptable

Floor: Hardwood

15. Marginal

Windows: Wood single hung - The cords for the counter balance system are missing. Windows that slam shut are a safety hazard. Recommend repairs as needed.

16. Acceptable

Electrical: 110 VAC outlets and lighting circuits

17. Acceptable

HVAC Source: Hot water register and floor mounted HVAC**Living room, southeast corner Living Space**

18. Acceptable

Ceiling: Plaster, painted

19. Acceptable

Walls: Plaster, wallpaper

20. Acceptable

Floor: Hardwood

21. Marginal

Windows: Wood single hung - The cords for the counter balance system are missing. Windows that slam shut are a safety hazard. Recommend repairs as needed.

Living Space (Continued)

22. Defective

Electrical: 110 VAC outlets and lighting circuits - Reversed polarity was observed at 1 electric outlet in this room. This is a safety hazard. Recommend repairs as needed by a licensed electrician.



23. Acceptable

HVAC Source: Hot water register and floor mounted HVAC

Library, southwest corner Living Space

24. Acceptable

Ceiling: Plaster, painted

25. Acceptable

Walls: Plaster, wallpaper

26. Acceptable

Floor: Hardwood

27. Acceptable

Doors: Solid wood

28. Marginal

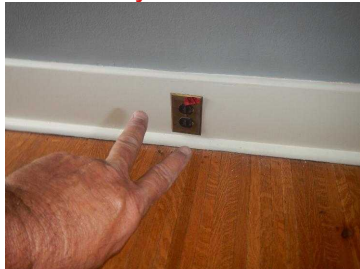
Windows: Wood single hung - The cords for the counter balance system are missing. Windows that slam shut are a safety hazard. Recommend repairs as needed.



29. Defective

Electrical: 110 VAC outlets and lighting circuits - Reversed polarity was observed at 2 electric outlets in this room. This is a safety hazard. Recommend repairs as needed by a licensed electrician.

The electric outlets in the floor are not of a type approved for face up installation. This is a safety hazard. Recommend replacement by a licensed electrician.



30. Acceptable

HVAC Source: Hot water register and floor mounted HVAC

Upper level office, east center of the floorplan Living Space

31. Acceptable

Ceiling: Plaster, painted

32. Acceptable

Walls: Plaster, wallpaper

33. Acceptable

Floor: Hardwood

34. Acceptable

Doors: Solid wood

Living Space (Continued)

35. Marginal **Windows:** Wood single hung - The cords for the counter balance system are missing. Windows that slam shut are a safety hazard. Recommend repairs as needed.
36. Defective **Electrical:** 110 VAC outlets and lighting circuits - Reversed polarity was observed at 2 electric outlets in this room. This is a safety hazard. Recommend repairs as needed by a licensed electrician.



37. Acceptable **HVAC Source:** Hot water register and ceiling mounted HVAC

Laundry Room/Area

Off the kitchen Laundry Room/Area

1. Acceptable **Closet:** 2 Large
2. Acceptable **Ceiling:** Plaster, painted
3. Acceptable **Walls:** Plaster, painted
4. Acceptable **Floor:** Ceramic tile
5. Acceptable **Doors:** Solid wood entry door
6. Marginal **Windows:** Wood single hung - The cords for the counter balance system are missing. Windows that slam shut are a safety hazard. Recommend repairs as needed.



7. Defective **HVAC Source:** Wall mounted electric heater - The fan on the electric heater does not work. This is a safety hazard. Recommend repairs or replacement by a qualified electrician.



8. Not Inspected **Washer Hose Bib:** Ball valves - The washing machine hose bibs were not tested as part of this home inspection.
9. Acceptable **Washer and Dryer Electrical:** 110-220 VAC

Laundry Room/Area (Continued)

- 10. Acceptable **Dryer Vent:** Rigid metal through the wall
- 11. Not Inspected **Washer Drain:** To the main drain line - The washing machine drain line was not tested as part of this home inspection.
- 12. Not Present **Floor Drain:** None

Marginal 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 complete report.

Lots and Grounds

1. **Steps/Stoops:** Concrete - Irregular step height noted at the front porch, ranging from about 5 1/2 inches to nearly 9 inches. This is a tripping hazard.
The corners of the steps are cracked and chipped.
The base of the iron hand railings are nearly rusted through.
Previous repairs were noted.
Recommend replacement of the front steps by a qualified contractor.
2. **Vegetation:** Mulched beds and shrubs - Tree limbs over hang the roof and should be cut back.
Recommend at least 8 feet of clearance after limbs are cut.
3. **Window Wells:** Covered - Several damaged window well covers were observed. Recommend replacement as needed.

Exterior Surface and Components

4. **Exterior of the house Exterior Surface Type:** Brick veneer, cedar lap siding and stone foundation blocks - Missing mortar and soft mortar was observed on all sides of the home's brick veneer and stone foundation. This condition will make the brick veneer prone to leak, and subsequent damage to the veneer and to the framing behind is likely. Previous repair attempts were noted. Some of the repairs have re cracked, and most are easily seen. Recommend further review by a qualified masonry contractor, and tuck point to repair as needed.

The paver brick stoop in the rear is installed on top of the wood lap siding. This will be prone to rot. Recommend repairs to minimize water damage by a qualified contractor.
5. **Windows:** Wood single hung - The metal wrap on several window sills slopes back towards the window. This will direct rain towards the house, rather than away from the house. Recommend repairs as needed by a qualified contractor.

Roof

6. **Flashing:** Galvanized, aluminum and rubber - Loose counter flashing was observed along the wall/roof intersection above the front porch. This will be prone to wind damage and to leak.
Recommend repairs by a qualified contractor.
7. **South slope Chimney Chimney:** Brick - Missing mortar and cracks were noted on the roof level chimney faces. Soft mortar was noted in most of the mortar joints. Moisture intrusion is likely in these areas, and subsequent damage is likely. Recommend tuck point repairs by a qualified masonry contractor.
8. **Southwest corner Chimney Chimney:** Brick - Missing mortar and cracks were noted on the roof level chimney faces. Soft mortar was noted in most of the mortar joints. Moisture intrusion is likely in these areas, and subsequent damage is likely. Recommend tuck point repairs by a qualified masonry contractor.
9. **Northwest corner Chimney Chimney:** Brick - Missing mortar was noted on the roof level chimney faces. Soft mortar was noted in most of the mortar. Moisture intrusion is likely in these areas, and subsequent damage is likely. Recommend tuck point repairs by a qualified masonry contractor.

Marginal Summary (Continued)

Garage/Carport

10. **Front entry Garage Roof:** Laminated fiberglass and asphalt composition shingles - Several damaged shingles are present, at the southeast corner of the garage roof. Some of these will be prone to leak. Recommend repairs by a qualified roofing contractor.
11. **Front entry Garage Roof Structure:** 2x4 Engineered Wood Truss - Several field modified trusses are present at the north and south ends of the roof framing. Any cuts to an engineered truss should be evaluated by a licensed structural engineer to ensure structural integrity.
12. **Front entry Garage Leader/Extensions:** Splash Blocks - Recommend extending the the lower end of the downspouts to discharge roof runoff away from the foundation

Electrical

13. **120 VAC Branch Circuits:** Copper - The ground and neutral wires in the electric sub panel are terminated on the same bus bars. In a sub panel, the neutral wires and ground wires should be separated, and the neutral bus should be insulated from the metal enclosure. The ground bus should be bonded to the enclosure.

Structure

14. **Foundation:** Mortared stone - Wide cracks through the stone and mortar foundation were observed in the east wall.
Previous movement of the front porch was noted, evidenced by gaps between the porch floor and the columns, and displacement of the bricks in the columns. Recommend further review by a licensed structural engineer to determine if future movement is likely, and if repairs are needed.

Basement

15. **Under the entire home Basement Walls:** Exposed foundation walls
16. **Under the entire home Basement Floor:** Concrete - Abandoned steel piping sticks out of the floor about 6 inches, next to the boiler. This is a tripping hazard. Recommend grinding off flush with the floor.
17. **Under the entire home Basement Moisture Location:** Previous moisture penetration noted - Staining along the bottom of the wall opposite the basement stairs was noted. The area was dry at the time of the inspection, and no other evidence of moisture penetration was observed.

Air Conditioning

18. **North side, left AC System Exterior Unit:** Pad mounted - The outside unit is in service longer than the national average, and may need repair or replacement within the next few years. With equipment this age, it is recommended that a qualified HVAC contractor evaluate the unit during warmer weather and make recommendations for maintenance or repair.
19. **North side, right AC System Exterior Unit:** Pad mounted - The outside unit is in service longer than the national average, and may need repair or replacement within the next few years. With equipment this age, it is recommended that a qualified HVAC contractor evaluate the unit during warmer weather and make recommendations for maintenance or repair.

Plumbing

20. **Gas Service Lines:** Black iron piping and Corrugated Stainless Steel (CSST) - Corrugated Stainless Steel Tubing (CSST) should be electrically bonded as required by the manufacturer. The bonding conductor should be permanently and directly connected to the electrical service equipment

Marginal Summary (Continued)

Gas Service Lines: (continued)

enclosure, the grounding conductor at the electrical service, the grounding electrode conductor, or to one or more of the grounding electrodes used. Recommend repairs by a qualified electrician. For further information on this important safety upgrade, visit www.csstsafety.com

Bathroom

21. **Upper level north Jack and Jill Bathroom Windows:** Wood single hung - The cords for the counter balance system are missing. Windows that slam shut are a safety hazard. Recommend repairs as needed.

Bedroom

22. **Upper level northeast Bedroom Windows:** Wood single hung - The cords for the counter balance system are missing. Windows that slam shut are a safety hazard. Recommend repairs as needed.

Living Space

23. **Entry foyer Living Space Electrical:** 110 VAC outlets and lighting circuits - A triple light switch box in the foyer has one open spot. This is a potential safety hazard. Recommend installing a cover plate as needed.
A "mystery switch" was noted in this room. Recommend asking the seller about it's function.
24. **Center hallway Living Space Electrical:** 110 VAC outlets and lighting circuits - The electric outlets in the floor are not of a type approved for face up installation. This is a safety hazard. Recommend replacement by a licensed electrician.
A "mystery switch" was noted in this room. Recommend asking the seller about it's function.
25. **Dining room, northeast corner Living Space Windows:** Wood single hung - The cords for the counter balance system are missing. Windows that slam shut are a safety hazard. Recommend repairs as needed.
26. **Living room, southeast corner Living Space Windows:** Wood single hung - The cords for the counter balance system are missing. Windows that slam shut are a safety hazard. Recommend repairs as needed.
27. **Library, southwest corner Living Space Windows:** Wood single hung - The cords for the counter balance system are missing. Windows that slam shut are a safety hazard. Recommend repairs as needed.
28. **Upper level office, east center of the floorplan Living Space Windows:** Wood single hung - The cords for the counter balance system are missing. Windows that slam shut are a safety hazard. Recommend repairs as needed.

Laundry Room/Area

29. **Off the kitchen Laundry Room/Area Windows:** Wood single hung - The cords for the counter balance system are missing. Windows that slam shut are a safety hazard. Recommend repairs as needed.

Defective 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 complete report.

Garage/Carport

1. **Front entry Garage Electrical:** 110 VAC GFCI - One of the GFCI electrical outlets won't reset. Recommend replacement by a licensed electrician.

Electrical

2. **Conductor Type:** Non-metallic sheathed cable and knob and tube - Live knob and tube wiring was observed in the basement ceiling and in the attic. This type of wiring is considered outdated and is a safety hazard. This wiring is covered with insulation in the attic, which is a safety hazard. Recommend tracing and replacing all knob and tub wiring with non metallic sheathed cable by a licensed electrician.

Attic

3. **Above the bedrooms Attic Wiring/Lighting:** 110 VAC - Live knob and tube wiring was observed in the attic in several areas, and is partially covered by insulation. This wiring is considered outdated and a latent safety hazard. Recommend replacement of all knob and tub wiring with currently produced branch circuit wiring by a licensed electrician.

Basement

4. **Under the entire home Basement Electrical:** 110 VAC outlets and lighting circuits - Live knob and tube wiring was observed in the basement ceiling in several areas, and is partially covered by insulation. This wiring is considered outdated and a latent safety hazard. Recommend replacement of all knob and tub wiring with currently produced branch circuit wiring by a licensed electrician. Exposed wire splices were observed in the basement. Flying splices are an inherent safety hazard. Recommend enclosing in an approved junction box. Numerous open junction boxes were observed. Recommend installing approved cover plates as needed. Improperly terminated branch wiring was observed in the basement ceiling. This is a potential safety hazard. Recommend enclosing in an approved termination box. Unsecured electrical outlets were observed. These are a safety hazard. Recommend anchoring to the wall as needed. Ungrounded 3 prong outlets were observed at 1 location in this area. This is a safety hazard. Recommend repairs as needed by a licensed electrician. Several incomplete light fixture installations were observed in the basement. Recommend installing approved light fixtures as needed.

Plumbing

5. **Main Water Shutoff:** Basement - Water pressure was measured at nearly 110 PS I. This is excessive, and is likely to cause damage to the plumbing system, and components. Recommend installation of a water pressure regulator valve and adjusting the the water pressure as needed to lower the water pressure to 40 to 60 PS I. In the 2nd photo, the arrow points to the main water shut off valve.

Defective Summary (Continued)

Bathroom

6. **Basement Bathroom Toilets:** Securely mounted - A leak was observed between the tank and the bowl. Recommend repairs by a qualified plumbing contractor.
7. **1/2 on the main level Bathroom Faucets/Traps:** Water pressure and drainage adequate - S type drain traps are present. These are known to siphon dry during use, and may allow sewer gas into the living area. These are not longer approved. Recommend replacement with a P trap.
8. **Upper level north Jack and Jill Bathroom Faucets/Traps:** Water pressure and drainage adequate - S type drain traps are present. These are known to siphon dry during use, and may allow sewer gas into the living area. These are not longer approved. Recommend replacement with a P trap.

Bedroom

9. **Upper level northeast Bedroom Electrical:** 110 VAC outlets and lighting circuits - Reversed polarity was observed at 2 electric outlets in this room. This is a safety hazard. Recommend repairs as needed by a licensed electrician.
10. **Upper level southeast Bedroom Electrical:** 110 VAC outlets and lighting circuits - Reversed polarity was observed at 3 electric outlets in this room. This is a safety hazard. Recommend repairs as needed by a licensed electrician.
11. **Upper level southwest Bedroom Electrical:** 110 VAC outlets and lighting circuits - Ungrounded 3 prong outlets were observed at location in this room. This is a safety hazard. Recommend repairs as needed by a licensed electrician.
Reversed polarity was observed at 1 electric outlet in this room. This is a safety hazard. Recommend repairs as needed by a licensed electrician.
12. **Upper level northwest Bedroom Electrical:** 110 VAC outlets and lighting circuits - Reversed polarity was observed at 1 electric outlet in this room. This is a safety hazard. Recommend repairs as needed by a licensed electrician.

Living Space

13. **Living room, southeast corner Living Space Electrical:** 110 VAC outlets and lighting circuits - Reversed polarity was observed at 1 electric outlet in this room. This is a safety hazard. Recommend repairs as needed by a licensed electrician.
14. **Library, southwest corner Living Space Electrical:** 110 VAC outlets and lighting circuits - Reversed polarity was observed at 2 electric outlets in this room. This is a safety hazard. Recommend repairs as needed by a licensed electrician.
The electric outlets in the floor are not of a type approved for face up installation. This is a safety hazard. Recommend replacement by a licensed electrician.
15. **Upper level office, east center of the floorplan Living Space Electrical:** 110 VAC outlets and lighting circuits - Reversed polarity was observed at 2 electric outlets in this room. This is a safety hazard. Recommend repairs as needed by a licensed electrician.

Laundry Room/Area

16. **Off the kitchen Laundry Room/Area HVAC Source:** Wall mounted electric heater - The fan on the electric heater does not work. This is a safety hazard. Recommend repairs or replacement by a qualified electrician.