

## Summary



AmeriSpec Inspection Service

PO Box 4248  
Scott City, Mo 63780

Customer

Address

Cape Girardeau MO 63701

*This summary is provided as a service to assist in verifying that noted items are not in proper working order at the time of inspection. We do not have access to individual sales contracts and suggest client review sales contract with a real estate professional and/or real estate attorney to determine what repairs if any are to be made.*

***This summary is only part of the inspection report. The entire inspection report must be reviewed prior to close.***

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### Exterior

1.3 Trim, Eaves, Soffits and Fascias

**Repair or Replace**

**Wood deterioration observed at multiple locations. Suggest repairs/replacement as needed.**

1.10 Door Bell(s)

**Repair or Replace**

**Doorbell is not operational, repairs needed.**

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### Roof System

2.0 Roof Conditions

**Repair or Replace**

**(1) Moss observed on roof covering at various locations. Moss tends to hold water and cause moisture related deterioration problems to roof covering. Suggest having moss removed to prevent accelerated roof deterioration.**

**(2) Damaged shingles observed at various locations. Recommend review by a licensed roofer for repair or replacement, as necessary prior to close.**

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### Chimney

4.0 Chimney Conditions

### Serviceable

**(1)** It is highly recommended that the chimney(s) be checked by a CSIA (Chimney Safety Institute of America) certified chimney professional prior to closing and cleaned if necessary. NFPA (National Fire Protection Association) 211 recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection. All references to a "qualified chimney professional" or "contractor" in this section means a CSIA certified individual.

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## Electrical System

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### 7.8 Electrical Comments

#### Safety

**(1)** Knob and tube electric wiring was observed in this home. This type of wiring was standard at the time of construction. Client should consult with a licensed electrician prior to closing to verify its integrity, and/or if expansion to the system is planned. Expansion or additions to knob and tube wiring normally are not allowed as it can overload the system and cause a fire hazard.

**(2)** Not all receptacles in required areas are ground fault circuit interrupter (GFCI) protected. This may not have been required when home was built; client is advised to install ground fault circuit interrupter outlets as a safety enhancement.

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## Kitchen and Built-in Appliances

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### 11.11 Dishwasher(s)

#### Safety

**No loop in drain line.** The dishwasher drain line needs to be looped upward near the top of the cabinet underside in order to prevent possible contamination of clean dishes which can occur when water from the sink flows into the dishwasher. This may not have been required when dishwasher was installed, recommend the installation of a drip loop as a plumbing upgrade.

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## Living Room

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### 12.2.A Ceilings

#### Comment

**Stains observed on ceiling in the living room. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.**

### 12.9.A Fireplaces and Woodstoves

#### Safety

**Fireplace appears to have to have been inactive for an extended period of time, cobwebs observed. Recommend cleaning and review of flue by a licensed fireplace specialist to ensure safe and proper operation prior to use.**



**AmeriSpec Inspection Service**  
**PO Box 4248**  
**Scott City, Mo 63780**

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Doc #: 042219SH32 Inspector: Sam Herndon IV  
Date: 4/22/2019  
Dwelling Address: Cape Girardeau MO 63701  
Client Name:  
Client's Agent: Real Estate Company:

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snapshot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.



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## DEFINITION OF TERMS

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

**SERVICEABLE (SER)** = The items inspected appeared to function normally at time of inspection.

**SAFETY (SAF)** = A system or component which is judged to be a significant risk of personal injury during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation or a change in the accepted residential building standards. Items with the heading "Safety" will appear in the 'Summary Report'.

**REPAIR / REPLACE (RR)** = The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading "Repair / Replace" will appear in the 'Summary Report'.

**COMMENT (CO)** = The item was inspected and found to have deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or in the inspector's opinion at or near the end of its useful life. Items with the heading "Comment" will not appear in the 'Summary Report'.

**NOT INSPECTED (NI)** = The item was not inspected due to inaccessibility, personal items, temperature, weather conditions or the item is not within the scope of the inspection.

**NOT OPERATED (NO)** = The system or component was not operated due inaccessibility, temperature, weather conditions or the item is not within the scope of the inspection.

**NOT PRESENT (NP)** = The item was not present at the time of inspection.

**Not Applicable (N/A)** = The item(s) do not apply to this property. **DEFINITION OF TERMS**

## GENERAL CONDITIONS

Type of building:	Single Family (2 story)
In Attendance:	Seller only
Approximate age of building:	84
Temperature:	70 degrees (F)
Weather:	Clear
Start Time:	Start Time: 8:30 AM
Finish Time:	Finish Time: 11:30 AM

## Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration. Grading & adjacent surfaces should be maintained and pitched away from the foundation to reduce the chances of water infiltration.

**Driveway:**

Concrete

**Exterior Entry Doors:**

Wood

**Walkways:**

Cobblestone

**Windows and Frames:**

Double Glazed/Insulated

**Exterior Wall Cladding:**

Brick Veneer

**Trim:**

Wood

Step #	Component	Comment
1.0	Driveways	<b>Serviceable.</b>
1.1	Walkways	<b>Serviceable.</b>
1.2	Exterior Wall Cladding	<b>Serviceable.</b>



1.3 Trim, Eaves, Soffits and Fascias

**Repair or Replace. Wood deterioration observed at multiple locations. Suggest repairs/replacement as needed.**



1.3 Item 1(Picture)



1.3 Item 2(Picture)

1.4 Windows & Frames

**Serviceable.**

1.5 Doors (Exterior)

**Serviceable.**

1.7 Electrical (exterior)

**Serviceable.**

1.8 Gas Meter

**Serviceable.**

1.10 Door Bell(s)

**Repair or Replace. Doorbell is not operational, repairs needed.**

1.11 Lot Grade and Drainage

**Serviceable.**

1.12 Stairs and Steps

**Serviceable.**

1.13 Patio

**Serviceable.**

1.16 Porch

**Serviceable.**

## Roof System

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, through-roof projections (chimneys, vents, skylights, etc.) roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and damage and should be immediately addressed. We advise qualified contractor estimates and review of the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually.

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**Method Used to Inspect Roof:**

Ground

**Roof Material Type:**

Asbestos Shingles

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**Step #**

**Component**

2.0 (1)

Roof Conditions

**Repair or Replace. Moss observed on roof covering at various locations. Moss tends to hold water and cause moisture related deterioration problems to roof covering. Suggest having moss removed to prevent accelerated roof deterioration.**



2.0 Item 1(Picture)



2.0 (2) Roof Conditions

**Repair or Replace. Damaged shingles observed at various locations. Recommend review by a licensed roofer for repair or replacement, as necessary prior to close.**



2.0 Item 2(Picture)

2.1 Roof Penetrations and Exposed Flashings **Serviceable.**

2.2 Roof Drainage Systems (Gutters/Downspouts) **Serviceable.**

## Chimney

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of these chimneys to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks.

The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the home. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the homes occupants. It is recommended that the chimney(s) be checked annually by a qualified chimney professional, and cleaned if necessary. NFPA (National Fire Protection Association) recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection.

**Chimney Type:**

Brick

Step #	Component	Comment
4.0 (1)	Chimney Conditions	<b>Serviceable.</b> It is highly recommended that the chimney(s) be checked by a CSIA (Chimney Safety Institute of America) certified chimney professional prior to closing and cleaned if necessary. NFPA (National Fire Protection Association) 211 recommends what is known as a Level II inspection, including a video scan, by a qualified chimney specialist as part of the home buying process. A Level II inspection may identify problems that exist which cannot be detected during a general home inspection. All references to a "qualified chimney professional" or "contractor" in this section means a CSIA certified individual.
4.0 (2)	Chimney Conditions	<b>Comment.</b> Examination of concealed or inaccessible components is beyond the scope of this inspection, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present, loose or missing flue mortar, adequacy of installation, draft or smoke tests. Due to factors such as cleanliness offsets in flues, installation of dampers and rain caps, this is a limited inspection. If further review is desired, client is advised to consult with a chimney sweep. Recommend having the firebox and chimney liner professionally cleaned and inspected annually.

## Structural Components

Any below-grade space can leak, even areas that have been dry in prior years. While we look for evidence of leaking, we may not be able to determine if leaks exist or existed and cannot predict future water infiltration. Some water activity occurs only under certain circumstances and can only be identified at the actual time of occurrence. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the basement and obtain price estimates when infiltration is disclosed or signs of water are present. We cannot certify the basement against future water infiltration. Some thin cracking of walls and floors is common and whenever cracks are present, a possibility of future leaking exists. Most wall cracks are relatively easy to repair from the inside. Cracks should be monitored for future seepage or change in the size of the cracks, which would indicate a need for further evaluation. Back-up sump systems are advised to reduce the opportunity for flooding during a power outage or main pump failure. The chance of leakage increases when adjacent surfaces are not pitched away from the home and when roof drainage is within several feet of the foundation. These issues should be addressed as soon as possible. Signs of possible water infiltration include mold/mildew, stains on walls, loose flooring, musty odors, warped paneling and efflorescence. If freshly painted walls are present, we suggest you inquire of the seller/occupants if any staining or other leak evidence existed before painting.

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**Foundation Type:**

Basement

**Floor Structure:**

2 X 10 Wood Joists

**Wall Structure:**

Traditional Wood Frame  
Construction

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Step #	Component	Comment
5.1	Foundation, Basement and Crawlspace	<b>Serviceable.</b>
5.2	Sub Floors (Basement and Crawlspace)	<b>Serviceable.</b>
5.3	Walls (Basement and Crawlspace)	<b>Serviceable.</b>
5.5	Columns or Piers (Basement and Crawlspace)	<b>Serviceable.</b>
5.6	Joists (Basement and Crawlspace)	<b>Serviceable.</b>
5.7	Beams (Basement and Crawlspace)	<b>Serviceable.</b>
5.8	Doors (Basement)	<b>Not Present.</b>
5.9	Windows (Basement)	<b>Serviceable.</b>
5.10	Electrical (Basement and Crawlspace)	<b>Serviceable.</b>

## Plumbing System

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the home's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply.

**Water Source (To Home):**

Public

**Plumbing Water Distribution  
(Inside home):**

Copper, Galvanized

**Plumbing Waste & Vent Pipes:**

PVC, Cast Iron

**Water Shut Off Location:**

Basement

**Main Fuel Shut Off Location:**

Right Side Exterior at Gas Meter

Step #	Component	Comment
6.0	Plumbing Water Supply System	<b>Serviceable.</b>
6.1	Drain Waste and Vent Systems	<b>Serviceable.</b>

## Electrical System

Our electrical inspection meets the ASHI standard of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish. Much of the wiring in the home is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general home inspection. Because electrical defects are safety concerns, we advise the use of a qualified licensed electrician for cost estimates, repairs and upgrades, prior to close.

<b>Main Electrical Panel Location:</b> Basement	<b>Sub-Panel Location(s):</b> N/A	<b>Equipment Grounding Present:</b> Yes
<b>Electrical Main Service:</b> Overhead Service	<b>Service Amperage:</b> 100 AMPS	<b>Panel Type:</b> Breakers
<b>Branch Wiring Type:</b> Copper	<b>Wiring Methods:</b> Non Metallic Sheathed Cable (Romex), Knob and Tube	

Step #	Component	Comment
7.0	Electrical Main Service	<b>Serviceable.</b>
7.1	Equipment Grounding	<b>Serviceable.</b>
7.2	Main Electrical Panel Condition	<b>Serviceable.</b>
7.3	Electrical Sub Panel Condition	<b>Not Present.</b>
7.6	Smoke Alarms	<b>Serviceable. Suggest installing additional smoke alarms in appropriate areas as needed to enhance fire safety. Periodic testing is suggested to ensure proper working order and to enhance fire safety.</b>

- 7.8 (1) Electrical Comments **Safety. Knob and tube electric wiring was observed in this home. This type of wiring was standard at the time of construction. Client should consult with a licensed electrician prior to closing to verify its integrity, and/or if expansion to the system is planned. Expansion or additions to knob and tube wiring normally are not allowed as it can overload the system and cause a fire hazard.**



7.8 Item 1(Picture)

- 7.8 (2) Electrical Comments **Safety. Not all receptacles in required areas are ground fault interrupter (GFCI) protected. This may not have been required when home was built; client is advised to install ground fault circuit interrupter outlets as a safety enhancement.**



## Heating System

Our evaluation of heating system(s) is both visual and functional provided power and/or fuel is supplied to the component. Items not listed here as well as things we cannot see, such as utilities, drains, and ducts inside walls, floors and underground are beyond the scope of this inspection. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY MAY CONDUCT SUCH AN INSPECTION UPON REQUEST.** Our inspection is not a heat engineering or sufficiency review. We suggest you ask the sellers/occupants if any areas of the home do not properly heat or cool. We also suggest you obtain the maintenance history of the furnace as well as receipts for any recent repairs for which a warranty might apply. Clients are encouraged to purchase a home warranty plan, since furnaces can require repair or replacement at any time. Modern furnaces are complicated appliances and should be treated with care. Regular cleaning or replacement of furnace filters is vital to the health of your furnace and can improve the efficiency of attached central air conditioning. We suggest an annual cleaning and safety check by a licensed contractor who is trained in this furnace model. Flammable products should be stored away from the furnace and no fume-producing products such as paint cans should be in the same room. Don't forget that fuel-burning appliances need plenty of oxygen and should not be enclosed without supplying an adequate supply of combustion air. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this report.

**Heating Unit Location(s):**

Basement

**Heating System(s) Service:**

Entire Home

**Heating System Type(s):**

High Efficient Gas Forced Air  
Furnace

**Energy Source:**

Natural Gas

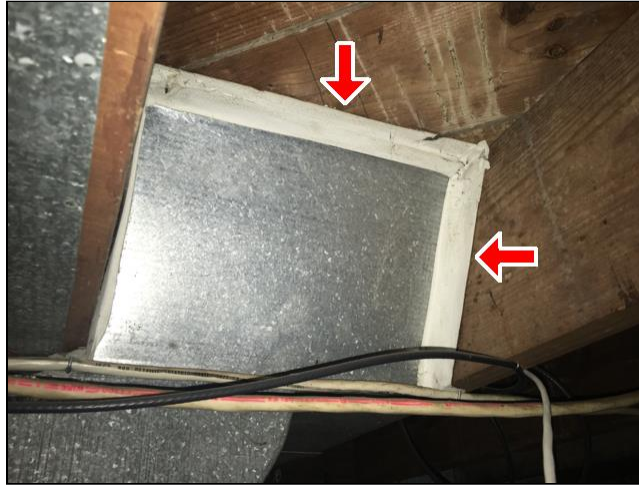
**Filter Type:**

Disposable

Step #	Component	Comment
8.0	Heating Equipment Condition	<b>Serviceable.</b>
8.1	Energy Source	<b>Serviceable.</b>
8.2	Exhaust Venting	<b>Serviceable.</b>
8.3	Thermostat	<b>Serviceable.</b>
8.4	Air Filters	<b>Serviceable.</b>

8.5 Distribution / Ducting Systems

**Safety. Possible asbestos materials observed. The materials appeared to be intact at the time of inspection. Asbestos materials are considered safe by the EPA if they are not disturbed, torn, ripped, or damaged. No torn, ripped, or damaged materials were observed. If client has any concerns regarding asbestos materials, an asbestos testing lab should be consulted for further review to ensure safety.**



8.5 Item 1(Picture)



8.5 Item 2(Picture)

8.6 Automatic Safety Controls

**Serviceable.**

## Air Conditioning System

Our evaluation of AC system(s) is both visual and functional provided power is supplied to the unit. Identifying or testing for the presence of asbestos products, or other potentially hazardous materials is not within the scope of this report. Judging the adequacy of the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems less than normal. We urge you to evaluate these systems prior to closing. We are not allowed to install gauges on the cooling system to perform a detailed evaluation due to concerns with refrigerants. This requires a special license and would cost much more than the fees charged for a General Home Inspection. This type of visual inspection does not determine the proper tonnage of A/C equipment needed or if the air conditioning equipment is properly sized for the dwelling or matched by brand or capacity. It is not within the scope of a General Home Inspection to determine unit size, SEER rating or if the evaporator and condenser coil are matched properly on the AC system. If a detailed evaluation is desired an HVAC contractor should be consulted prior to close. Information can be obtained from licensed heating and air conditioning contractors if a more comprehensive inspection is desired. A detailed evaluation of the cooling capacity is beyond the scope of this report. Air conditioners can be damaged if operated in temperatures below 60 degrees or immediately after a cold night. Additionally, some units can be damaged if operated when the breaker or fuses have not been on for at least 12 hours. We do not test units in cold weather nor do we test units that have no power at the time of inspection. Air conditioners should be kept clean and free of debris. Dirty air conditioners and those with restricted air flow because of fin damage, vegetation, etc. can wear out quickly. Winter covers can accelerate corrosion and should not be used unless approved by the manufacturer. The client is encouraged to consult their agent concerning home warranty options as air conditioners can fail at any time and are expensive to repair or replace. We suggest obtaining the maintenance history of air conditioning units and inquiring of the sellers/occupants if any areas of the home do not cool well or are not supplied with air conditioning. You should obtain warranty paperwork, if applicable, and request receipts for any recent repairs. **DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE IS NOT WITHIN THE SCOPE OF THIS INSPECTION.**

**AC Unit Location(s):**

Basement, Exterior

**AC System(s) Service:**

Entire Home

**Cooling Equipment Type(s):**

Split Air Conditioning System

**Cooling Equipment Energy**

**Source:**

Electricity

**Air Conditioner Brand:**

GOODMAN

Step #	Component	Comment
9.0	Cooling and Air Handler Equipment Condition	<b>Serviceable.</b>
9.1	Temperature Difference Measurements	<b>Serviceable. A temperature drop was performed across the evaporator coil of this unit. When tested, temperature at return register was 74 degrees, temperature at supply was 58 degrees, a difference of 16 degrees which is in the 14 to 22 degree normal operating range. Unit functioned properly when tested and was serviceable at time of inspection.</b>
9.2	Energy Source	<b>Serviceable.</b>

**AmeriSpec Inspection Service**

9.3	Thermostat	<b>Serviceable.</b>
9.4	Air Filters	<b>Serviceable.</b>
9.6	Automatic Safety Controls	<b>Serviceable.</b>

## Water Heater

Our evaluation of the water heater is both visual and functional provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120 -130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. The client is encouraged to consult their agent concerning home warranty options as water heaters can fail at any time and are expensive to repair or replace.

**Number of Water Heating Systems:**

One

**Water Heater Location(s):**

Basement

**Water Heater Design Type:**

Natural Gas

**Water Heater Energy Source:**

Natural Gas

**Water Heater Capacity:**

30 Gallon

**Water Heater Brand:**

WHIRLPOOL

Step #	Component	Comment
10.0	Water Heater Condition	<b>Serviceable.</b>
10.1	Supply Lines	<b>Serviceable.</b>
10.2	Energy Source	<b>Serviceable.</b>
10.3	Flue Venting	<b>Serviceable.</b>
10.4	Temperature / Pressure Release Valve	<b>Serviceable.</b>
10.6	Hot Water Temperature	<b>Serviceable. The water temperature at time of inspection was 124 degrees, which is in the normal operating range of 120 to 130 degrees.</b>

## Kitchen and Built-in Appliances

Our kitchen appliance inspection is visual and operational in nature of the built-in appliances only. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions on how to do this.) Individuals have been injured when sitting on or standing on these doors. Clients are advised to purchase a home protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

**Cabinet(s):**

Wood

**Countertop(s):**

Laminate

**Dishwasher Brand:**

WHIRLPOOL

**Exhaust/Range Hood Brand:**

GENERAL ELECTRIC

**Range/Oven Brand:**

KENMORE

**Built-in Microwave Brand:**

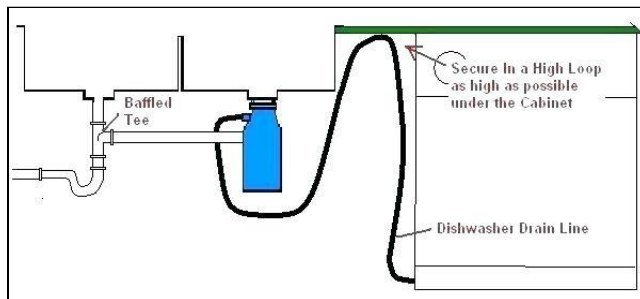
GENERAL ELECTRIC

Step #	Component	Comment
11.0	Floors	<b>Serviceable.</b>
11.1	Walls	<b>Serviceable.</b>
11.2	Ceiling	<b>Serviceable.</b>
11.3	Doors	<b>Not Present.</b>
11.4	Windows	<b>Serviceable.</b>
11.5	Heat / Cooling Source	<b>Serviceable.</b>
11.6	Receptacles, Switches and Fixtures	<b>Serviceable.</b>
11.7	Counters and Cabinets (representative number)	<b>Serviceable.</b>
11.8	Sinks	<b>Serviceable.</b>
11.9	Plumbing Drains	<b>Serviceable.</b>
11.10	Food Waste Disposer	<b>Serviceable.</b>



11.11 Dishwasher(s)

**Safety. No loop in drain line. The dishwasher drain line needs to be looped upward near the top of the cabinet underside in order to prevent possible contamination of clean dishes which can occur when water from the sink flows into the dishwasher. This may not have been required when dishwasher was installed, recommend the installation of a drip loop as a plumbing upgrade.**



11.11 Item 1(Picture)

11.12 Ranges/Ovens/  
Cooktops **Serviceable.**

11.13 Range Hood(s) **Serviceable.**

11.14 Microwave Cooking  
Equipment **Serviceable.**

## Living Room

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

<b>Floor Covering(s):</b> Hardwood T&G	<b>Window Type(s):</b> Same as Exterior	<b>Types of Fireplaces / Wood Stove:</b> Wood Burning, Vented Gas Logs
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Step #	Component	Comment
12.0.A	Floors	<b>Serviceable.</b>
12.1.A	Walls	<b>Serviceable.</b>
12.2.A	Ceilings	<b>Comment. Stains observed on ceiling in the living room. The inspector probed stains with a moisture detector, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.</b>
12.3.A	Doors (representative number)	<b>Not Present.</b>
12.4.A	Closet Doors (representative number)	<b>Not Present.</b>
12.5.A	Windows (representative number)	<b>Serviceable.</b>
12.6.A	Heat / Cooling Source	<b>Serviceable.</b>
12.7.A	Receptacles, Switches and Fixtures	<b>Serviceable.</b>
12.9.A	Fireplaces and Woodstoves	<b>Safety. Fireplace appears to have to have been inactive for an extended period of time, cobwebs observed. Recommend cleaning and review of flue by a licensed fireplace specialist to ensure safe and proper operation prior to use.</b>

## Dining Room

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. Inspections are limited to visible and/or accessible areas. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring.

**Floor Covering(s):**  
Tile

**Window Type(s):**  
Same as Exterior

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
12.0.B	Floors	<b>Serviceable.</b>
12.1.B	Walls	<b>Serviceable.</b>
12.2.B	Ceilings	<b>Serviceable.</b>
12.3.B	Doors (representative number)	<b>Not Present.</b>
12.4.B	Closet Doors (representative number)	<b>Not Present.</b>
12.5.B	Windows (representative number)	<b>Serviceable.</b>
12.6.B	Heat / Cooling Source	<b>Serviceable.</b>
12.7.B	Receptacles, Switches and Fixtures	<b>Serviceable.</b>

## Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. It is beyond the scope of the inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a "cross connection" if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
13.13	Clothes Washing Machine	<b>Not Operated. Clothes washers are not in the scope of this inspection, suggest verify operation with owners prior to close.</b>
13.14	Clothes Dryer	<b>Not Operated. Dryers are not in the scope of this inspection, suggest verify operation with owners prior to close.</b>

## Master Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

**Bath Tub / Shower:**

Seperate Shower

**Exhaust Fans:**

Fan Only

**Countertop(s):**

Composite

**Cabinet(s):**

Wood

Step #	Component	Comment
14.0.A	Floors	<b>Serviceable.</b>
14.1.A	Walls	<b>Serviceable.</b>
14.2.A	Ceiling	<b>Serviceable.</b>
14.3.A	Doors	<b>Serviceable.</b>
14.6.A	Heat / Cooling Source	<b>Serviceable.</b>
14.7.A	Receptacles, Switches and Fixtures	<b>Safety. Not all receptacles in required areas are ground fault circuit interrupter (GFCI) protected. This may not have been required when home was built; client is advised to install ground fault circuit interrupter outlets as a safety enhancement.</b>
14.8.A	Exhaust Fan(s)	<b>Serviceable.</b>
14.10.A	Shower	<b>Serviceable.</b>
14.11.A	Sinks	<b>Serviceable.</b>
14.12.A	Toilet	<b>Serviceable.</b>
14.13.A	Counters and Cabinets	<b>Serviceable.</b>

## Hall Bathroom

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tiled surfaces upon occupancy. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

**Bath Tub / Shower:**

Combined Bath Tub & Shower

**Exhaust Fans:**

Fan Only

**Countertop(s):**

Composite

**Cabinet(s):**

Wood

Step #	Component	Comment
14.0.B	Floors	<b>Serviceable.</b>
14.1.B	Walls	<b>Serviceable.</b>
14.2.B	Ceiling	<b>Serviceable.</b>
14.3.B	Doors	<b>Serviceable.</b>
14.6.B	Heat / Cooling Source	<b>Serviceable.</b>
14.7.B	Receptacles, Switches and Fixtures	<b>Safety. A Ground Fault Circuit Interrupter (GFCI) is not present in the hall bathroom, suggest installing GFCI for safety. A qualified electrical contractor is needed for further review and to make necessary repairs/corrections</b>
14.8.B	Exhaust Fan(s)	<b>Serviceable.</b>
14.9.B	Bath Tub	<b>Serviceable.</b>
14.10.B	Shower	<b>Serviceable.</b>
14.11.B	Sinks	<b>Serviceable.</b>
14.12.B	Toilet	<b>Serviceable.</b>
14.13.B	Counters and Cabinets	<b>Serviceable.</b>



## Master Bedroom

Our bedroom review is visual and evaluated with similar aged homes in mind. Inspections are limited to visible and/or accessible areas. Bedroom windows should be kept in good repair in the event they are needed for an emergency exit. We suggest making sure that they always operate freely (without use of force or a key or tool) and place furniture so as to keep windows accessible for emergency use. Older homes may have windows that do not meet current size and height safety standards for emergency exit. Keeping them accessible and in good operating condition enhances their safety. Providing an escape ladder is a recommended safety enhancement for all upper level bedrooms. Rooms used for sleeping should have functional exits to both the interior and exterior of the home. Personal belongings and furniture restrict access to receptacles, windows, walls, and flooring. These areas should be reviewed during your final walk through to reveal hidden or concealed damage.

**Window Type(s):**

Same as Exterior

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
15.0.A	Floors	<b>Serviceable.</b>
15.1.A	Walls	<b>Serviceable.</b>
15.2.A	Ceilings	<b>Serviceable.</b>
15.3.A	Doors (representative number)	<b>Serviceable.</b>
15.4.A	Closet Doors (representative number)	<b>Serviceable.</b>
15.5.A	Windows (representative number)	<b>Serviceable.</b>
15.6.A	Heat / Cooling Source	<b>Serviceable.</b>
15.7.A	Receptacles, Switches and Fixtures	<b>Serviceable.</b>

## Right Front Bedroom

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
15.0.B	Floors	<b>Serviceable.</b>
15.1.B	Walls	<b>Serviceable.</b>
15.2.B	Ceilings	<b>Serviceable.</b>
15.3.B	Doors (representative number)	<b>Serviceable.</b>
15.4.B	Closet Doors (representative number)	<b>Serviceable.</b>
15.5.B	Windows (representative number)	<b>Serviceable.</b>
15.6.B	Heat / Cooling Source	<b>Serviceable.</b>
15.7.B	Receptacles, Switches and Fixtures	<b>Serviceable.</b>

## Right Rear Bedroom

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
15.0.C	Floors	<b>Serviceable.</b>
15.1.C	Walls	<b>Serviceable.</b>
15.2.C	Ceilings	<b>Serviceable.</b>
15.3.C	Doors (representative number)	<b>Serviceable.</b>
15.4.C	Closet Doors (representative number)	<b>Serviceable.</b>
15.5.C	Windows (representative number)	<b>Serviceable.</b>
15.6.C	Heat / Cooling Source	<b>Serviceable.</b>
15.7.C	Receptacles, Switches and Fixtures	<b>Serviceable.</b>

## Attic

Our evaluation of the attic is limited to lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further monitoring is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular monitoring and maintenance of all roofs is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Department of Energy website (<http://www.eere.energy.gov/>) can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

**Method Used to Inspect Attic:**

Viewed From Entry

**Attic Access Type:**

Walk-In (Floored)

**Attic Insulation:**

Batt, Fiberglass

<b>Step #</b>	<b>Component</b>	<b>Comment</b>
16.0	Attic Access	<b>Serviceable.</b>
16.1	Attic Framing	<b>Serviceable.</b>
16.2	Attic Sheathing	<b>Serviceable.</b>
16.3	Attic Insulation	<b>Serviceable.</b>
16.5	Ventilation Fans and Thermostatic Controls in Attic	<b>Safety.</b>
16.6	Electrical Wiring, Switches and Fixtures	<b>Serviceable.</b>