



American Inspections, Inc.
403 Stonehaven Lane NE
Cedar Rapids, IA 52402

Professional Inspection Report



417 E Benton
Iowa City, IA 52240

American Inspections, Inc.

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417 E Benton

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General Information



PROPERTY INFORMATION

Property Address 417 E Benton
City Iowa City **State** IA **Zip** 52240

CLIENT INFORMATION

Client Name John Kane
Client Address 3121 12th Ave
City Coralville **State** IA **Zip** 52241
Phone (319)333-7766 **Fax** () -
E-Mail j-kane@uiowa.edu

GENERAL INFORMATION

Est. Building Age 151 Years **Entrance Faces** North
Building Type Two Story
Inspection Date 02/04/2021
Inspection Time 11:30 AM
Temperature 25 Degrees Fahrenheit **Weather** Heavy Snow, Deep Snow Cover
Dwelling Status: Vacant **Others Present** Buyer

INSPECTION COMPANY

Inspector Name Andy Kolar
Company Name American Inspections, Inc.
Company Address 403 Stonehaven Lane NE
City Cedar Rapids **State** IA **Zip** 52402
Phone 319-377-9298 **Fax** 319-377-9298
E-Mail AmericanInspections@gmail.com
File Number 48015
Amount Paid at Inspection \$0.00

Priority Item **General Information:**

A rear addition had been removed from the rear (South) side of the house, and a new foundation poured. It was reported that plans were to complete the construction of the rear addition. It was agreed that issues and unfinished installation related to the rear addition having been removed would be excluded from this inspection. The planning and related consideration for the construction of the addition area also beyond the scope of this inspection. It is possible that deficiencies / defect that were hidden and or not easily identifiable during this visual inspection will be uncovered during this process. Recommend plan and budget accordingly. The intent of this

General Information (Continued)

General Information: (continued)

inspection is to identify major problems with the existing house (unrelated to the rear addition having been removed), and not an all inclusive list of servicing / repair needs.

Rating Definitions

The ratings in this report are strictly the opinion of the inspector and not based on manufacturer's claims of minimum standards, building codes or ordinances, or adequacy of design. The estimated age of the dwelling / mechanical equipment / roofing/ etc. are based upon the best information available and should not be considered exact or unconditional.

Priority Item	<p>Visible deficiencies, conditions, and safety items that appear to have MORE OF AN IMMEDIATE NEED FOR ATTENTION (in the opinion of the home inspector). Priority items are listed both within the body of the report and within the "PRIORITY SUMMARY" at the very end of the report.</p> <p>The "Priority Summary" is not intended to be a listing of all deficiencies, all conditions, and all safety items. THE CLIENT SHOULD READ THE ENTIRE INSPECTION REPORT. Additional deficiencies and repairs, additional safety items, items needing further analysis, items not inspected, improvement and maintenance items will be listed with in the body of this report. All recommendations within this report are important for your review.</p>
Non Functional	<p>Not performing in the manner intended. In the case of mechanical or electrical systems/components, items not operating, or high probability of failure or of causing substantial problems or unsafe conditions. In the case of roofing and plumbing components, deficiencies observed indicating leakage or probable leakage. In the case of structural components, significant defects observed with a high probability of structural problems occurring. Immediate repair or replacement is recommended on systems/components rated non functional.</p>
Marginal	<p>Performing, but with significantly reduced performance, and or signs / indications of substantial wear, and or signs of possible failure, and or unacceptable effect on other components. Repair or replacement is recommended in the near future & closely monitor.</p>
Functional	<p>Performing in the manner intended at the time of the inspection, modified by age and conditions within reason. Some systems/components may be rated functional and still have certain deficiencies or problem areas that require your attention, thus additional comments will be provided in regards to these items.</p>
Not Applicable	<p>The item is not present for inspection or not fully visible due to limited access or obstructions.</p>
Comment	<p>A statement rather than a rating is used when a specific rating may not be appropriate or additional explanation/clarification is needed.</p>

Grounds (Decks, Driveway, Sidewalk, Grading, etc.)

This inspection is not intended to address soil conditions, geological conditions, or site stability. Any reference to grade is limited to the area adjacent to the dwelling's exterior foundation walls. This inspection does not attempt to determine drainage performance of the entire lot, neighboring lots, or the subdivision.

When decks and porches are constructed close to the ground, a limited or no view of the under structure is visible for inspection. Comments are then based on visible structure from an exterior viewpoint. Stacked firewood, vegetation, finish materials, storage, etc. also limit the inspection of the decks, porches, patios and their condition.

Outbuildings, fences, trees, landscaping, playground equipment, storage sheds, plantings, lawn condition, and retaining walls constructed away from the dwelling are not inspected.

1. Comment

General Information:

Directional comments within this report are based on the front of the dwelling facing North as a general directional reference point only.

2. Functional

Porch:

Treated Wood

No joist hangers had been used to make the framing connections under the front porch which is not uncommon for this age of dwelling. Installation of joist hangers is still an option to help provide a stronger connection between framing members.

3. Priority Item, Non Functional

Stairways:

The front entry steps were not uniform and therefore rated non functional as a safety hazard. It is recommended that all riser heights be uniform (within 3/8") for safety. Recommend new steps be installed conforming to current standards.



4. Functional

Railings:

5. Comment

Driveway:

The driveway was snow covered and was not visible for inspection. Recommend review when clear of snow.

6. Comment

Sidewalk:

Concrete

The sidewalk was snow covered and not visible for inspection. Recommend inspect when clear of snow.

7. Priority Item

Grading:

Accumulated snow greatly limited the view for inspection. Based on the visible surface, there were indication the drainage improvement may be necessary along the East side of the house. It is recommended that at least 6" of clearance be maintained below basement window openings, and that the grade fall a minimum of 6" within the first 10' of the foundation. When this type of fall can not be established, the use of drains or swales should be utilized to ensure proper drainage away from the structure. The grade surrounding the basement window well, South of the rear deck, slope towards the foundation, and there were indications that drainage into the window well was occurring where the well was separated from the foundation. The grade directly along the East and North sides of the dwelling was very flat and did not slope away from the foundation. Recommend corrective measures be completed to establish proper clearances and slope away from the foundation. To obtain a proposal / estimate, recommend consult a qualified contractor.

Grounds (Decks, Driveway, Sidewalk, Grading, etc.) (Continued)

Grading: (continued)



Exterior (Foundation, Siding, Trim, etc.)

Only a small portion of the exterior foundation walls is visible for inspection as most of the foundation wall area is underground. Comments are based on the visible structure. Siding, plantings, decks, porches, additions, snow cover etc. also limit the exterior foundation wall inspection. See interior foundation wall comments within the Structure Section of this report for additional comments. Small and or hairline cracks are not uncommon within foundation walls and in most cases do not represent major structural problems. Suggest seal foundation wall cracks to help prevent water penetration and crack expansion. Recommend monitor foundation walls for changes in crack size/offsets/movement.

Siding and non treated wooden components should be kept 2" or more above grade to help prevent soil contact/decay/insect access/damage. The condition of the sheathing and wall framing behind the siding is not visible for inspection. It can not be confirmed if building paper or house wrap has been installed behind the siding or if there is any concealed decay, mold, or termite damage within the side wall.

The upper level windows and trim are not accessible for probing or a close up inspection. Comments are based on visible and accessible surfaces from ground level. Many times hidden decay is not visible due to the paint cover, decay lying just beneath the wooden surface. If decay is discovered while scraping surfaces in preparation for painting, recommend repair/replace the decayed components. Decay behind the window's metal cladding is typically not visible for inspection from the exterior.

1. Comment **Visible Exterior Foundation:** Concrete Block, Clay Tile Block
Inspection of the dwelling's exterior foundation is limited to the visible surfaces between the exterior grade and siding. Storage, shrubbery / vegetation, decks / porches, and other structures further limit the view for inspection. See related foundation comments and recommendations (Structure section).

Dwelling Exterior Siding

2. Priority Item **Material:** Transite / Cement Asbestos
The siding at the West, South, and SE areas of the dwelling exterior appeared to be a cement asbestos tile. This type of siding may contain asbestos fibers. The presence of asbestos can only be confirmed with laboratory testing. Asbestos inspection and or testing is beyond the scope of this inspection. In general, this type of siding does not cause a health hazard if in tact and left undisturbed (non friable). Several cracked and or damaged tiles were noted throughout the dwelling which is not uncommon, but repairs are recommended to provide proper weather protection. Recommend further research proper precautions that should be exercised with this type of siding. The local health department may be a source of such information. General recommendations are for repairs to be completed by a properly trained / certified professional.

Loose paint was also noted during the inspection. Based upon the age of the dwelling/garage it is possible that lead paint exists. Identification or evaluation of environmental concerns such as lead paint are beyond the scope of this inspection. Recommend contact the local Department of Health for guidelines / precautions or consult a qualified contractor as necessary in preparing / painting surfaces which may contain lead paint for added safety.

Exterior (Foundation, Siding, Trim, etc.) (Continued)



Dwelling Exterior Siding

3. Functional

Material:

Vinyl

Vinyl siding had been installed at the North and East areas of the dwelling. See related flashing recommendations below.

4. Marginal

Flashing:

The weather resistant barrier extended out from the bottom of the siding and overtop of the porch floor. Recommend permanent flashing be installed where the floor structure of the porch is attached to the house. All components should be installed in a shingle fashion extending back to the exterior.



5. Functional

Front Entry Door:

Exterior (Foundation, Siding, Trim, etc.) (Continued)

6. Priority Item, Non Functional Exterior Windows / Trim:

No flashing, trim, or cladding was installed around the perimeter of the kitchen window leaving the nailing flange exposed. This leaves the window openings more subject to water infiltration issues. Recommend corrective measures be completed to provide proper weather protection around the perimeter of the windows. Installation of an adhesive window flashing tape and trim or other cladding material may be an option.



7. Comment

Dryer Vent:

Recommend routine maintenance cleaning of the dryer vent duct and exterior termination / cover (i.e. at least annually) to help ensure the dryer is properly exhausted to the exterior.

Garage

Garage comments will include: foundation, floor, walls, ceiling, the adjoining door into the dwelling and the overhead garage door opener if in place. Other garage components will be addressed within their respective areas of the report unless specifically listed within the Garage Section. The overhead garage door opener is operated with the wall mounted control button, not the hand held remote. Recommend check if all remote controls are on hand and operational. Flammable material should not be stored within the garage if at all possible for added fire safety.

1. Type of Structure: Detached

2. Priority Item Garage:

In general, the detached garage was in a decrepit / damage state of condition, and no further evaluation was completed. Recommend consult with a qualified contractor to obtain a proposal for repair, demolition / removal, and or replacement.



Roofing (Roof surfaces, Flashing, Gutters, etc.) (Continued)

6. Comment

Exterior Chimney / Vent:

Daylight was visible where the gas vent passed through the roof. The roof area was not accessible during the inspection. Recommend further evaluation and or corrective measures completed to ensure the gas vent penetration is properly flashed and sealed to provide proper weather protection.



Attic (Roof Structure, Ventilation, Insulation, etc.)

Attic ventilation needs vary with construction type, ventilation type, vent placement, and internal/external conditions. Recommend inspect the attic at least annually to insure there is adequate ventilation to prevent excessive heat buildup in the summer and condensation/moisture problems in the winter. Proper knowledge and care should be taken in accessing the attic area and roof surface. Inspection by a professional roofing contractor is recommended for safety. With proper attic ventilation, attic temperatures can typically be limited to no more than 10-20 oF above the exterior/outside temperature during the summer months.

The level of insulation in the dwelling's side wall is not visible for inspection. No assurance can be given that the side wall insulation is properly installed or that it is present in all spaces. Older dwelling's constructed before 1950 may not have had side wall insulation installed at the time of construction.

Wind driven rain/snow, ice, and snow build up can create moisture/leakage at roof surface penetrations and attic vents. Recommend monitor and make adjustments if water leakage is noted.

Recommend roof structure problems or other areas of concern be inspected by a structural engineer, professional building contractor, or specialist in that field for further analysis.

Dwelling Attic

1. Attic Access / View:

The dwelling's attic was accessed for inspection. Insulation and restricted areas of access limited the attic inspection. Each and every individual roofing member and all sheathing board surfaces are not inspected. Comments are based on the readily accessible / visible surfaces within the attic area.

2. Functional

Attic Hatch / Scuttle:

Attic (Roof Structure, Ventilation, Insulation, etc.) (Continued)

3. Marginal

Visible Roof Structure:

Rafter

Fire damage was noted at the older visible roof structure at the South side of the attic. Structural evaluation of fire damaged components is beyond the scope of this inspection. No structural repairs or bracing had been installed. Installation of sister rafters alongside of the damaged rafters should be considered to help ensure structural integrity. For further evaluation and or to obtain a proposal and estimate of cost, recommend consult a qualified carpenter / contractor.



4. Functional

Visible Roof Sheathing:

Spaced Board, OSB

OSB sheathing has been installed over the dwelling's original spaced board roof sheathing to provide an appropriate solid surface for the installation of the modern shingles.

5. Comment

Attic Ventilation:

Gable, Ridge Vent

Ridge and gable vents were in place to provide ventilation to the dwelling's attic area. There were no lower soffit vents in place which is not uncommon for this age of dwelling. By current standards, balanced ventilation (e.g. lower intake and upper exhaust) ventilation (1 sq. ft. of ventilation for every 150 sq. ft of attic floor space) is recommended. Installation of soffit vents and discontinuing the gable vents is an option for improved attic ventilation. Suggest the attic area be monitored during the winter months for signs of condensation / frost which are indicators of air infiltration, ventilation, and or insulation improvement needs. For any further evaluation, or to obtain a proposal / estimate of cost for ventilation improvement, recommend consult a qualified contractor.

6. Functional

Attic Insulation:

Cellulose

The R value of the visible insulation (based on representative sample measurements) at the dwelling's accessible attic area was estimated to be ~R26. Insulation totaling R49 above the dwelling's living area is recommended by current standards for added efficiency. Suggest additional insulation be installed as desired for added efficiency.

Structure (Foundation, Flooring Support, etc.)

Foundation walls and the flooring support that are covered by finish materials, insulation, stored items, etc. are not visible and not inspected. When rated, the rating is based only on the visible structure. Small and or hairline cracks are not uncommon within foundation walls and in most cases do not represent major structural problems. Suggest seal foundation wall cracks to help prevent ground water penetration and crack expansion. Recommend monitor foundation walls and concrete floors for changes in crack size/offsets/movement. See additional foundation wall comments within the Exterior/ Foundation Wall Section of this report. Concrete floors/slabs may also develop small cracks during the drying process due to shrinkage and not present a structural problem. Recommend monitor all cracks.

Most basements and crawl spaces have some potential for water penetration with heavy rains. It is not possible to guarantee there will be no basement or crawl space ground water penetration. If ground water seepage is noted at foundation walls/cracks/seams/etc., recommend insure the gutters are clear, downspouts/extensions are in place, and the landscape/grading is properly sloped to channel drainage water away from the dwelling. Professionally sealing wall and floor cracks and or installing a professional water proofing system may be options if above ground adjustments are not successful in controlling basement/crawl space ground water penetration. Seepage can also occur at floor cracks if water builds up under the basement floor/concrete slab. If any ground water leakage is discovered after taking possession, recommend make adjustments to correct this condition. (see above comments) Removal of finished materials may uncover decay and mold/mildew/fungi. If these conditions are discovered, recommend a professional in this field inspect and advise.

Termite damage in many cases is not visible when inspecting wooden structure as the damage in many cases is hidden within the wooden component. Recommend the dwelling be inspected for wood destroying insects by a professional pest control company.

Recommend foundation wall problems, floor structure problems, or other areas of concern be inspected by a structural engineer, professional building contractor, or a specialist within that field for further analysis, recommendations, & estimates of repair.

1. Priority Item, Non Functional **Interior Foundation:**

Substantial cracks and inward displacement was noted in the East clay tile block foundation wall, inside of the basement's NE room. Damaged block, cracks, and missing mortar was also noted in the East concrete block wall at the SE corner of the basement. Recommend a qualified foundation repair contractor or structural engineer complete further evaluation and provide a proposal and estimate of corrective action. Installation of interior wall bracing can be an option to help stabilize the foundation, but if the displacement / movement is never enough, replacement of the foundation wall can be necessary. General recommendations are for block / crack and tuck pointing repairs also be completed as necessary. Corrective measures may also be necessary at the exterior to help ensure storm water is properly drained away from the foundation. Accumulated snow and drifts greatly limited the view at the exterior during the inspection.

Openings had been created in the South concrete block foundation wall, that appeared to be related to the addition that was in process at the on the South end of the house. Recommend all foundation wall openings be repaired along with the completion of the addition.



Structure (Foundation, Flooring Support, etc.) (Continued)

Interior Foundation: (continued)



2. Comment

Interior Foundation:
Estimate % Visible:

Concrete Block
70%

The foundation at the North and West sides of the basement was normal based on it's age and type. Maintenance servicing needs are not uncommon for older foundations (e.g. tuck pointing, crack repair, etc.). See exterior grade and gutter / downspout comments and recommendations (Grounds and Roofing sections).

3. Functional

Basement Floor:
Estimate % Visible:

Concrete
70%

4. Functional

Floor Structure Support:
Estimate % Visible:

Wooden Girder Beam
70%

5. Functional

Support Columns:
Estimate % Visible:

Masonry
70%

Structure (Foundation, Flooring Support, etc.) (Continued)

6. Marginal

Floor Joists:

Recommend joist hangers be installed at the South end of the floor joists in the basement's NE room.



7. Functional

Floor Joists:

Wood

Estimate % Visible:

70%

The visible wooden floor joists were 2" x 8"s, the majority of which were spaced 16" on center.

8. Functional

Sub Floor:

Wood

Estimate % Visible:

70%

9. Comment

Side Wall Structure:

The dwelling's side wall framing was covered with siding and finish materials at both the exterior and interior and was not visible for inspection.

10. Comment

Obstructions:

Storage, insulation, finished walls, finished ceilings, and floor coverings in the basement limited the inspection of the interior foundation walls/ceiling/floor area. Comments are based on visible surfaces.

11. Priority Item, Non Functional **Evidence of Moisture:**

Significant water infiltration issues were observed in the basement during the inspection, most of which appeared to be related to rear addition having been removed. Signs of seepage were also noted in the SE corner of the basement's NE room, and behind the washing machine. Recommend corrective measures be completed as necessary to ensure exterior storm water is properly managed and channeled away from the foundation. See related grade, gutter, and downspout comments (Grounds and roofing sections). It was reported that the basement would be used regularly. If a completely dry basement is expected, recommend further evaluation be completed by a qualified basement water proofing contractor to obtain a proposal and estimate for guaranteed dry basement repairs.



Structure (Foundation, Flooring Support, etc.) (Continued)

Evidence of Moisture: (continued)



12. Not Applicable Sump Pit / Pump:

There was no visible sump pit/pump noted which was not uncommon for this age of dwelling.

Electrical

The electrical service panel screws & cover are removed to inspect the electrical components within the electric service panel unless otherwise noted within this report. The inspector will look for: overheated wiring, loose connections, improper wire size to breaker/fuse size, double tapped circuits, improper wiring conditions, and corrosion. It is possible for too many outlets/fixtures/switches to be wired to an individual circuit. This condition is typically not visible for inspection. If properly sized breakers/fuses trip or blow out with normal daily use, recommend contact an electrician to make adjustments for safety. A large percentage of the dwelling's electrical wiring is enclosed within finished walls/ceilings/floors/insulation/etc. which prevents inspection of the non visible and non accessible wiring and connections. A representative number of accessible outlets, fixtures, and switches are inspected. The buyer should determine if the number and placement of outlets, switches, and fixtures are adequate to meet their personal needs. Ceiling fans that operate by a pull chain and exterior lights with sensors are not inspected. Missing light bulbs are not installed and bulbs that do not respond to switches are not replaced to inspect. It is possible that a light fixture, light switch, or the wire servicing a non operational light may be defective rather than a defective bulb. Recommend electrical issues and concerns be inspected by a licensed electrician for further analysis and estimates of repair.

A GFCI (ground fault circuit interrupter) is an electrical device that can be installed at an outlet or breaker position to aid in reducing the risk of electrical shock at that circuit. Installing GFCI outlets (if not in place) at the exterior receptacle locations, within 6 ft. of bathroom and kitchen sinks, at unfinished basement areas, & in the garage is recommended for additional safety.

Telephone, television, video & audio cables, security systems, and low voltage wiring systems are not inspected.

- | | | |
|---------------|---|------------------------------------|
| 1. Comment | Service Entrance: | Overhead/Above Ground Installation |
| 2. Functional | Electrical Service Size: | 100 Amps |
| 3. Comment | Main Electrical Disconnect: | |
| | This dwelling's main electrical disconnect was located within the electrical panel at the NW corner of the basement. | |
| 4. Functional | Electrical Ground: | |
| | A ground wire was attached to the incoming metal water pipe (at the water meter area) as the primary ground position. | |

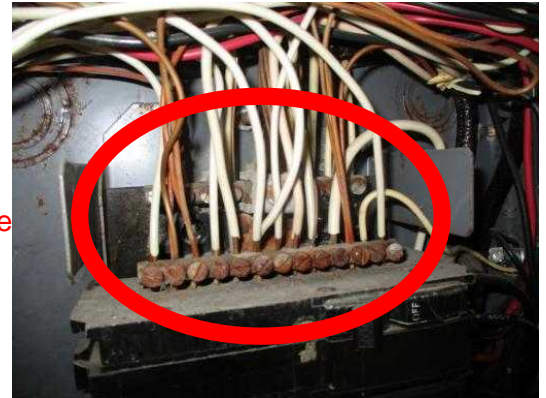
Dwelling Electrical Panel

Electrical (Continued)

5. Priority Item, Non Functional Enclosure:

Multiple conductors had been installed within single terminals on neutral / ground bus bars (double tapped) within the electrical panel. While this was not an uncommon practice in the past, installation of multiple conductors per lug where the neutrals are secured can result in a loose connection which is a safety concern. Installation of only one neutral conductor per lug terminal is recommended for safety. Recommend servicing be completed by a licensed electrician.

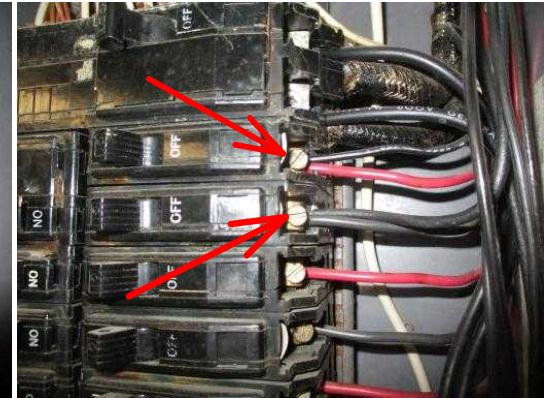
The electrical circuits were not labeled. Recommend all circuits be accurately labeled for easy identification and safety.



6. Priority Item, Non Functional Breakers:

One of the electrical circuits in the panel was tripped at the time of the inspection. No attempt was made to reset this circuit. Recommend repairs be completed to correct the condition that caused the circuit to trip, and proper operation verified.

There were 2 wires attached to two of the single pole breaker terminals within this electrical panel. Installation of more than one wire per terminal can result in a loose wire connection, improper electrical performance, over heating and considered a safety issue. Recommend a licensed electrician complete repairs to correct this condition for improved safety.



Electrical (Continued)

7. Priority Item, Non Functional **Visible Branch Circuits (outlets, switches, wiring, etc.):**

Unprotected and unsecured electrical cables were noted lying on the floor at the South side of the basement. Recommend the ends of cables be protected and enclosed in covered junction boxes for safety.

Live knob and tube wiring was noted directly South of the attic access and covered by installation and therefore rated non functional as a potential fire / safety hazard. Recommend knob and tube wiring be replaced by a licensed electrician for safety.

The cloth sheathing was damaged on an electrical cable where the ladder was being used to get from the 1st floor to basement. Recommend the damaged cable be repaired / replaced by a licensed electrician

Burn marks were noted at an outlet near the laundry appliance. This outlet, and one at the basement's South central wall also did not have power during the inspection. Recommend repairs be completed by a licensed electrician and proper / safe electrical circuit operation be verified.

Power was not disconnected from the GFCI outlet at the 2nd floor hallway when tested. This may be due to improper installation of the outlet (i.e. line / load reversed). Recommend a licensed electrician make repairs to correct this condition and ensure the outlet is properly GFCI protected.

An unprotected electrical connection was noted in the wall opening North of the kitchen countertop. Recommend electrical connection be properly secured and protection inside of covered junction boxes for safety.

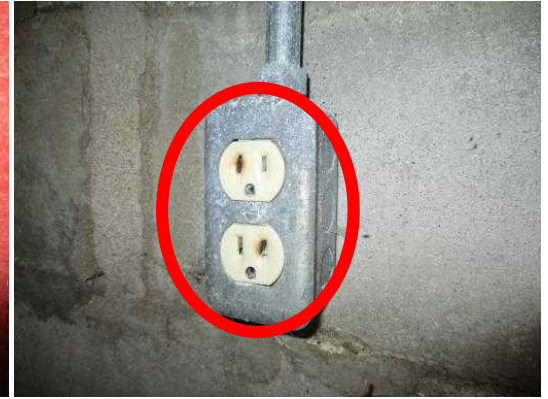
The outlet at the SW corner of the 1st floor living room tested reverse polarity (hot/neutral wires reversed) and rated non functional as a safety hazard. Recommend a licensed electrician properly install this outlet for safety.

A 3 prong outlet tested ungrounded at the NW corner of the dining room. Recommend a licensed electrician make repairs for safety. Installation of GFCI outlet an equipment ground are options.



Electrical (Continued)

Visible Branch Circuits (outlets, switches, wiring, etc.): (continued)



Electrical (Continued)

Visible Branch Circuits (outlets, switches, wiring, etc.): (continued)



8. Comment

Conductor Type:

Sheathed Cable, Cloth Insulated Cable, Conduit, Knob & Tube

9. Comment

GFCI Protection:

The remainder of the visible/accessible GFCI protected outlets tested operational when tested at the time of the inspection. The trip mechanism within GFCI outlets can wear out over time. Recommend manually test GFCI outlets monthly by pressing the test / reset buttons to verify they trip out and reset properly.

10. Comment

Range / Dryer Circuits:

The kitchen range was a gas operated appliance. Installation of 240 volt circuit would need to be completed by a licensed electrician to allow for the installation and use of an electric range appliance if desired.

Heating System

Heat exchangers within most furnaces are not accessible by design and therefore are not inspected. In order to fully inspect a heat exchanger, the unit would need to be removed from the furnace casing which is beyond the scope of the inspection. Recommend install UL listed carbon monoxide detectors within the dwelling for additional carbon monoxide gas protection. Pilot lights that are out are not lit during the inspection due to the liability of lighting a pilot light that have been shut off by the owner or a furnace contractor for a reason. The power/shut off switch is not operated to insure the switch is not unintentionally left in the off position. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspection by a qualified heating contractor. Professional cleaning/servicing of the furnace can reveal hidden deficiencies. Electronic igniters, electronic ignition systems, inducer fans, blowers, motors, pressure switches, thermostats, and other system components can work today and fail tomorrow without warning. The typical life expectancy of a gas forced air furnace is 20 - 25 years but can vary substantially between the make, model, maintenance, and conditions. Whether a furnace is properly sized or if air distribution is adequate to all areas of the dwelling is beyond the scope of the inspection. Recommend heating system problems and concerns be inspected by a professional heating/cooling contractor for further analysis and estimates of repair.

The gas shut off valve servicing the furnace is located at the gas line within 6 ft. of the furnace unless otherwise noted within this report and also at the exterior gas meter within a natural gas line supply system.

Determining if there are any discontinued/buried fuel tanks on the property is beyond the scope of this inspection. Leaky fuel tanks represent an environmental hazard and the tank and contaminated soil should be removed.

Dwelling Hot Water Boiler

1. Priority Item

No visible back flow prevention device was noted in place between the dwelling's domestic water supply and the hot water boiler system. While the lack of backflow prevention is not uncommon in older systems and or in some locations, it is recommended to prevent potential cross connection for health and safety. Backflow requirements can vary between locations. For any further information, recommend consult the local authority having jurisdiction or the water supply utility company. General recommendations are for a licensed plumber to install a backflow prevention device for health / safety.



2. Functional, Comment

The boiler is past the typical expected life for this type of equipment and its age should be taken into consideration. Recommend plan and budget for servicing and or replacement needs. General recommendations are to have inspection and servicing completed by a qualified hydronic heating contractor.

3. Manufacturer: Weil McLain

4. Approximate Age: 27 years

5. Fuel Type: Natural gas

6. Functional **Visible Gas Burner:**

A limited view of the gas burner unit was available. No major visible burner unit problems were noted at the time of the inspection.

7. Comment **Pressure Relief Valve:**

The pressure relief valve was not opened/operated to avoid potential post inspection leakage. Recommend test/operate this valve at least once per year to insure the discharge path is clear. Recommendations are to replace the pressure relief valve every 3 years or have a plumber remove and inspect for signs of lime build up and proper operation.

8. Functional **Discharge Pipe:**

9. Functional **Exhaust Vent:** Metal

10. Functional **Visible Gas Line:**

A visual inspection of the gas piping is completed. Detection of gas leaks using instruments is beyond the scope of this inspection.

11. Functional **Electrical Disconnect:**

12. Functional **Thermostat(s):**

Heating System (Continued)

13. Comment **Piping:**
Recommend the open ends of the boiler water pipe (where disconnected when the rear addition was removed) be capped while not in use.
14. Functional, Comment **Baseboard Units / Radiators:**
Older valves can be prone to leakage issues and therefore the individual radiator valves are not operated during the inspection. Valve servicing / repair is not uncommon in an older hydronic heating system. Recommend monitor and plan accordingly.
15. Not Applicable **Miscellaneous:**
Testing of multiple boiler components is beyond the scope of this inspection (e.g. pressure reducing valve, spirovent, expansion tank, etc.).

Plumbing

The inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain, waste, vent, & gas piping, and bathroom & kitchen fixtures. The hidden nature of the plumbing systems prevents inspection of large portions (majority in most cases) of the components (especially in walls, floors, and above ceilings). Private or community wells, private (septic) waste disposal systems, underground piping (including the main sewer line), floor drains, water conditioning & filtration equipment (e.g. softeners, iron filters, reverse osmosis systems, etc.), & central vacuum systems are beyond the scope of this inspection. General recommendations, especially in older home or neighborhoods with large mature trees, are to have a qualified contractor inspect the main sewer line using a fiber optic scope camera to identify an potential concerns or expensive repair needs.

Dwelling Water Heating System

1. Functional
The water heater was past the typical productive life expectancy of this type of equipment. Recommend budget for replacement needs. General recommendations are to consider preventative replacement prior to water heater failure.
The hot water heater temperature control was initially set on a low / vacation setting. The temperature control was turned to a normal setting during the inspection. The temperature control was returned to the low / vacation setting prior to leaving. For normal use, setting the temperature control to provide 120° F. water is recommended.
2. **Manufacturer:** Rheem
3. **Approximate Age:** 22 Years
4. **Type:** Natural gas **Capacity:** 40 Gal.
5. Functional **Exhaust Vent:** Metal
6. Comment **Temperature / Pressure Relief Valve:**
The temperature/pressure relief valve was not opened/operated to avoid potential post inspection leakage. Recommend test/operate the valve at least once per year to insure the discharge path is clear and be prepared to replace the valve if post inspection leakage occurs. Recommendations are to replace the pressure relief valve every 3 years or a plumber remove and inspect for signs of lime build up and proper operation.
7. Functional **Discharge Pipe:**
8. Functional **Visible Gas Line:**
A visual inspection of the gas piping is completed. Detection of gas leaks using instruments is beyond the scope of this inspection.

Plumbing (Continued)

9. Comment **Incoming Service Line:**
Galvanized

Main Water Shutoff:
Basement

The incoming water line was older galvanized piping as viewed at the area where it enters through the foundation. The underground water piping is not visible for inspection. Overtime underground galvanized water piping can rust and or develop a mineral buildup and eventually could require replacement due to leakage and or a reduction of water pressure.

The dwelling's main water shut off valve is not operated during the inspection. A photo of the main water shut off valve(s) was included for reference.



10. Comment **Water Supply Plumbing:** Galvanized, Copper

The incoming water piping is galvanized as viewed at the main shut off valve area. The interior water piping was a combination of galvanized and copper water pipe. See related water pressure / flow comments (below).

Recommend the open ends of the water lines (where disconnected when the rear addition was removed) be capped while not in use.

11. Priority Item, Non Functional **Water Pressure / Flow**

Very poor water pressure was noted from the 2nd floor bathroom shower when multiple plumbing fixtures were operated simultaneously (especially flushing the toilet). Recommend further evaluation be completed by a licensed plumber to obtain a proposal for corrective measures.



12. Priority Item, Non Functional **Drain / Vent Plumbing:**

There was no trap in the stand pipe drain near the laundry appliances. Recommend a trapped stand pipe be installed by a licensed plumber to prevent the escape of unhealthy sewer gases.

The clean out cap had been removed from the basement floor drain. Removing this cap bypasses that drain trap and can allow the escape of harmful sewer gases and is rated non functional. Recommend a licensed plumber or qualified drain cleaning contractor service / repair, re-install the clean out cover, and verify the floor drain is functioning properly.

Recommend the open ends of the drain pipe(s) (where disconnected when the rear addition was removed) be capped while not in use.

Plumbing (Continued)

Drain / Vent Plumbing: (continued)



13. Comment

Drain / Vent Plumbing:

Cast Iron, Galvanized, ABS

An S trap was noted below the bathroom sink. This is an older and un-vented type of drain trap that is more prone to siphoning and dry trap conditions that can lead to the escape of sewer gases. General recommendations are to make improvements to help prevent these conditions. Installation of a properly vented P trap is recommended. The use of an air admittance valve may be a retrofit option to provide a drain ventilation source if installation of a proper exterior vent is cost prohibitive (however these types of interior devices are not allowed by some authorities having jurisdiction).



14. Functional

Kitchen Sink:

15. Comment

Exterior Hose Bib(s):

The exterior NW hose bib was not the freeze less/self draining type. This hose bib should be winterized (turned off and drained) prior to freezing temperatures to prevent damage.

The SE exterior hose bib(s) was the freeze less / self draining type. Recommend any hoses and attachments be removed during the late Fall/Winter months to prevent water pipe freezing / damage. Damage caused during freezing conditions can be concealed within the wall and not visible during this type of visual inspection. Recommend closely monitor with regular operation.

Bathrooms

The inspection of the bathrooms includes a visual examination of the readily accessible bathroom fixtures and facilities. Shower catch pans in place below any shower with a ceramic tile floor are not visible and not inspected. Determining whether shower pans & tub/shower surrounds are entirely water tight is beyond the scope of this inspection. Leakage may be discovered when the bathroom facilities are operated for long periods of time and with weight loads in place. The toilet tank lid is not removed to inspect internal components due to stored items in place on the water holding tank. Recommend inspect and maintain the internal components. Recommend any corroded water or drain/trap piping be replaced as a maintenance measure to help prevent future leakage.

It is very important to maintain all grouting and caulking at the bathtub/shower wall areas. Recommend monitor ceramic tile for any worn grout/caulk repair needs.

Bathroom vent fans and discharge lines are typically covered by attic insulation and not visible for inspection. Recommend research the final discharge location to insure bathroom fans are vented to the exterior to help prevent attic moisture problems.

2nd Floor Bathroom

1. Functional **Sink:**

2. Priority Item, Non Functional **Toilet:**

The toilet was loose and the tank refill ran on beyond the overflow. Recommend repairs be completed by a licensed plumber and leak free and proper flush / fill operation verified.



3. Priority Item, Non Functional **Shower:**

Leakage was noted from the hot and cold water supply valves when the shower was operating. The diverter valve was also stuck and leaking. Recommend repairs be completed by a licensed plumber and leak free valve and proper diverter operation verified.



4. Functional **Bathtub:**

5. Not Applicable **Exhaust Fan:**

No exhaust fan was in place within the bathroom. Installation of an exhaust fan vented directly to exterior is recommended to help avoid condensation / potential moisture problems.

6. Comment **Caulking:**

Recommend the shower wall and bathtub joints be resealed.

Interior

Interior surface ratings are not based on cosmetic or aesthetic approvals. Typical wall and ceiling cracks, tape imperfections, etc. are not specifically noted within the report. Minor and cosmetic defects may be listed in the report for maintenance purposes but it is not the intent, nor will the Inspection report identify and list all minor and cosmetic defects. As a general rule, cosmetic deficiencies in floor coverings are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not part of this inspection. Floor covering damage or stains may be hidden by furniture. Damage to sub flooring and underlayment may not be revealed until the floor coverings are replaced. Any damaged sub flooring or underlayment should be replaced with the installation of new floor coverings. The wall condition behind ceramic tile is not visible for inspection. Loose ceramic tile and worn grouting can allow water infiltration and resulting damage. A representative sample of the accessible windows are inspected. Windows are not rated for ease of operation. Identifying seal leaks or discoloration within insulated glass units is not always possible due to temperature, weather, and lighting conditions. Storm windows / screens are not operated nor inspected to verified that all are present. Determination of the age and type of smoke and carbon monoxide alarms in place is beyond the scope of this inspection.

1. Priority Item, Non Functional **Evidence of Water Infiltration:**

The subfloor was wet as viewed from the NE corner of the basement, at the area below and just North of the hydronic baseboard unit. No obvious sources of leakage could be identified. It is possible that an ice dam or other roofing issue exists and leakage is traveling down the wall cavity and showing up on the floor of the NE room. Recommend further investigation be completed by a qualified contractor to identify the source of leakage and repairs completed. Recommend any moisture damaged components be replaced and corrective measures completed to eliminate the cause of the leakage.



2. Comment

Walls / Ceilings:

Plaster / Sheetrock

An area of the wall had been removed directly North of the kitchen counter, likely to complete plumbing repairs. Recommend damaged wall be repaired.

Cracks and loose paint were noted at the 1st and 2nd floor walls surrounding the masonry chimney that runs up through the center of the house. Recommend repairs be completed and these areas monitored after all construction has been completed.

A small area of discoloration was noted at the wall area above the shower. The observed discoloration is a suspected microbial growth. Standard Statement: Mildew / mold is beyond the scope of this inspection and can be a health issue, especially for individuals sensitive to these conditions. Recommend corrective measure be completed to clean or replace affected materials and eliminate conditions providing for growth. See related exhaust fan recommendations (Bathroom section).

Interior (Continued)

Walls / Ceilings: (continued)



- 3. Functional
- 4. Comment

Floors Coverings: Interior Doors:

The strike plate was missing at the 2nd floor bathroom door. Recommend hardware be installed where missing. Multiple doors were in need of maintenance hardware adjustment to latch / lock properly.

Carpet, Vinyl, Luxury Vinyl Tile



Interior (Continued)

5. Priority Item, Non Functional Interior Windows (Primary):

Double Hung

The older wooden windows were in poor condition. The majority of the sash were not supported, and appeared to have been secured using pegs in the past. The jambs were worn and the pegs were not a reliable way to secure the windows during the inspection. Recommend repairs be completed by a qualified contractor to provide proper and safe window operation. Based on their age and condition, replacement of the the older wooden window is recommended.

Cracked window panes were noted at the 2nd floor stairway. Recommend cracked glass panes be replaced for proper weather protection and safety.



6. Functional

7. Marginal

Stairways / Steps:

Railings:

The guardrailing at the top of the 2nd floor stairway was much shorter (~27.5") than what is recommended by current standards. Upgrading the guardrailing to conform to current standards is recommended for improved safety.

8. Comment

Smoke & Carbon Monoxide Alarms:

The alarms responded to the test buttons at the time of the inspection. Recommend maintenance replace the batteries within all alarms and test for proper operation upon taking possession.

Maintaining carbon monoxide alarms outside of each separate sleeping area, in the immediate vicinity of the bedrooms, is recommended.

Industry recommendations are for smoke alarms to be replaced every 7-10 years (or sooner if necessary) for safety.

9. Comment

Radon Testing:

The radon test results are enclosed within a separate attachment.

10. Comment

Miscellaneous:

Purchasing a home warranty program is recommended in buying a home to help provide

Interior (Continued)

Miscellaneous: (continued)

protection from unexpected expenses. Various inspected items and components can be working at the time of the inspection and fail thereafter without warning. Recommend review the terms and conditions within home warranty programs to insure you understand the coverage and pre-existing conditions / limitations.

Kitchen (Appliances, etc.)

Refrigerators, freezers (including built-in water dispensers & ice makers), portable appliances (e.g. dishwashers), & laundry appliances are beyond the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during the inspection. Appliances are not moved during the inspection to inspect below or behind them.

1. Priority Item **Kitchen Range:**

Gas

The kitchen range was not installed / connected and could not be operated at the time of the inspection. Recommend installation be completed and proper operation verified. General recommendations are to cap the gas line while the appliance is not connected / actively used, for safety.



2. Not Applicable **Vent Fan:**

No exhaust fan was installed within the kitchen. Installation of an exhaust fan is recommended to help avoid condensation, moisture, odor issues.

3. Functional **Cabinets:**

4. Functional **Counters:**

5. Functional **Refrigerator:**

6. Comment **Laundry Appliances:**

The washing machine was not connected / installed during the inspection and could not be operated. Recommend the appliance be installed and proper operation verified.

The clothes dryer completed a normal cycle during the inspection.

Report Disclaimer

This report shall not be considered valid unless there is signed Inspection Agreement / Order Form in possession of American Inspections, Inc.

This report is a summary of the more detailed visual inspection completed at the inspection site. Since this report has been transcribed by the office staff, it is possible for clerical error to occur. If this written report does not coincide with on-site or other information/communications, please notify us.

This inspection/report is based on a careful visual inspection of the readily accessible and visible areas of the property inspected. There are areas of the dwelling which are obstructed and or inaccessible for inspection. In many cases hidden decay, water damage, pest damage, etc. cannot be seen without dismantling or removal of surface materials and or through destructive probing but maybe revealed by future renovation or remodeling projects. Additional expenses may be incurred in bringing the property up to current code with major repair and remodeling projects. Recommend estimates on any planned major repair or remodeling project be obtained from qualified contractors.

Due to the difficulty in detecting faded, hidden, or concealed water penetration/stains/etc., recommend ask the owner if there has been any history of water penetration within the dwelling's foundation walls and floors and if there has been any roof, ceiling, and or water leakage/staining. Hidden and non-readily visible deficiencies can result in unplanned repair expenses.

Recommend a thorough inspection for wood destroying insects be completed by professional pest-control company.

Recommend a final walk-through inspection prior to closing. Suggests inspect the dwelling's wall and floor coverings after the removal of furniture and store articles. Recommend operate the remaining major appliances, furnace, and air-conditioning system to help insure these units are fully operational (Operation of that A/C with an exterior environmental temperature below 55°F is not recommended as it may damage the compressor).

The home inspection is a limited ordinary visual observation/examination of the physical structure and systems of the property subject to the conditions, exclusions, and limitations as set out within the signed Order Form, the Inspection Report, and the Message to the Buyer. The inspection is not intended to be an insurance policy, warranty, or guarantee. Where questions or concerns are raised as to signs of possible problems, repairs, or undetermined conditions within the report or from other sources, we suggest the use of a professional specializing in that specific area of expertise for further analysis of these areas. General report recommendations/suggestions should not be considered the only explanation or alternative nor eliminate the need for further technical analysis. This inspection report will not include every deficiency within the dwelling. Some deficiencies may not be viewed/visible/or identifiable the day of the inspection. Minor and cosmetic defects may be listed in the report for maintenance purposes but it is not the intent, nor will the Inspection report identify and list all minor and cosmetic defects. The inspection is intended to help reduce the risks in purchasing a home, it does not eliminate all risks. We recommend you use the information from this inspection report, from the seller, from the seller's disclosure, from the Realtors, from other specialists and professionals, and from your own personal observations to aid you in your home purchase decision.

Payment for the home inspection report acknowledges you received the report and your agreement to the terms within the enclosed order form/agreement.

Message To The Buyer

CONGRATULATIONS ON YOUR PROPERTY PURCHASE!

Thank you for selecting American Inspections, Inc., Inc. to provide you with a professional home inspection. We appreciate the confidence and trust you have placed in American Inspections, Inc., Inc. by allowing us to work with you in inspecting your property. Each and every home inspection is completed with individual attention and care to provide you a personalized report. Our goal is to make your inspection informative, useful, and an enjoyable learning experience.

WHAT IS A HOME INSPECTION AND IT'S SCOPE

It is important that you understand what a home inspection is and what the inspector is able to do. A home inspection is a limited visual inspection of the property and components to identify major deficiencies and general features of the property at the time of the inspection. The inspection is of the readily visible areas of the property and limited to the apparent conditions existing at the time of the inspection. The inspector does not move personal property, debris, furniture, equipment, or carpeting. The utilities (water, electricity, gas) and pilot lights must be on and the equipment operational in order to provide a complete inspection of the property. The home inspector is a home inspection generalist and is not a licensed engineer or a specialist in every craft. The inspector does not open up walls or dismantle the dwelling and equipment for concealed deficiencies. You may want to consult outside professionals on a specialized problem area or an area in which a non typical condition is noted. The inspector works for you. His goal is to provide you with a thorough inspection of the property and a professional written report of

Message To The Buyer (Continued)

the condition of the property inspected within the American Society of Home Inspectors' standards and guidelines. The home inspection/report should be used as a tool along with other research and information you have gathered to assist you in making an informed purchase decision. Please carefully read and review the Inspection Report, the Order Form / Agreement, and the Message to the Home Buyer.

EXPERIENCED EYE

The inspector can provide the client with a trained and experienced eye in identifying problems and deficiencies that may be missed without following a formal and thorough inspection approach. The inspector strives to add to the client's knowledge of the dwelling within the scope of the inspection. The inspector will pay special attention to areas that have historically given home buyers problems.

ACCOMPANY THE INSPECTOR

It is recommended that the client accompany the inspector to gain additional insight into the inspection process, to pick up maintenance tips and suggestions, and to help assure a clear understanding of the written inspection report.

BIG PICTURE ANALYSIS

The dwelling has many identical components such as electrical outlets, windows, rafters, floor joists, etc. We inspect a representative number / sample of these items unless problems are detected. While maintenance suggestions may be addressed, the report is not intended to provide an all inclusive list of minor flaws or repair requirements. The primary goal of the inspection is to inspect for major deficiencies. The inspection is visual in nature and not intended to be technically exhaustive. Maintenance tips are provided to help you maximize the performance of the property.

UNIDENTIFIED DEFICIENCIES

After occupancy, all dwellings will have some defects which will not have been identified within the inspection report. Some may have been concealed, others impossible to anticipate, or equipment may have been functional at the time of the inspection but later malfunction. The home inspection is a risk reduction tool but does not eliminate all risks in buying a home.

PREVENTATIVE MAINTENANCE

Preventative maintenance is the best approach to protect and maintain the value of your investment. An annual budget of roughly one percent of the value of the home should be allocated for maintenance and unforeseen repairs. This is an average figure. In some years the expenditures will be less, in others more.

CLIENT FOLLOW UP

It is suggested that the buyer obtain a copy of the seller's disclosure statement and investigate any areas of concern. The inspector does not research if building permits were issued on past improvements to the dwelling. If further information is desired on any permits issued, the permits will be recorded at the local building department if taken out. The client is advised to personally re-inspect the premises just prior to closing to confirm that nothing has been changed, altered, or damaged. The inspector does not move personal property, debris, furniture, equipment, or carpeting. Areas that were concealed by carpets and furnishings at the time of the Inspection may be accessible later after the sellers have moved their belongings.

NATIONAL STANDARDS & CODE OF ETHICS

The inspection will be performed in accordance with the standards of Practice and Code of Ethics as established by ASHI, the American Society of Home Inspectors. American Inspections, Inc., Inc. is not associated with any seller, contractor, lawyer or realtor. Other than the inspection fee, American Inspections, Inc., Inc. has no anticipated financial interest in the property inspected. We work for you!

NOT A WARRANTY/GUARANTEE

THE INSPECTION /REPORT IS NOT INTENDED OR TO BE USED AS A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE ADEQUACY, PERFORMANCE OR CONDITION OF ANY INSPECTED STRUCTURE, ITEM OR SYSTEM. The inspection is NOT an attempt to provide the client with an insurance policy against defects or deficiencies within the inspected property. American Inspections, Inc. does not repair or replace defects or deficiencies within the inspected property. Damages due to failure of the inspector to discover any obvious or blatant defect shall be limited to an amount not to exceed the fee paid for the inspection service. American Inspections, Inc. will not be held liable for any claims if repairs or replacements are made or money is spent without notifying the company to provide an opportunity to re-inspect the claimed deficiency. Home equipment warranty programs are available from private insurance companies to protect the buyer from costs associated with unexpected equipment failures.

INSPECTED ITEMS/COMPONENTS

American Inspections, Inc.

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Message To The Buyer (Continued)

The inspection includes readily accessible items and systems expressly and specifically identified as follows, subject to the limitations as stated within the Order Form/Agreement, the Message to the Home Buyer, and the written Inspection Report.

General foundation and structure, general mechanical of major systems, general electrical, general plumbing, general roof structure/ventilation, insulation, shingling, listed permanent installed appliances, general interior, and general exterior.

Specific items inspected as accessible may include: exterior foundation walls, exterior windows, siding, trim, stairways /landings/ porch/ deck, exterior doors, garage, driveway, roof surface, gutters / downspouts, exterior chimney, attic access, roof structure, roof sheathing, attic ventilation, attic insulation, attic floor joists, attic water penetration, basement foundation walls, basement floor, crawl space, interior chimney, girder, support posts, floor joists, sub-floor, sills, basement water penetration, sump pump, main electrical service, electrical ground, main electrical distribution center, interior outlets, major appliance hook up, exterior receptacles, furnace/heating system, hot water or steam heating boiler units, heat ducts, blower /motor, filter, burner unit, flue pipe, electric baseboards, air conditioner compressor unit, A/C lines, disconnect switch, condensate line, ducts lines, exterior faucets, hot water heater, pressure relief valve, tail pipe, water piping, waste and drain piping, water pressure, sinks, bathtubs, toilets, ventilation fans, showers, laundry tub, walls, ceilings, floors, caulking/grouting, stairways, fireplace structure/hearth/damper, Interior doors, interior windows, range, trash compactor, dishwasher, garbage disposal, cabinets/counters.

Notice is hereby given that although subject premises and or equipment may be in functional condition at the time of the inspection, the condition may change with continued use, later malfunction, or items may be altered or exchanged after the inspection. It should be noted that various components and structure may be partially or totally obstructed, limiting the inspection of these areas.

REPORT COMMENTS, RECOMMENDATIONS, AND SUGGESTIONS

The inspection report comments, recommendations, and suggestions are included to help you protect, maintain and improve the condition of the dwelling and components. The report comments are not intended to indicate that the seller should be responsible for correcting all deficiencies and completing all recommendations. The client should use good judgement and decide what deficiencies are normal maintenance, how the house was represented, and if a shared arrangement to correct any major deficiencies fits the situation. We suggest you put yourself in the seller's shoes to be able to better understand what his response will be to any requests. In general, major deficiencies that you were not aware of, deficiencies that may cause deterioration to the property prior to taking possession, or a real safety concern would appear reasonable to address with the seller.

Inspection Agreement

The following is a blank copy of our standard Order Form / Inspection Agreement. If this inspection agreement was not signed at or prior to the home inspection, a copy has been emailed to you to read, sign, and return to us. The signed inspection agreement will be kept in our office file. You will be emailed a paid invoice receipt upon as soon as we receive payment in full and the signed Order Form / Inspection Agreement. If you have any questions please call us at 319-377-9298.

Order Form# _____

ORDER FORM / INSPECTION AGREEMENT

(THIS IS A LEGALLY BINDING CONTRACT THAT LIMITS OUR LIABILITY, PLEASE READ IT CAREFULLY)

Client Name _____
Client Address _____
City, State, Zip _____
E-Mail Address: _____
Phone Number: _____

Inspected Property Address:

Inspection Fee \$ _____

Make Check Payable to: American Inspections, Inc.

American Inspections, Inc.

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Inspection Agreement (Continued)

Optional Services Fee \$ _____ - _____
Total Fee Due \$ _____

403 Stonehaven Ln. NE
Cedar Rapids, Iowa 52402
Phone: 319-377-9298

Payment is due at the time of the inspection. Any fee not paid within 15 days of the inspection date will include a service charge of 1.5% monthly or 18% per annum plus an account servicing fee of \$25.00.

1. CLIENT/COMPANY DESIGNATIONS:

The "Client" requests a limited visual inspection of the property located at the above listed address. American Inspections, Inc. and any agents or employees of the company hereafter referred to as the "Company" agrees to complete the inspection within the terms and conditions of the following contract/agreement. The Client agrees to read this contract in full, to read the entire Inspection report, to read the Message to the Buyer, and to promptly call the Company if there are any questions.

2. SCOPE OF THE INSPECTION:

The home inspection is a non-invasive limited visual examination of the readily accessible systems and components of the property as inspected at the time of the inspection following the standards of practice as established by the American Society of Home Inspectors (a copy of which is available upon request or available at www.homeinspector.org). The Client understands that various components, equipment, and structure may not be visible or accessible within a limited inspection and therefore cannot be inspected. The inspector cannot examine what cannot be seen. **The Company is not responsible or liable for problems or repairs which are not discovered within a limited inspection.** The inspector does not light pilots or activate any system that is shut down. The Inspection includes only those systems and components expressly and specifically identified within the Inspection Report. Any area or item which is not exposed to view, is concealed, is inaccessible because of walls, floors, carpets, ceilings, furnishings, snow, vegetation, or other items limiting access or view is not inspected. The inspection does not include any dismantling or destructive testing. The Client agrees to assume all risks for items not readily accessible or not visible or concealed from view at the time of the inspection. The inspection is designed only to identify material defects in those inspected systems, structures, and components that are apparent at the time of the inspection. While some maintenance recommendations may be made within the inspection report, the inspection is not intended to be a listing of all maintenance needs within the inspected property.

3. ANY LIABILITY OR CLAIM MADE WITHIN ARBITRATION, THE LEGAL SYSTEM, OR ANY OTHER MEANS IS LIMITED TO THE INSPECTION FEE:

THE CLIENT AGREES THAT NEITHER THE COMPANY NOR ANY AGENT OR EMPLOYEE OF THE COMPANY SHALL BE LIABLE FOR ANY DAMAGES IN EXCESS OF THE COST OF THE INSPECTION FEE LISTED WITHIN THIS AGREEMENT FOR ANY CLAIM MADE WITHIN ARBITRATION, THE LEGAL SYSTEM, OR ANY OTHER PROCESS. THIS LIMITATION SHALL APPLY WITHOUT LIMITATION TO ALL TORT CLAIMS, ALL NEGLIGENCE CLAIMS, ALL CONTRACT CLAIMS, AND ALL OTHER CLAIMS OF ANY TYPE BROUGHT AGAINST THE COMPANY BY THE CLIENT OR ANY OTHER PERSONS REGARDING THE INSPECTION AGREEMENT, THE INSPECTION REPORT, THE INSPECTION ITSELF, OR ANY REPRESENTATIONS MADE BY THE COMPANY IN THE COURSE OF OR RELATED TO THE INSPECTION, OR ANY CLAIMS RELATED IN ANY WAY TO ANY ACTIONS OR OMISSIONS OF THE COMPANY RELATED TO ANY ASPECT OF THE HOME INSPECTION OR RELATED SERVICES.

4. CONTRACT/AGREEMENT:

The Client/s understand that they are bound by all terms of this contract. If any portion of this agreement is found to be invalid or unenforceable by any court or arbitrator, the remaining terms shall remain in force between the parties. This contract, the formal written Inspection Report, and Message to the Buyer supersede any and all verbal discussions among the parties relating to the inspected property.

5. NOT A WARRANTY / GUARANTEE:

THE CLIENT UNDERSTANDS THAT THE INSPECTION AND INSPECTION REPORT DO NOT CONSTITUTE AN EXPRESSED OR IMPLIED WARRANTY, OR INSURANCE POLICY, OR GUARANTEE OF ANY KIND.

6. NOT A CODE OR ALL INCLUSIVE INSPECTION:

No representations are made as to compliance with any state, local, or federal building or health codes or regulations. The inspection does not include building permit analysis, code or zoning violations, boundaries or easements or right of ways, building value appraisal, or repair cost estimates. The inspection is not a search for defective or recalled products or to verify that all manufacturer installation specifications have been followed.

Inspection Agreement (Continued)

7. NOT TECHNICALLY EXHAUSTIVE:

The inspector is not an expert in every craft or profession. Therefore, the home inspection is a limited inspection and is NOT TECHNICALLY EXHAUSTIVE. If the Client desires a technically exhaustive inspection, the Client should hire professionally trained and licensed contractors in each field as well as engineers and architects etc. to inspect all components, systems, equipment, structure etc. of the property. The estimated cost of a technically exhaustive inspection will vary from property to property but could cost in excess of \$5000.00.

8. COMPLAINTS, CLAIMS, & TIME FRAMES:

In the event a problem or concern should develop regarding the services provided the Client, the Client agrees to notify the Company of the problem by telephone and follow up with a written explanation within (10) ten days from the date the problem is discovered to help prevent deterioration / damage to the property. The Client agrees to allow the Company to re-inspect the problem before adjustments or repairs are made with the exception of emergency conditions in an attempt to further research, explain, and resolve any issues with the Client. Failure to meet the above conditions will relieve the Company of any and all liability.

Any formal complaint / claim that could not be resolved between the Client and the Company must then be made in writing to the Company and mailed by certified or registered mail within 180 days of the date of the inspection to request and schedule arbitration. After that time period, the Client shall be forever barred from bringing any claim against the Company arising from the services performed by the Company. The Client further agrees to allow the Company to re-inspect any claimed deficiency before the Client or Client's agents, or other parties repair, replace, alter, or modify the claimed deficiency with the exception of emergency conditions. The Client understands and agrees that failure of the Client to provide the Company an opportunity to investigate the complaint prior to repairs or adjustments being made shall constitute a waiver of any claim the Client may have against the Company.

9. ARBITRATION:

The Client acknowledges that the inspection and the inspection report are not intended to be a warranty or guarantee. Any dispute, controversy, or claim by the Client shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed shall be final and binding and judgment and the award may be entered in any Court of competent jurisdiction. The Client understands and agrees that in any such arbitration all of the limitation provisions of this agreement shall apply. The arbitrator appointed should be knowledgeable within the home inspection industry.

10. ARBITRATION COST / LEGAL FEES:

The Client acknowledges that the inspection and the inspection report are not intended to be a warranty or guarantee. If the Client requests arbitration or files a law suit against the Company and the Company prevails or if the Client is unwilling to accept settlement of the claim in the amount of the inspection fee, the Client then agrees to reimburse the Company for reasonable attorney's fees, arbitrator fees, and other associated costs incurred within the arbitration process or law suit.

11. SELLER DISCLOSURE/ LATENT/HIDDEN/CONCEALED DEFICIENCIES:

The Inspection is not a substitute for the seller's disclosure statement or for any other disclosure statements required by law. The Client agrees not to hold the Company responsible for any defects that may have been disguised or hidden by the sellers or for any non disclosure of property conditions that are the responsibility of the seller to disclose under Iowa law.

12. UNSIGNED INSPECTION AGREEMENT/CONTRACT:

If the Client was not present at the on-site inspection or was not present at the beginning of the inspection and did not sign the Inspection Agreement, the Client agrees to read, sign, and return the Inspection Agreement upon receipt of the inspection report. The Client acknowledges and agrees to be bound by the terms and conditions of the Inspection Agreement by accepting the inspection report and paying the inspection fee. The Inspection Agreement is included within and is an integral part of the Inspection Report.

13. NOT FOR THIRD PARTY DISSEMINATION:

A formal written report will be furnished by the Company to the named Client and or Client's agent. The Client agrees to maintain the confidentiality of the inspection report and to reasonably protect the Report from distribution to other parties that may have an interest in the purchase of the inspected property. If the Client directly or indirectly provides the Inspection Report to other interested parties, the Client agrees to indemnify and hold the Company harmless if any third party brings a claim against the Company relating to the Inspection or the Inspection Report. The Company has no relationship to and accepts no responsibility for use of the inspection report by other parties.

Inspection Agreement (Continued)

14. FINAL WALK THROUGH INSPECTION:

The Client is advised to inspect the premises personally just prior to closing on the property to confirm that nothing has been changed, altered, or damaged. Warning is hereby given that although the inspected property and/or equipment may have been in functional condition at the time of the inspection, the condition thereof may change thereafter, or later malfunction, or may have been altered or exchanged.

15. CONSIDERATION FOR PAYMENT AT THE TIME OF CLOSING.

If the Company agrees to allow the Client to pay the home inspection and or radon testing fees at the time of closing, the Client agrees to allow the Client's Escrow Company to disperse funds to pay the inspection fees to the Company if the sale of the property is not finalized.

16. SEE APPENDIX A (below):

APPENDIX A provides the Client with a list of some of the items that are not inspected and are not included within the inspection report. The Client agrees to review this list of items and agrees not to hold the Company responsible for the inspection of these listed items and the non inspected items as noted within this Inspection Agreement, nor the non inspected items noted within the Inspection Report and the non inspected items noted within the Message to the Buyer. The inspection report follows the Standards of practice as established by the American Society of Home Inspectors. Appendix A is not meant to be an all inclusive list of all items excluded from, or beyond the scope of this inspection.

I hereby order the inspection of the property listed within this agreement and acknowledge that I have read and understand and agree to the terms, payment, conditions, exclusions, and limitations that appear within this contract.

APPENDIX A

EXCLUSIONS AND LIMITATIONS: The following are some of the items that are **NOT** within the scope and are **NOT INCLUDED** as part of the inspection.

Items, likely located at the Exterior, which are NOT INCLUDED within this inspection:

Swimming pools and equipment; play ground equipment; lawn irrigation / sprinkler systems; underground utilities (electrical, gas, water mains, exterior water shut offs, sewer lines, telephone / communication lines, etc.); antennas; solar systems; on site waste disposal / septic systems; cisterns, private and or community wells and related equipment; underground storage tanks; exterior lighting systems; low voltage lighting; motion detectors; timing systems; interiors of vent systems, flues, & chimneys; flashing that is not readily accessible; environmental hazards including, but not limited to allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, etc.); pressure testing on cooling / refrigeration equipment; presence of plants, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds, and mold-like substances; curbs & gutters; lawn/landscaping; trees; soil conditions; lot grading more than 10 feet away from the dwelling; neighboring lot or subdivision drainage; storm water easements, storm sewers, and or restrictive water covenants; other easements, property lines; retaining walls that are not likely to adversely affect the building; detached buildings except the primary garage or carport.

Items, likely located at the Interior, which are NOT INCLUDED within this inspection:

Central vacuum systems; intercom systems; security systems; solar heating systems; water conditioning systems; water quality, operation of shut off and safety valves; in wall / underground and non visible supply, drain / waste, and vent piping; floor drains; ejector pumps, humidifiers; dehumidifiers; insects, rodents, and or other infestations; wood destroying insects; concealed radiant heating systems; heat exchangers; electronic air cleaners; concealed decay / rot; concealed electrical wiring; location of waste/drain clean outs; telephone systems; intercoms; audio / video components; cosmetic items such as scratches, dents, cracks, stains, faded surfaces, or other blemishes; condition of wall coverings / paint and other finish treatments; floor coverings; window / door treatments; decorative items; window / wall air conditioners; freezers/ refrigerators; laundry appliances; washing machine connections, other non built in free standing appliances; specialized equipment; recreational facilities including but not limited to spas; saunas; steam baths; swimming pools, exercise, entertainment, athletic, playground, and other similar equipment; fireplace fire screens / doors, seals / gaskets, or automatic fuel feed devices; self cleaning oven cycle and oven timers; remote control devices; testing of smoke, heat, carbon monoxide and other gas detection systems; odors; noise; conditions related to animals, environmental hazards including, but not limited to allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, etc.); presence of plants, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds, and mold-like substances; radon testing unless specifically listed within the inspection agreement; latent or concealed defects.

***Please note that any information provided in the inspection report concerning the above excluded items is provided to call attention to an obvious or glaring problem / concern, but these items are outside the scope of this inspection and**

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Inspection Agreement (Continued)

further evaluation or analysis by a qualified professional should be pursued.

Priority Item Summary

Visible deficiencies, conditions, and safety items that appear to have MORE OF AN IMMEDIATE NEED FOR ATTENTION (in the opinion of the home inspector). Priority items are listed both within the body of the report and within the "PRIORITY SUMMARY" at the very end of the report.

The "Priority Summary" is not intended to be a listing of all deficiencies, all conditions, and all safety items. THE CLIENT SHOULD READ THE ENTIRE INSPECTION REPORT. Additional deficiencies and repairs, additional safety items, items needing further analysis, items not inspected, improvement and maintenance items will be listed with in the body of this report. All recommendations within this report are important for your review.

General Information

- 1. General Information:** A rear addition had been removed from the rear (South) side of the house, and a new foundation poured. It was reported that plans were to complete the construction of the rear addition. It was agreed that issues and unfinished installation related to the rear addition having been removed would be excluded from this inspection. The planning and related consideration for the construction of the addition area also beyond the scope of this inspection. It is possible that deficiencies / defect that were hidden and or not easily identifiable during this visual inspection will be uncovered during this process. Recommend plan and budget accordingly. The intent of this inspection is to identify major problems with the existing house (unrelated to the rear addition having been removed), and not an all inclusive list of servicing / repair needs.

Grounds (Decks, Driveway, Sidewalk, Grading, etc.)

- 2. Stairways:** The front entry steps were not uniform and therefore rated non functional as a safety hazard. It is recommended that all riser heights be uniform (within 3/8") for safety. Recommend new steps be installed conforming to current standards.



- 3. Grading:** Accumulated snow greatly limited the view for inspection. Based on the visible surface, there were indication the drainage improvement may be necessary along the East side of the house. It is recommended that at least 6" of clearance be maintained below basement window openings, and that the grade fall a minimum of 6" within the first 10' of the foundation. When this type of fall can not be established, the use of drains or swales should be utilized to ensure proper drainage away from the structure. The grade surrounding the basement window well, South of the rear deck, slope towards the foundation, and there were indications that drainage into the window well was occurring where the well was separated from the foundation. The grade directly along the East and North sides of the dwelling was very flat and did not slope away from the foundation. Recommend corrective measures be completed to establish proper clearances and slope away from the foundation. To obtain a proposal / estimate, recommend consult a qualified contractor.



Priority Item Summary (Continued)

Exterior (Foundation, Siding, Trim, etc.)

4. **Dwelling Exterior Siding Material:** Transite / Cement Asbestos The siding at the West, South, and SE areas of the dwelling exterior appeared to be a cement asbestos tile. This type of siding may contain asbestos fibers. The presence of asbestos can only be confirmed with laboratory testing. Asbestos inspection and or testing is beyond the scope of this inspection. In general, this type of siding does not cause a health hazard if in tact and left undisturbed (non friable). Several cracked and or damaged tiles were noted throughout the dwelling which is not uncommon, but repairs are recommended to provide proper weather protection. Recommend further research proper precautions that should be exercised with this type of siding. The local health department may be a source of such information. General recommendations are for repairs to be completed by a properly trained / certified professional.

Loose paint was also noted during the inspection. Based upon the age of the dwelling/garage it is possible that lead paint exists. Identification or evaluation of environmental concerns such as lead paint are beyond the scope of this inspection. Recommend contact the local Department of Health for guidelines / precautions or consult a qualified contractor as necessary in preparing / painting surfaces which may contain lead paint for added safety.



5. **Exterior Windows / Trim:** No flashing, trim, or cladding was installed around the perimeter of the kitchen window leaving the nailing flange exposed. This leaves the window openings more subject to water infiltration issues. Recommend corrective measures be completed to provide proper weather protection around the perimeter of the windows. Installation of an adhesive window flashing tape and trim or other cladding material may be an option.



Priority Item Summary (Continued)

Garage

6. **Garage:** In general, the detached garage was in a decrepit / damage state of condition, and no further evaluation was completed. Recommend consult with a qualified contractor to obtain a proposal for repair, demolition / removal, and or replacement.



Roofing (Roof surfaces, Flashing, Gutters, etc.)

7. **Downspouts:** The downspout at the NE and SE corner of the dwelling were not extended to the ground. Recommend installation be completed to properly manage and channel storm water away from the structure / foundation.

Downspout extensions should be arranged and maintained to channel drainage water away from the foundation walls which promotes good drainage and helps to reduce the potential of ground water infiltration issues within the basement.

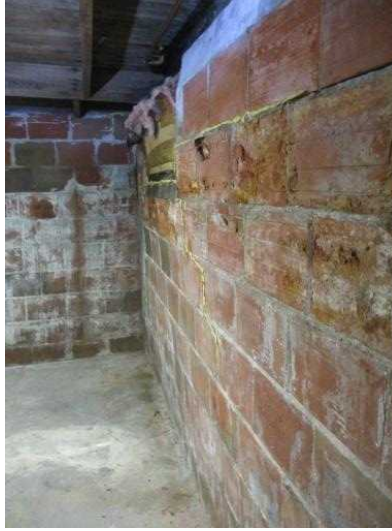


Structure (Foundation, Flooring Support, etc.)

8. **Interior Foundation:** Substantial cracks and inward displacement was noted in the East clay tile block foundation wall, inside of the basement's NE room. Damaged block, cracks, and missing mortar was also noted in the East concrete block wall at the SE corner of the basement. Recommend a qualified foundation repair contractor or structural engineer complete further evaluation and provide a proposal and estimate of corrective action. Installation of interior wall bracing can be an option to help stabilize the foundation, but if the displacement / movement is never enough, replacement of the foundation wall can be necessary. General recommendations are for block / crack and tuck pointing repairs also be completed as necessary. Corrective measures may also be necessary at the exterior to help ensure storm water is properly drained away from the foundation. Accumulated snow and drifts greatly limited the view at the exterior during the inspection.

Openings had been created in the South concrete block foundation wall, that appeared to be related to the addition that was in process at the on the South end of the house. Recommend all foundation wall openings be repaired along with the completion of the addition.

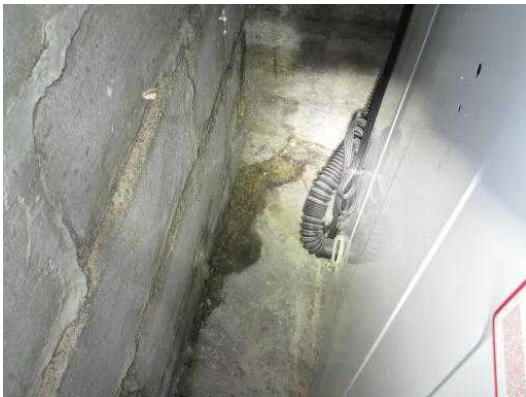
Structure (Foundation, Flooring Support, etc.) (Continued)



- 9. Evidence of Moisture:** Significant water infiltration issues were observed in the basement during the inspection, most of which appeared to be related to rear addition having been removed. Signs of seepage were also noted in the SE corner of the basement's NE room, and behind the washing machine. Recommend corrective measures be completed as necessary to ensure exterior storm water is properly managed and channeled away from the

Priority Item Summary (Continued)

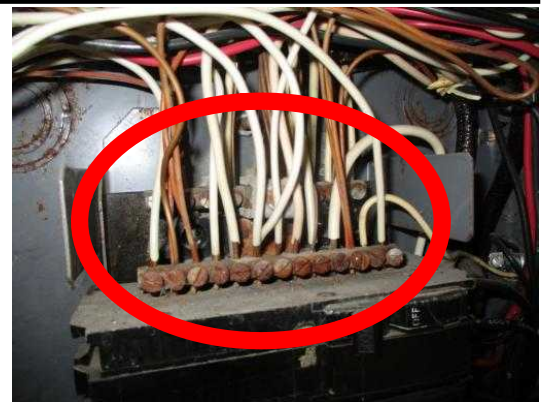
foundation. See related grade, gutter, and downspout comments (Grounds and roofing sections). It was reported that the basement would be used regularly. If a completely dry basement is expected, recommend further evaluation be completed by a qualified basement water proofing contractor to obtain a proposal and estimate for guaranteed dry basement repairs.



Electrical

- 10. Dwelling Electrical Panel Enclosure:** Multiple conductors had been installed within single terminals on neutral / ground bus bars (double tapped) within the electrical panel. While this was not an uncommon practice in the past, installation of multiple conductors per lug where the neutrals are secured can result in a loose connection which is a safety concern. Installation of only one neutral conductor per lug terminal is recommended for safety. Recommend servicing be completed by a licensed electrician.

The electrical circuits were not labeled. Recommend all circuits be accurately labeled for easy identification and safety.



- 11. Dwelling Electrical Panel Breakers:** One of the electrical circuits in the panel was tripped at the time of the inspection. No attempt was made to reset this circuit. Recommend repairs be completed to correct the condition that caused the circuit to trip, and proper operation verified.
- There were 2 wires attached to two of the single pole breaker terminals within this electrical panel. Installation of more than one wire per terminal can result in a loose wire connection, improper electrical performance, over heating and considered a safety issue. Recommend a licensed electrician complete repairs to correct this condition for improved safety.

Electrical (Continued)



- 12. Visible Branch Circuits (outlets, switches, wiring, etc.):** Unprotected and unsecured electrical cables were noted lying on the floor at the South side of the basement. Recommend the ends of cables be protected and enclosed in covered junction boxes for safety.

Live knob and tube wiring was noted directly South of the attic access and covered by installation and therefore rated non functional as a potential fire / safety hazard. Recommend knob and tube wiring be replaced by a licensed electrician for safety.

The cloth sheathing was damaged on an electrical cable where the ladder was being used to get from the 1st floor to basement. Recommend the damaged cable be repaired / replaced by a licensed electrician

Burn marks were noted at an outlet near the laundry appliance. This outlet, and one at the basement's South central wall also did not have power during the inspection. Recommend repairs be completed by a licensed electrician and proper / safe electrical circuit operation be verified.

Power was not disconnected from the GFCI outlet at the 2nd floor hallway when tested. This may be due to improper installation of the outlet (i.e. line / load reversed). Recommend a licensed electrician make repairs to correct this condition and ensure the outlet is properly GFCI protected.

An unprotected electrical connection was noted in the wall opening North of the kitchen countertop. Recommend electrical connection be properly secured and protection inside of covered junction boxes for safety.

The outlet at the SW corner of the 1st floor living room tested reverse polarity (hot/neutral wires reversed) and rated non functional as a safety hazard. Recommend a licensed electrician properly install this outlet for safety.

A 3 prong outlet tested ungrounded at the NW corner of the dining room. Recommend a licensed electrician make repairs for safety. Installation of GFCI outlet an equipment ground are options.



Electrical (Continued)



Priority Item Summary (Continued)

Heating System

- 13. Dwelling Hot Water Boiler** No visible back flow prevention device was noted in place between the dwelling's domestic water supply and the hot water boiler system. While the lack of backflow prevention is not uncommon in older systems and or in some locations, it is recommended to prevent potential cross connection for health and safety. Backflow requirements can vary between locations. For any further information, recommend consult the local authority having jurisdiction or the water supply utility company. General recommendations are for a licensed plumber to install a backflow prevention device for health / safety.



Plumbing

- 14. Water Pressure / Flow** Very poor water pressure was noted from the 2nd floor bathroom shower when multiple plumbing fixtures were operated simultaneously (especially flushing the toilet). Recommend further evaluation be completed by a licensed plumber to obtain a proposal for corrective measures.



- 15. Drain / Vent Plumbing:** There was no trap in the stand pipe drain near the laundry appliances. Recommend a trapped stand pipe be installed by a licensed plumber to prevent the escape of unhealthy sewer gases.

The clean out cap had been removed from the basement floor drain. Removing this cap bypasses that drain trap and can allow the escape of harmful sewer gases and rated non functional. Recommend a licensed plumber or qualified drain cleaning contractor service / repair, re-install the clean out cover, and verify the floor drain is functioning properly.

Recommend the open ends of the drain pipe(s) (where disconnected when the rear addition was removed) be capped while not in use.



Priority Item Summary (Continued)

Bathrooms

16. **2nd Floor Bathroom Toilet:** The toilet was loose and the tank refill ran on beyond the overflow. Recommend repairs be completed by a licensed plumber and leak free and proper flush / fill operation verified.



17. **2nd Floor Bathroom Shower:** Leakage was noted from the hot and cold water supply valves when the shower was operating. The diverter valve was also stuck and leaking. Recommend repairs be completed by a licensed plumber and leak free valve and proper diverter operation verified.



Interior

18. **Evidence of Water Infiltration:** The subfloor was wet as viewed from the NE corner of the basement, at the area below and just North of the hydronic baseboard unit. No obvious sources of leakage could be identified. It is possible that an ice dam or other roofing issue exists and leakage is traveling down the wall cavity and showing up on the floor of the NE room. Recommend further investigation be completed by a qualified contractor to identify the source of leakage and repairs completed. Recommend any moisture damaged components be replaced and corrective measures completed to eliminate the cause of the leakage.



19. **Interior Windows (Primary):** Double Hung The older wooden windows were in poor condition. The majority of the sash were not supported, and appeared to have been secured using pegs in the past. The jambs were worn and the pegs were not a reliable way to secure the windows during the inspection. Recommend repairs be completed by a qualified contractor to provide proper and safe window operation. Based on their age and condition, replacement of the the older wooden window is recommended.

Cracked window panes were noted at the 2nd floor stairway. Recommend cracked glass panes be replaced for proper weather protection and safety.

Interior (Continued)



Kitchen (Appliances, etc.)

- 20. Kitchen Range: Gas** The kitchen range was not installed / connected and could not be operated at the time of the inspection. Recommend installation be completed and proper operation verified. General recommendations are to cap the gas line while the appliance is not connected / actively used, for safety.



Marginal Summary

Performing, but with significantly reduced performance, and or signs / indications of substantial wear, and or signs of possible failure, and or unacceptable effect on other components. Repair or replacement is recommended in the near future & closely monitor.

Exterior (Foundation, Siding, Trim, etc.)

1. **Flashing:** The weather resistant barrier extended out from the bottom of the siding and overtop of the porch floor. Recommend permanent flashing be installed where the floor structure of the porch is attached to the house. All components should be installed in a shingle fashion extending back to the exterior.



Attic (Roof Structure, Ventilation, Insulation, etc.)

2. **Dwelling Attic Visible Roof Structure:** Rafter Fire damage was noted at the older visible roof structure at the South side of the attic. Structural evaluation of fire damaged components is beyond the scope of this inspection. No structural repairs or bracing had been installed. Installation of sister rafters alongside of the damaged rafters should be considered to help ensure structural integrity. For further evaluation and or to obtain a proposal and estimate of cost, recommend consult a qualified carpenter / contractor.



Structure (Foundation, Flooring Support, etc.)

3. **Floor Joists:** Recommend joist hangers be installed at the South end of the floor joists in the basement's NE room.



Marginal Summary (Continued)

Interior

- 4. Railings:** The guardrailing at the top of the 2nd floor stairway was much shorter (~27.5") than what is recommended by current standards. Upgrading the guardrailing to conform to current standards is recommended for improved safety.