



HOME INSPECTION

08/28/18

5616 S Magnolia Ave
St. Louis, MO 63139

We love your home.



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St. Louis, MO 63139

We love your home.



Prepared with care for
Denny Hufford

Property address
5616 S Magnolia Ave
St. Louis, MO 63139



OUR SERVICE COMMITMENT

Our reputation is built on decades of honesty, integrity and excellent service to our customers at one of the most important decisions in their lives – buying or selling a home. We are committed to ensuring that each of our customers enjoys an exceptional inspection experience.

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HVAC Air Filters
First shipment free
See last page

FIRST TIME HOME BUYER




Congratulations!

Congratulations on your prospective new home!

As a first-time homebuyer, we understand that you may not have had the pleasure of participating in a real estate transaction or a home inspection. Having served thousands of first-time homebuyer customers, we understand your journey. We're aware that you may be anxious.

Never fear! Trust your Realtor to take exceptional care of you. And trust our inspector, who knows that you may need extra special care and attention. We're excited about helping you to understand how to best manage your new home.

With that in mind, this report is tailored to first-time homebuyers. Because a home may be the biggest investment you'll ever make, it's important to pay careful attention to our tips and hints about how to maintain your home. Therefore, whenever you see , read our helpful comment that our inspector wants you to know about your prospective new home.

Once again, congratulations and thank you for including us in your journey. We're honored to deliver the industry's finest inspection and report to you as part of your new home search.



**Of 5+ million homes sold annually in the United States,
approximately 1/3 are sold to first-time homebuyers!**

PRINT, SNIP, AND PLACE INSIDE YOUR KITCHEN CABINET!

**Location of your WATER shut-off valve**

Basement

**Location of your GAS shut-off valve**

Basement

**Location of your ELECTRICAL Panels**

Basement

Number of HVAC AIR FILTERS

1

Sizes(s) of HVAC AIR FILTERS

16x25x1

CHANGE your HVAC filters QUARTERLY!Go to www.filtereasy.com/usinspect for free HVAC air filters**SERVICE your HVAC system semi-annually!**

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OBJECTIVES AND SCOPE

This document is a home inspection report designed to assist a buyer, seller or homeowner to evaluate the condition of a home, as well as its immediate surrounding areas, at a specific date and time.

The inspector conducts an evaluation of the home and permanently-installed, readily-accessible systems and components.

The inspection is limited in scope.

The inspection is not intended to be an exhaustive evaluation of a home, systems or components. The inspector does not disassemble equipment, dismantle items, move furnishings or stored items, lift floor coverings, open walls, or disturb items which belong to the occupant(s). The inspector may not specifically address every component in the home, e.g., numerous items such as windows, electrical outlets and light fixtures may be randomly selected and evaluated. The inspector does not evaluate items that are inaccessible, concealed or underground. Therefore, the home or property may have issues that cannot be discovered by the inspector. For more information, please refer to Limitations and Exclusions in our Inspection Services Agreement.

The inspection addresses visible and apparent conditions which exist at the date and time of the inspection.

The inspector endeavors to identify and accurately report on visible issues which affect the construction, general maintenance, and overall safety of the home and its immediate surrounding areas. Conditions may change, perhaps dramatically, between the date and time of the inspection and the date and time of settlement and/or move-in.

The inspection report reflects observations and opinions of the inspector.

Subsequent inspections or evaluations performed by other parties may yield different, and in some cases, contradictory findings. There can be several reasons for discrepancies in findings, including the interval between inspections, differences in the objectives or scope of each inspection, and background, training, and subjective opinions and experiences of the individuals performing an inspection.

The inspection does not eliminate all risks involved in a real estate transaction.

The inspection does not anticipate subsequent events or changes in performance of the home due to changes in use or occupancy. We recommend that you obtain information which is available about the home and property, including seller's disclosures, previous inspection reports, engineering reports, building permits, remodeling permits, and reports delivered for or by municipal inspection departments, lenders, relocation companies, insurers, and appraisers. You should also attempt to determine whether repairs, renovation, remodeling, additions, or other such activities have occurred.

The inspection is not a code inspection.

The inspection may address issues which refer to a particular code but the inspector does not conduct a code compliance inspection or code safety inspection, and does not verify compliance with manufacturer's installation instructions for any system or component. We are not authorized to regulate or enforce code compliance, and must instead operate under the reasonable presumption that the home is compliant with all code requirements. Please contact the relevant government authority or original equipment manufacturer for information related to construction, addition or remodeling permits, energy efficiency ratings, or other issues relating to code compliance.

GENERAL INFORMATION

CLIENT

Name Denny Hufford
E-mail

INSPECTOR

Name Tyler Mahley
E-mail TMahley@usinspect.com
License

INSPECTION DETAILS

Property type Single Family
Year built 1902
Approximate square feet 1090
Inspection date 08/28/18
Inspection start time 10:30AM
Temperature (F) 92
Weather (today) Clear
Weather (yesterday) Clear
Direction in which home faces North
Parties present at start of inspection Buyer
Buyer's Realtor
Other
Occupied Occupied

Directions referred to in this report (i.e. left side, rear, etc.) assume you are facing the home from the front.
Please note that this inspection does not include any research on the property's permit history.

LIMITATION

Storage/personal items restrict access to various interior components; therefore, the inspection of such components is limited.

INFORMATION

The inspector scanned the interior floors, walls, and ceilings of the home with an infrared camera. The infrared scan did not detect any significant defects at the time of the inspection. When systems are functional, and prior to conducting the scan, the HVAC system(s) are operated to increase the temperature differential between the interior and exterior of the home. This aids in the detection of reportable defects such as roof leaks, plumbing leaks, exterior water intrusion, etc.

As the prospective owner of an older home, one should understand and appreciate the unique characteristics of such ownership. An older home can't be compared with new construction, i.e., the structure probably was constructed with materials and methods no longer used according to local code and industry guidelines which have changed over time. However, construction of an older home is not inferior to new construction; in fact, some aspects of older construction materials and methods are superior to current industry standards. It is not uncommon for an older house to have uneven roof lines and uneven floors due to the nature of the construction, long-term settlement, and age deficiencies. An older home also may reflect a history of construction evolution and modernization, e.g., mechanical systems, kitchen and bathrooms likely have been renovated even if the foundation and structure of the home have remained mostly original. There also are risks with older homes, including chimneys which represent potential fire hazards or materials used in construction which may have been discontinued, including lead paint, asbestos, and potential allergens such as horsehair binder in the plaster; this inspection does not include testing or laboratory analysis of such materials.

DEFINITION OF TERMS



Acceptable

Performs intended function.



Not Present

Does not exist in home or on property.



Not Inspected

Inaccessible, seasonal impediment, etc.



Safety Issue

Serious violation of established safety standards.

or

Major Concern

Structurally unsound, unsafe, and/or inoperative; likely to require significant expense.



Repair

Excessively worn, non-functioning, or missing part of a system; corrective action generally is required to ensure proper operation and/or to improve system reliability or condition.



Maintenance

Requires maintenance or proactive measures to ensure proper function; corrective action is required to prevent deterioration or the need for more serious repairs in the near future.



Infrared

Includes photo captured with infrared camera.

SUMMARY

EXTERIOR

- ✓ Driveway
- ✓ Walks
- ⊖ Patio
- ⊖ Fence
- Ⓜ Retaining Wall
- ✕ Siding
- ✕ Trim
- ✓ Chimney
- ✓ Doors
- ✕ Stairs/Steps
- ⊖ Stoop
- ⊖ Porch
- ✕ Deck/Balcony
- ⊖ Garage Vehicle Door
- ⊖ Garage Vehicle Door Opener
- ⊖ Carport

ROOF

- ✕ Covering
- ✓ Flashing
- ⊖ Skylight

STRUCTURE

- ✓ Foundation
- ✕ Beams
- ✓ Piers/Posts
- ✕ Floor
- ✓ Wall
- ✓ Roof
- ✕ Roof Sheathing
- ✓ Attic Access
- ⊖ Crawl Space Access

WATER CONTROL

- ✓ Gutter/Downspout
- ✓ Drain
- ✕ Grading
- ⊖ Window Well
- ✓ Sump Pump

INSULATION AND VENTILATION

- ✓ Attic Insulation
- ⊖ Basement Insulation
- ⊖ Crawl Space Insulation
- ✓ Ventilation
- ⊖ Humidity Control

INTERIOR

- ✓ Floors
- Ⓜ Walls
- ✓ Ceilings
- ✕ Stairs/Steps
- ✓ Cabinets
- ✓ Countertops
- ✓ Doors
- Ⓜ Windows
- ✓ Fireplace
- ⊖ Fireplace Damper
- ⊖ Fireplace Doors/Screens
- ⊖ Fuel-burning Appliances

ELECTRICAL

- ✓ Service
- ✓ Panel
- ⊖ Sub-Panel
- ✕ Branch Circuits
- ✓ Grounding/Bonding
- ✓ Receptacles
- ✓ Switches
- ✓ Fixtures
- ✕ Smoke Detectors
- ✓ CO Detectors

HVAC

- ✓ Heating System
- Ⓜ Cooling System
- ✓ Distribution
- ⊖ Humidifier
- ✓ Thermostat

PLUMBING

- ✓ Service
- ✓ Main Shut-off
- ✕ Supply Pipes
- ✓ Drain, Waste, Vents
- ✕ Toilet
- ✓ Tub/Shower
- ✕ Sink
- ✓ Water Heater
- ⊖ Whirlpool Tub
- ⊖ Hose Faucet

FUEL SERVICES

- ⊖ Tanks
- ✓ Meter

APPLIANCES

- ✓ Range/Oven
- ⊖ Oven
- ✓ Microwave
- ⊖ Cooktop
- ✓ Garbage Disposal
- ✓ Dishwasher
- ⊖ Refrigerator/Freezer
- ⊖ Other Built-ins
- ⊖ Ventilation System
- ⊖ Washer
- ⊖ Dryer

SUMMARY OF ISSUES

MAJOR CONCERN

Roof - Covering 1

- 01 The roof covering is old, worn, and deteriorated. Repairs would not be practical or reliable. **Location:** Main roof. [19](#)
Replace the roof.

SAFETY ISSUE

Exterior - Stairs/Steps

- 02 The handrail is missing. This is a safety hazard. **Location:** Rear. *Replace the handrail.* [16](#)

Exterior - Deck/Balcony

- 03 The deck's support members lack hanger hardware. This is a safety concern. **Location:** Rear. *Install hanger hardware.* [17](#)

Interior - Stairs/Steps

- 04 There are loose steps. This is a safety issue. **Location:** Basement. *Repair or replace the steps.* [27](#)

Electrical - Branch Circuits

- 05 There are missing junction box covers. This is a safety concern that defeats the box's fire rating and permits contact with energized components. **Location:** Basement. *Hire a contractor to make required repairs.* [31](#)

Electrical - Smoke Detectors

- 06 There are missing smoke detectors. This is a safety issue. There should be at least one functional smoke detector on each level of the house. **Location:** Bedroom. *Replace the smoke detector.* [31](#)

REPAIR

Exterior - Siding

- 07 There are deteriorated mortar joints in the siding. This permits moisture penetration and will cause further damage. **Location:** Right Side. *Repair the mortar joints.* [14](#)

- 08 There are gaps in the brick just below front door near from deck. This permits moisture to enter. **Location:** Front. *Repair the bricks and repair damage which may be revealed.* [15](#)

Exterior - Trim

- 09 The paint on the trim is peeling or blistering. This implies that moisture has penetrated behind the finishes. **Location:** Left side basement windows. *Repair or replace the trim and repair any damage which may be revealed.* [15](#)

Roof - Covering 2

- 10 The roofing is deteriorated. This permits water penetration. **Location:** Addition. *Hire a roofing contractor to provide repairs or replacement as needed.* [20](#)

Structure - Beams

- 11 There is evidence of additional, non-original structural supports and alterations. Add the proper columns to beams. A section of main beam and columns was removed but seems to be stable and unaffected. **Location:** Basement. *Consider hiring a contractor to review and make recommendations but the structure seems stable.* [22](#)

Structure - Floor

- 12 The joist is notched or has holes drilled that are beyond acceptable limits. This reduces the joist's load-bearing capacity. **Location:** Basement near plumbing stack. *Hire a contractor to repair or replace the joist.* [22](#)

Plumbing - Supply Pipes

- 13 The water supply pipe is corroded. This can cause damage and leaks. **Location:** Basement near electric panel. *Hire a plumber to replace the pipe.* [36](#)

Plumbing - Toilet

- 14 The toilet base is loose at the floor. This permits leaks and causes water damage to surrounding areas. **Location:** Bathroom. *Re-secure the toilet to the flooring after replacing the wax ring.* [37](#)

Plumbing - Sink

- 15 The sink drain is leaking. This can allow water damage. **Location:** Bathroom. *Repair or replace the drain.* [37](#)

SUMMARY OF ISSUES

MAINTENANCE

Exterior - Retaining Wall

- 16 There is minor movement in the retaining wall. The cause for this should be determined, and repairs made to prevent further movement. **Location:** Rear. *Hire a contractor to evaluate the movement and provide repairs as needed.* [14](#)

Interior - Walls

- 17 The interior wall shows some possible past water damaged. Testing with a moisture meter indicates low moisture content (dry) at the time of this inspection. It maybe older and the wall. Wasn't patched. **Location:** Living Room. *Monitor the wall near the front large window for water leaks.* [27](#)

Interior - Windows

- 18 The window is painted/stuck shut in the bathroom. **Location:** Bathroom. *Remove the paint to unstick the window.* [28](#)

HVAC - Cooling System

- 19 The compressor coils are dirty. This can affect efficiency. **Location:** Rear. *Hire an contractor to clean the coils.* [33](#)

PHOTOS



EXTERIOR

LOTS AND GROUNDS

Driveway	Concrete
Walks	Concrete
Retaining Wall	Masonry
	Rear



EXTERIOR

Siding	Brick
Chimney 1	Brick
Chimney 2	Brick
Doors	Wood, Metal
Deck/Balcony	Wood

LIMITATIONS

Retaining Wall	Retaining walls are visually inspected for deterioration, leaning or other signs of failure. Portions of the structural components are below grade and therefore cannot be inspected. Determination of the adequacy of a retaining wall is outside the scope of a home inspection absent any signs of failure.
Chimney 1	Visibility and accessibility of the chimney interior is limited. No determination of the interior condition, lining, or its ability to function safely and properly can be made. Consult a chimney specialist for a comprehensive evaluation prior to closing as needed.
Chimney 2	Visibility and accessibility of the chimney interior is limited. No determination of the interior condition, lining, or its ability to function safely and properly can be made. Consult a chimney specialist for a comprehensive evaluation prior to closing as needed.

INFORMATION

-  Siding requires periodic maintenance, including cleaning. Add finish (paint or stain) to areas which may become unprotected due to erosion by weather.
 -  All window and door penetrations, siding terminations and trim intersections should be sealed on a routine basis to help prevent water penetration.
- Wood trim is subject to deterioration and requires periodic maintenance, including cleaning. Keep trim material sealed with paint or stain to protect it from moisture penetration. Repair and caulk gaps prior to recoating.

COMMENTS


Exterior - Driveway

 No issues noted.

Exterior - Walks

 No issues noted.

Exterior - Patio

 Not present.

Exterior - Fence

 Not present.

EXTERIOR

Exterior - Retaining Wall

- Ⓜ Issue There is minor movement in the retaining wall. The cause for this should be determined, and repairs made to prevent further movement.
- Location Rear
- Action *Hire a contractor to evaluate the movement and provide repairs as needed.*



Exterior - Siding

- ⓧ Issue There are deteriorated mortar joints in the siding. This permits moisture penetration and will cause further damage.
- Location Right Side
- Action *Repair the mortar joints.*



EXTERIOR

- ❌ Issue There are gaps in the brick just below front door near from deck. This permits moisture to enter.
Location Front
Action *Repair the bricks and repair damage which may be revealed.*



Exterior - Trim

- ❌ Issue The paint on the trim is peeling or blistering. This implies that moisture has penetrated behind the finishes.
Location Left side basement windows.
Action *Repair or replace the trim and repair any damage which may be revealed.*



Exterior - Chimney 1

- ✅ No issues noted.

Exterior - Chimney 2

- ✅ No issues noted.

EXTERIOR

Exterior - Doors

✓ No issues noted.

Exterior - Stairs/Steps

✗ Issue The handrail is missing. This is a safety hazard.
Location Rear
Action *Replace the handrail.*



Exterior - Stoop

⊖ Not present.

Exterior - Porch

⊖ Not present.

EXTERIOR

Exterior - Deck/Balcony

- ✖ Issue The deck's support members lack hanger hardware. This is a safety concern.
Location Rear
Action *Install hanger hardware.*



Exterior - Garage Vehicle Door

- ⊖ Not present.

Exterior - Garage Vehicle Door Opener

- ⊖ Not present.

Exterior - Carport

- ⊖ Not present.

ROOF

COVERING 1

Location	Main Structure
Material	Single-Ply Modified Bitumen
Age (Years)	8 to 12
Estimated Useful Life When New (Years)	18 to 20
Inspection Method	Walked accessible areas

COVERING 2

Location	Other
Material	Fiberglass Architectural Shingle
Age (Years)	10 to 14
Estimated Useful Life When New (Years)	20 to 25
Inspection Method	Walked accessible areas

INFORMATION

Estimated remaining life of roofing is subjective and depends on numerous criteria, which vary by roof and may include the following variables:

- i) direction and exposure to the sun, i.e., the more directly the roof is exposed to the sun, the shorter the roof's life, e.g., south-facing slope generally wears out faster than a north-facing slope;
- ii) slope of the roof, i.e., the higher the slope, the faster water drains off, e.g., higher- sloped roofs generally last longer than lower-sloped roofs;
- iii) color of the roof, i.e., lighter roofs are cooler and generally last longer; color may affect the temperature of the roof surface by as much as 10F to 20F;
- iv) weight of the roof covering, i.e., heavier shingles typically last longer than lighter shingles;
- v) quality of the sheathing, i.e., type and thickness of materials used; and
- vi) attic ventilation, i.e., proper attic ventilation helps to control temperature of the roof during hot weather and is essential to reduce moisture-related sheathing damage.

Estimates of age and remaining life are based on an inspector's experience, as well as numerous assumptions and variables, including the aforementioned variables. Therefore, inspector estimates should be considered a general guide.

Please note that roof leaks often are due to flashing or valley failures. If there are roofing leaks, inspect the flashings or valleys before assuming that damaged or deteriorated roofing material is the cause of the water penetration.

PHOTOS

Roof - Covering 1



ROOF**COMMENTS****Roof - Covering 1**

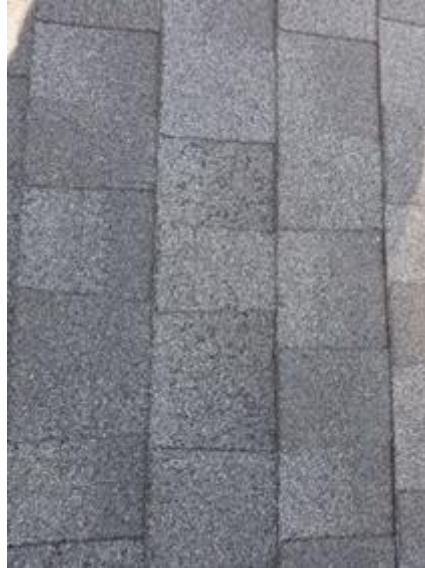
- X** Issue The roof covering is old, worn, and deteriorated. Repairs would not be practical or reliable.
Location Main roof
Action *Replace the roof.*



ROOF

Roof - Covering 2

- ❌ Issue The roofing is deteriorated. This permits water penetration.
- Location Addition
- Action Hire a roofing contractor to provide repairs or replacement as needed.



Roof - Flashing

- ✅ No issues noted.

Roof - Skylight

- ⊖ Not present.

STRUCTURE

FOUNDATION

Foundation	Basement
	Stone
Beams	Wood
Piers and Posts	Wood
Floor	Dimensional Lumber
	Oriented strand board
SubFloor	Oriented strand board
Walls	
Roof	
Roof Sheathing	

ATTIC

Access Location
Access Type

LIMITATIONS

Foundation	Some areas are inaccessible and/or not visible due to height, design and materials. Therefore, the inspection is limited. Stored items.
------------	--

INFORMATION

There are squeaks in the floor framing. Squeaks typically are the result of loose nails or other fasteners pulling in and out of the floor wood frame members, or joists rubbing against the sub-flooring. Squeaks do not constitute a structural deficiency.

COMMENTS

Structure - Foundation

✔ No issues noted.

STRUCTURE

Structure - Beams

- ❌ **Issue** There is evidence of additional, non-original structural supports and alterations. Add the proper columns to beams. A section of main beam and columns was removed but seems to be stable and unaffected.
- Location** Basement
- Action** Consider hiring a contractor to review and make recommendations but the structure seems stable.



Structure - Piers/Posts

- ✅ No issues noted.

Structure - Floor

- ❌ **Issue** The joist is notched or has holes drilled that are beyond acceptable limits. This reduces the joist's load-bearing capacity.
- Location** Basement near plumbing stack.
- Action** Hire a contractor to repair or replace the joist.



Structure - Wall

- ✅ No issues noted.

STRUCTURE

Structure - Roof

✓ No issues noted.

Structure - Attic Access

✓ No issues noted.

Structure - Crawl Space Access

⊖ Not present.

WATER CONTROL

ROOF DRAINAGE

Gutters and Downspouts

Aluminum
Conventional

STRUCTURAL DRAINAGE

Sump Pump

Basement
Submersible
Basement Stairwell
Rear

Exterior Drain

LOT DRAINAGE

Grading

Moderate

LIMITATIONS

Sump Pump

The sump pump cannot be fully inspected because it is sealed or covered, e.g., carpet, rug or other material. This prevents unobstructed access. Therefore, the inspection is limited.

INFORMATION

The overwhelming majority of water penetration problems is caused by surface water that is not managed properly. Grading which slopes towards the foundation of the home permits water to accumulate at the foundation; poor maintenance of gutter and downspout systems also contributes to water accumulation problems.

Grading around the home should be maintained so that surface water does not accumulate close to the foundation. Grading should slope away from the home at a rate of approximately 1" per 1' for at least 6'.

In order to divert water away from the foundation, soil must be dense and slope away from the foundation. In situations in which regrading is not a reasonable option, an interior hydrostatic pressure relief system with a sump pump may be required.

Keep gutters and downspouts clean and free of debris or obstructions. Gutters which hold water tend to sag, overflow, and may cause water penetration to occur through below grade foundation walls. Homes near trees require more frequent gutter and downspout cleaning to ensure continued proper functionality. Roof gutters should be installed with adequate slope towards the downspouts to allow for proper draining of the gutters. Downspouts should deposit roof water away from the walls of the house with splash blocks or downspout extensions. The grades in the areas where the water is being deposited must slope away from the walls and properly divert water from the house.

Stairwell drains require periodic cleaning. Clogged stairwell drains which overflow can permit water penetration into the home.

COMMENTS

Water Control - Gutter/Downspout

✓ No issues noted.

Water Control - Drain

✓ No issues noted.

Water Control - Window Well

⊖ Not present.

Water Control - Sump Pump

✓ No issues noted.

INSULATION AND VENTILATION

INSULATION

Attic Insulation	Fiberglass Loose
Approximate Depth "	

VENTILATION

Ventilation	Wall Vent
-------------	-----------

INFORMATION

Attic ventilation is critically important. During summer or humid months, inadequate attic ventilation can lead to roof degradation because of high temperatures or moisture. During winter or colder months, inadequate attic ventilation can lead to condensation, mold or mildew development, sheathing problems and indoor air quality problems.

Ice dam leaks occur in winter if a roof system is not properly ventilated and/or insulated. The situation usually occurs when outside temperatures are below freezing and the attic temperature is above freezing with snow on the roof. As snow melts, it runs down the roof, and then refreezes at the colder eaves, forming an ice dam, which backs up under the roof covering near the eaves. The general remedy to ice damming is to improve attic ventilation and/or insulation, the objectives of which are to provide proper air flow and to keep the attic and roof sheathing as cool as possible.

COMMENTS

Insulation and Ventilation - Attic Insulation

✓ No issues noted.

Insulation and Ventilation - Basement Insulation

⊖ Not present.

Insulation and Ventilation - Crawl Space Insulation

⊖ Not present.

Insulation and Ventilation - Ventilation

✓ No issues noted.

Insulation and Ventilation - Humidity Control

⊖ Not present.

INTERIOR

INTERIOR

Floors	Carpeting, Wood, Ceramic Tile
Walls	Drywall, Plaster
Ceilings	
Stairs/Steps	Conventional
Windows	Double Hung Wood, Vinyl

FIREPLACE

Location	Living Room
Type	Built-In
Materials	Metal

LIMITATIONS

Floors	The floors cannot be properly inspected because a covering material (e.g., carpet, rug or other material) prevents unobstructed access. Therefore, the inspection is limited.
Fireplace	The fireplace is in use and, therefore, is not inspected.

INFORMATION

Insulated glass is comprised of two panes of glass with dry air or inert gas sealed between the panes. If a seal fails, air and moisture penetrate between the panes and, as temperatures vary, moisture vapors between the panes of glass turn to liquid and stain the inside of the glass. In most cases, staining is visible; however, it may be difficult to identify the impact of a seal failure in its early stages. Reflection of light also make failures difficult, or impossible, to identify. Although failed seals may incrementally impair insulating qualities of the glass, aesthetics generally is a more important concern. To resolve failed insulated glass seals, insulated glass units or the entire sash must be replaced. If there are any windows with failed insulated glass seals, carefully examine all other similar types of windows.

The cracks in the wall surfaces are typical. These are generally due to the shrinkage of lumber and/or normal settlement. Make cosmetic repairs before painting.

COMMENTS

Interior - Floors

 No issues noted.

INTERIOR

Interior - Walls

- Ⓜ Issue The interior wall shows some possible past water damaged. Testing with a moisture meter indicates low moisture content (dry) at the time of this inspection. It maybe older and the wall. Wasn't patched.
- Location Living Room
- Action *Monitor the wall near the front large window for water leaks.*



Interior - Ceilings

- ✓ No issues noted.

Interior - Stairs/Steps

- ✗ Issue There are loose steps. This is a safety issue.
- Location Basement
- Action *Repair or replace the steps.*



Interior - Cabinets

- ✓ No issues noted.

INTERIOR

Interior - Countertops

✓ No issues noted.

Interior - Doors

✓ No issues noted.

Interior - Windows

Ⓜ Issue The window is painted/stuck shut in the bathroom.
Location Bathroom
Action *Remove the paint to unstick the window.*

Interior - Fireplace

✓ No issues noted.

Interior - Fireplace Damper

⊖ Not present.

Interior - Fireplace Doors/Screens

⊖ Not present.

Interior - Fuel-burning Appliances

⊖ Not present.

ELECTRICAL

SERVICE

Source	Overhead
Conductor	Aluminum
Disconnect	Circuit breaker
Disconnect Location	Left side of home
Incoming Amperage	200
Meter Amperage	200
Grounding/Bonding	Main panel Water Service Pipe

PANEL

Main	Circuit Breaker
Location	Basement
Amperage	100
Voltage	

DISTRIBUTION

Wiring Type(s)	Non-metallic Sheathed Cable (Romex)
Wiring Material(s)	Copper

OTHER

Smoke Detectors	Not Present
Carbon Monoxide Detectors	Present

LIMITATIONS

Smoke Detectors	Smoke alarm(s) appears to be operational, i.e., the test button(s) works when pushed. However, clients should note that this action only tests the battery of the unit(s). Testing of the actual smoke detector mechanism requires the use of smoke, which is outside the scope of this inspection. Smoke alarms which utilize batteries as either a primary or secondary power source should have the batteries replaced twice per year. The smoke detector mechanism of these alarms only has a life span of 10 years, requiring replacement of the entire smoke alarm after this time. When replaced, combination photo-electric and ionization units should be used to protect against smoldering fires and flaming fires, respectively. Alarms presently are being manufactured with enclosed 10 year batteries. This prevents frequent battery replacement and acts a reminder to replace the entire alarm when the battery dies.
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INFORMATION

The age of batteries in smoke detectors and carbon monoxide detectors is not evident; therefore, we recommend installation of new batteries upon occupancy of the home.

Please note that the function of photo-electrically controlled lights, motion detector devices, and those controlled by timers is beyond the scope of a home inspection.

ELECTRICAL**PHOTOS**

Electrical - Service



Electrical - Panel

**COMMENTS**

Electrical - Service

✓ No issues noted.

Electrical - Panel

✓ No issues noted.

Electrical - Sub-Panel

⊖ Not present.

ELECTRICAL

Electrical - Branch Circuits

- ❌ Issue There are missing junction box covers. This is a safety concern that defeats the box's fire rating and permits contact with energized components.
- Location Basement
- Action Hire a contractor to make required repairs.



Electrical - Grounding/Bonding

- ✅ No issues noted.

Electrical - Receptacles

- ✅ No issues noted.

Electrical - Switches

- ✅ No issues noted.

Electrical - Fixtures

- ✅ No issues noted.

Electrical - Smoke Detectors

- ❌ Issue There are missing smoke detectors. This is a safety issue. There should be at least one functional smoke detector on each level of the house.
- Location Bedroom
- Action Replace the smoke detector.

Electrical - CO Detectors

- ✅ No issues noted.

HEATING AND COOLING

HEATING SYSTEM

Heating System	Basement
Type and Energy Source	Furnace, Natural Gas
Age (Years)	14
Estimated Useful Life When New (Years)	18 to 20
Manufacturer	Amana

COOLING SYSTEM

Cooling System	Rear
Type and Energy Source	Central Split, Electric
Age (Years)	20
Estimated Useful Life When New (Years)	15 to 18
Manufacturer	Dayton

DISTRIBUTION

Distribution	Ductwork
Is there a heat source in all living spaces?	Yes

LIMITATIONS

Heating System	Comprehensive evaluation of the heat exchanger is specifically excluded from this inspection due to visibility and design limitations of forced-air furnaces. Comprehensive evaluation can only be obtained by dismantling or specialized testing, which is beyond the scope of this home inspection.
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INFORMATION

HVAC manufacturers recommend replacement/cleaning of air filters at regular intervals; dirty filters restrict airflow, reduce efficiency, impair air quality, and reduce overall service life expectancy of HVAC equipment.

The full scope of the HVAC system's condition is not included in this report due to an independent specialist's evaluation. Refer to the specialist's report(s) for more information and required actions. Any observations are provided as a courtesy.

The cooling system is past the end of its useful life. We recommend establishing a budget to replace the cooling system.

HEATING AND COOLING

PHOTOS

HVAC - Cooling System



Heating System 1



Cooling System 1



COMMENTS

HVAC - Heating System

✓ No issues noted.

HVAC - Cooling System

Ⓜ Issue The compressor coils are dirty. This can affect efficiency.
Location Rear
Action Hire an contractor to clean the coils.

HVAC - Distribution

✓ No issues noted.

HEATING AND COOLING

HVAC - Humidifier

⊖ Not present.

HVAC - Thermostat

✓ No issues noted.

PLUMBING

SUPPLY AND PIPES

Service Source	Public
Service Pipe	Lead
Water Pressure (psi)	72
Main Shut-off Location	Basement
Interior Supply Piping	Copper
Waste System	Public
Drain/Waste/Vent Materials	PVC, Cast Iron

WATER HEATER

Location	Basement
Type	Conventional Tank, Natural Gas
Age (Years)	14
Estimated Useful Life When New (Years)	10 to 20
Capacity (Gallons)	50
Manufacturer	Whirlpool

LIMITATIONS

The inspector does not operate or test shut-off valves.

The inspector does not fill sinks, bathtubs, or showers to test the function of overflow drains.

Supply Pipes	Restricted access limits the inspection of plumbing piping and fixtures.
Drain, Waste, Vents	Restricted access limits the inspection of plumbing piping and fixtures.

INFORMATION

Visible, accessible portions of supply and drain lines are inspected; however, most supply and drain lines are not visible and, therefore, can't be visually inspected.

Check drainage at all plumbing fixtures and associated appliances during pre-settlement walk-through. Recommended hot water temperature is approximately 120 °F or lower.

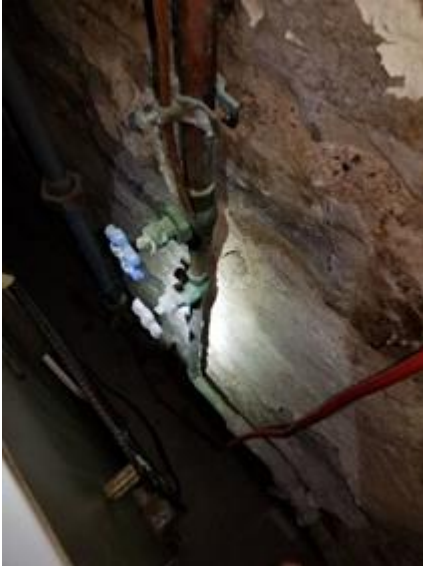
The water line is half 1 ch and may restrict flow. Consider adding updated 3/4 inch copper line.

A video drain line inspection can reveal hidden problems, including issues in the main drain that connects to the municipal sewer. Consider a video drain line inspection to determine if there are additional concerns that cant be detected within the scope of a home inspection.

PLUMBING

PHOTOS

Shut-off Valve



Water Heater



COMMENTS

Plumbing - Service

✓ No issues noted.

Plumbing - Main Shut-off

✓ No issues noted.

Plumbing - Supply Pipes

✗ **Issue** The water supply pipe is corroded. This can cause damage and leaks.
Location Basement near electric panel.
Action Hire a plumber to replace the pipe.



PLUMBING

Plumbing - Drain, Waste, Vents

✓ No issues noted.

Plumbing - Toilet

✗ Issue The toilet base is loose at the floor. This permits leaks and causes water damage to surrounding areas.
Location Bathroom
Action *Re-secure the toilet to the flooring after replacing the wax ring.*

Plumbing - Tub/Shower

✓ No issues noted.

Plumbing - Sink

✗ Issue The sink drain is leaking. This can allow water damage.
Location Bathroom
Action *Repair or replace the drain.*



Plumbing - Water Heater

✓ No issues noted.

Plumbing - Whirlpool Tub

⊖ Not present.

Plumbing - Hose Faucet

⊖ Not present.

FUEL SERVICES

FUEL SERVICES

Meter

Basement

PHOTOS

Shut-off Valve



COMMENTS

Fuel Services - Tanks

⊖ Not present.

Fuel Services - Meter

✔ No issues noted.

APPLIANCES

KITCHEN

Range/Oven

Electric
Free-Standing

Microwave

Dishwasher

INFORMATION

Clean dryer vents at regular intervals. Ductwork should be rigid material and as short and straight as possible. If ductwork extensions are required, sections should be taped together as opposed to connected with screws to ensure that lint does not collect on any screw points. If clothing requires an unusually long time to dry, or if airflow is weak at the exhaust end of the duct, the vent may be clogged. Dryer fires are not uncommon and dryer vent restriction is one cause of dryer fires.

COMMENTS

Appliances - Range/Oven

✓ No issues noted.

Appliances - Oven

⊖ Not present.

Appliances - Microwave

✓ No issues noted.

Appliances - Cooktop

⊖ Not present.

Appliances - Garbage Disposal

✓ No issues noted.

Appliances - Dishwasher

✓ No issues noted.

Appliances - Refrigerator/Freezer

⊖ Not present.

Appliances - Other Built-ins

⊖ Not present.

Appliances - Ventilation System

⊖ Not present.

Appliances - Washer

⊖ Not present.

Appliances - Dryer

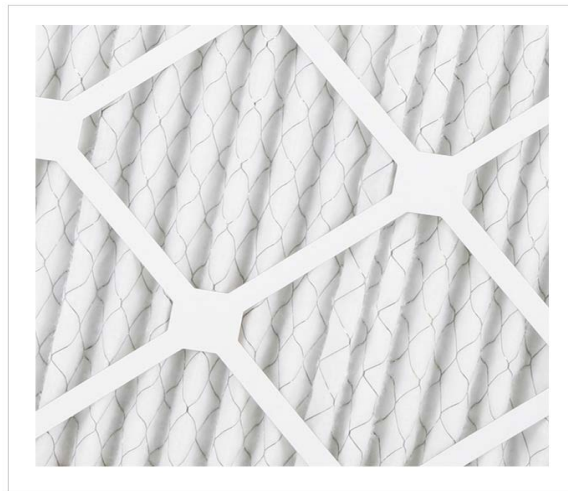
⊖ Not present.

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SEASONAL MAINTENANCE CHECKLIST

Please contact your Realtor if you would like this checklist in card format; instruct your Realtor to contact us at marketing@usinspect.com.

• SUMMER • Maintenance Checklist

One benefit of summer was that each day we had more light to read by.
- Jeannette Walls, *The Glass Castle* -

INTERIOR

- Change your icemaker filter
- Catch some rays while cleaning your windows
- Clean and lubricate your window channels
- Search for mold (gray or black blotches)

INSULATION AND VENTILATION

- Clean and test your dehumidifier
- Check your attic for proper insulation
- Clean your dryer vent
- Check vents for birds, squirrels, or other pests

ELECTRICAL SYSTEMS

- Check your wiring and cables for wear and damage
- Test and reset your GFCI and AFCI outlets/breakers

HVAC

- Change your filters
- Hire an HVAC contractor to service your system

PLUMBING

- Check all fixtures for leaks
- Check tile joints, grout and caulking
- Clean your exterior drains, e.g. stairwell
- Get your drinking water tested (well potability)

• SUMMER • Maintenance Checklist

EXTERIOR

- Check the house for loose or rotted siding
- Check your deck for popped nails or loose treads
- Reseal your driveway
- Inspect and clean your grill
- Fill cracks in your patio and sidewalks

ROOF

- Check your roof for damage or missing shingles
- Trim branches and trees away from the roof

STRUCTURE

- Reseal your garage floor
- Keep fertilizer/power tools out of children's reach
- Check your crawl space for moisture
- Remove combustible materials from the garage

WATER CONTROL

- Pour water into your sump to test the pump
- Clean your gutters and window wells
- Extend downspouts away from your foundation
- Make sure grading flows water away

FUEL SERVICES

- Check your gas/oil tank for odors and leaks

PROPERTY

- Trim shrubs and plants away from HVAC units
- Check your property for pests - ants, termites, bees
- Save energy - install a clothesline!

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LIFE EXPECTANCIES OF RESIDENTIAL SYSTEMS AND COMPONENTS

Please contact your Realtor if you would like this checklist in card format; instruct your Realtor to contact us at marketing@usinspect.com.



EXTERIOR

ROOF COVERING

Fiberglass/asphalt 3-tab	16-20
Fiberglass architectural	25-35
Cedar shake/shingle	10-30
Slate	50+
Synthetic slate	NA
Metal standing/seams	50-80
Clay/concrete tiles	50-80+
Single ply modified bitumen	16-20
EPDM/TPO/PVC	20-24

Affected by installation procedures, exposure, and regular recoating. Coverings facing south wear more quickly. Slate affected by hardness and quarry source. Cedar affected by wood quality and maintenance. Tin roofs will remain functional if recoated every 3-5 years.

SIDING AND VENEER

Cement composite	50+
Vinyl	35+
Aluminum	50+
Hardboard/composite	20-30
Stucco, brick, veneers	Lifetime

Affected by finish, exposure to sun, and maintenance. Repoint masonry as required.

GUTTER/DOWNSPOUT

Aluminum	30+
Galvanized	15-25
Copper	50-80
Plastic (PVC)	15-25

Affected by slope and maintenance.

DECK

Wood	15-25
Composite materials	25-35

Affected by moisture, climate and maintenance.

HVAC

HEATING SYSTEM

Hot air furnace (oil/gas)	15-25
Boiler	35-50
Heat pump	10-15
Electric baseboard	15-25
In-floor radiant (electric)	15-25

Regular service and cleaning is essential for all systems (except for radiant); critical for oil-fired systems.

COOLING SYSTEM

Central split-system	10-15
Heat pump	10-15
Evaporative cooler	10-15

Regular service and cleaning is essential.

OTHER COMPONENTS

Circulator pump	20-30
Circulator fan	15-20
Fuel tank (interior)	50-80+
Fuel tank (exterior)	30-50
Expansion tank (bladder)	15-25
Humidifier	7-10

WELL

Submersible pump	15-20
Above ground pump	15-20
Steel pressure tank	15-25

SEPTIC

Steel tank	15-20
Concrete tank	30-50
Leach field	30-50

Septic system performance and lifespan are dependent on regular and qualified maintenance; this is especially true of "engineered" on-site treatment systems. Improper use, improper parking of vehicles, and inappropriate plantings will negatively affect a septic system.



PLUMBING

Affected by water quality and quality of installation. Fixtures may require new cartridges and seals; toilets may require new internal parts.

Water Service (Public)	
Lead	75-100
Galvanized steel	40-60
Copper	75+
Plastic	NA

Interior Water Pipes	
Galvanized steel	40-60
Copper	75+
Plastic	NA

Drainage Line	
Galvanized steel	40-60
Copper	50-75
Cast iron	60-90
ABS/PVC	30-50+

Water Heater	
Tank water heater	10-15
Tankless water heater	15-20
In-boiler domestic coil	15-20

Tankless water heaters generally require servicing every other year.

Fixtures	
Builder's grade	15-20
Higher quality	
Faucet, fixture	30-50
Sink, toilet, tub	Lifetime

ELECTRICAL

Service entrance cable	25-40
Sheathing condition affected by exposure/sun.	
Circuit breaker/fuse panel	Lifetime
Wiring (modern Romex)	Lifetime
Wiring (armored/cloth)	60-80
Wiring (knob and tube)	75-90
Affected by use, modifications, and adjacent activity.	

APPLIANCES

Refrigerator	15-20
Dishwasher	7-12
Range/cooktop	12-20
Garbage disposal	7-12
Microwave oven	7-12
Washer	7-12
Dryer	10-15

INTERIOR

Ceramic Tile	
Mud-set, cement board	Lifetime
Mastic (adhesive)	15-25
Plaster wall/ceiling	Lifetime
Drywall wall/ceiling	Lifetime

Flooring	
Wood (solid)	Lifetime
Wood (engineered)	50+
Laminate	15-25
Sheetgoods (linoleum)	10-15
Granite/marble	100+
Carpet	7-12

WINDOWS

Wood	50-80+
Vinyl	25+
Aluminum/steel	35-50+

Functionality of wood and metal windows affected by regular maintenance. Quality of vinyl products varies substantially. Insulated glass likely will require replacement.



In three words, I can sum up everything I've learned about life: It goes on.

- Robert Frost -

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