PILLARTOPOST
HOME INSPECTORS

Home Inspection Report

Prepared exclusively for

Susan Ott

PROPERTY INSPECTED:

2187 Quaethem Drive
Wildwood, MO 63005

Date of Inspection: 07/27/2021

Inspection No. 551034-5952

INSPECTED BY:

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REPORT SUMMARY

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the entire report.

2.0 PROPERTY AND SITE

2.6 Patio(s)

2.6.2 Install continuous railing to promote safety, 3 steps or 30" in height requires a railing. **(Exterior Back)**

3.0 EXTERIOR

3.8 Porch(es)

3.8.2 Install continuous railing to promote safety, 3 steps or 30" in height requires a railing. **(Exterior Front)**

4.0 ROOFING SYSTEM

4.8 Accessories

4.8.3 The short plumbing vent stack is susceptible to blockage and potential venting issues, however, this is a common condition in older homes. Consider properly extending vent pipe to ensure intended function.

7.0 STRUCTURE

7.3 Foundation

7.3.2 Evidence of previous water seepage around water main. Monitor for future leakage and repair (i.e. properly seal) as needed. **(Basement)**

8.0 ELECTRICAL SYSTEM

8.3 Service Entrance

8.3.3 The security seal is missing on the exterior electrical meter base. Recommend contacting the Utility company for evaluation and to properly seal the meter base for safety. **(Exterior Right)**

8.3.4 Loose exterior meter base. Meter base must be tight to the structure with no movement. Recommend repairs by a licensed electrician. **(Exterior Right)**

8.6 Distribution Panel(s)

8.6.3 Improper clearance around the electrical panel. 36" clearance is required in front of the panel along with 30" in width. Recommend repairs by a qualified contractor for proper access to the electrical panel. **(Basement)**

8.10 Receptacles

8.10.2 Floor receptacles must have secure covers. Recommend correction to limit safety hazard. **(Living Room)**

8.10.4 Have a qualified electrician install/ensure GFCI protection on all exterior receptacles for safety.

- Exterior Back
- Exterior Front

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.4 Energy Source(s)

9.4.1 CSST gas line identified. All CSST gas lines must be bonded for safety. Recommend bonding by a licensed electrician or HVAC contractor for safety.

9.5 Air Conditioning System(s)

9.5.4 The 2006 air conditioner(s) has exceeded it's typical life expectancy. You may want to consider getting a home protection plan and/ or budget for the eventual replacement.

9.6 Forced Air Furnace(s)

9.6.4 Have a qualified HVAC contractor install a float disconnect for the furnace drain pan. This will shut down the A/C condenser in the event of a drain line clog limiting flooding. **(2nd Floor Closet)**

10.0 PLUMBING SYSTEM

10.6 Water Heating Equipment

10.6.4 The tankless water heater is leaking. Have this repaired to prevent water damage. **(Garage)**

10.10 Tub(s) / Shower(s)

10.10.3 Shower head is leaking at the stem connection. Recommend repairs for proper operation. **(Primary Bathroom)**

INSPECTION REPORT

1.0 INTRODUCTION

1.1 Limitations

△ Occupied

1.2 General Information

1.2.1 Pillar To Post - The Scott Frederick Team

Thank you for choosing Pillar To Post Professional Home Inspection, "The Home of Home Inspection". As North America's #1 Home Inspection Company, we value you as a customer and are proud to serve. Please let us know if you have any questions regarding the format or content of this report.

The terms and conditions crucial to the interpretation of this report are outlined in the Visual Inspection Agreement (VIA), which you have reviewed and signed. By accepting this report you are again agreeing to and recognizing the terms of the VIA. The following paragraphs include SOME but not all of the points made in the VIA.

This report and inspection conform to the Standards of Practice of the American Society of Home Inspectors (ASHI). These standards are widely recognized as the accepted guidelines for the home inspection industry. The ASHI standards are available at www.ashi.org.

The inspection is an examination of the overall condition of the major systems. As inspectors we are generalists not specialists. System specialists (e.g. plumbers, electricians, carpenters, roofers, engineers, etc.,) could all be consulted but at a considerably higher price. Our visual and limited inspection provides the broadest overview of the property at less cost.

We make no representations about the property's performance with zoning or building codes. Although we are familiar with many codes and these codes may correspond with some of the recommendations in this report, this is not a code inspection. Code enforcement is the responsibility of a government authority and varies throughout the area in terms of what and how these codes are enforced.

The inspection is based on the inspector's professional and unbiased opinion. We pride ourselves in our experience and ongoing education, but even professional opinions will vary. This inspection should not be considered a guarantee or warranty of any kind.

The report is based on conditions existing and apparent at the time and date of the inspection. Not all conditions may be present due to weather conditions, storage items, etc. The final walk through is a valuable opportunity for you to evaluate the property.

Photographs are used as examples of deficiencies and may not show the entirety of areas needing attention, repair, or correction. Not all deficiencies are documented with photographs.

Thank you again for the opportunity to serve and please let us know if you have any questions regarding the content and format of this report or future questions about the ownership and maintenance of your home. We are always available.

1.3 Approximate Year Built

1.3.1 Year Built: 1998

1.4 Inspection / Site Conditions

- Approx. Temperature - 80F - 90F
- Sunny

1.4.1 Locations in the report are based on the perspective of standing in the front yard, looking at the structure.

1.4.2 The home was occupied at the time of the inspection. The presence of personal property (e.g. furniture, rugs, wall coverings, storage items. etc.,) is a limitation. We cannot assume the risk or responsibility of moving personal property during the inspection. The final walk through is your opportunity to identify hidden or concealed damage that was not present or visible at the inspection.

1.4.3 As a pre-listing inspection, this inspection and report will focus primarily on larger systems and components of the home as their conditions are not known or routinely used/evaluated by a home owner. Less attention is given to kitchen appliances, doors, windows, receptacles etc.

2.0 PROPERTY AND SITE

2.1 Limitations

- Parked car(s) limited the inspection of the driveway.
- Outdoor furniture limited the inspection of the patio(s)

2.2 Site Overview

2.2.1 The property / grounds / site were inspected. Any visible issues, along with other pertinent comments, are listed below.

2.3 Landscape / Grading

- Positive slope

2.3.1 Monitor mature tree(s) on the property periodically for dead branches or poor health and consult a tree trimming contractor as needed to limit potential damage.

2.3.2 The house is built on a lot that generally slopes away from the house. Recommend periodic monitoring and improvement of the landscaping slope as needed to make sure runoff is always routed away from the foundation.

2.3.3 Trim and maintain trees, bushes and vines away from the structure to minimize damage/wear to structure and to discourage animal activity.

2.4 Walkway(s)

- Concrete

2.4.1 Re-seal expansion joints (e.g. seal cracks, fill and caulk) at walkway between the concrete slabs to limit moisture entry and related damage. **(Exterior Front)**

2.5 Driveway(s)

- Concrete

2.5.1 Driveway(s) were inspected.

2.5.2 Minor cracking in concrete relates to settlement and freeze/ thaw cycles and is considered typical. Fill and seal cracks to reduce water penetration, further separation, and potential trip hazards.

2.5.3 Re-seal expansion joints (seal cracks, fill and caulk) between the concrete slabs to limit moisture entry and related damage.

2.6 Patio(s)

- Concrete

2.6.1 All patios on the property were inspected.

2.6.2 **Install continuous railing to promote safety, 3 steps or 30" in height requires a railing. (Exterior Back)**

3.0 EXTERIOR

3.1 Limitations

- Restricted access limited the inspection of the foundation.
- Inspection of the deck(s) was limited by items/components that concealed part(s) of the structure.
- Landscaping/Vegetation limited the inspection of the foundation.
- Minimal clearance limited the inspection of the deck structural components.
- Shrubs limited the inspection of the exterior wall surfaces.

3.2 Exterior General Comments

3.2.1 The inspection of the exterior is performed in accordance with The ASHI Standards of Practice and is a visual inspection of readily accessible components. Vegetation can limit accessibility of exterior surfaces such as siding, windows, and the foundation. Exterior wood components are randomly probed for moisture related damage which may be concealed. We do not probe everywhere. Varying degrees of deterioration could exist in any component.

Excluded from the scope of this inspection per ASHI standards are: screens/shutters/awning/other seasonal accessories, fences, outbuildings, docks, and soil conditions. Comments regarding any of these items are provided as a courtesy.

3.3 Foundation Surface

- Concrete

3.3.1 Visually Inspected

3.3.2 Visible area of the exterior foundation appears to be in acceptable condition. Minor cracks present, most likely relate to drying of the concrete and/or some movement in the structure which are very common. These cracks can be sealed preventively. Monitor for future activity (e.g. moisture entry, additional cracking) and repair as required.

3.4 Wall Surface

- Wood siding
- Stone veneer

3.4.1 Visually Inspected

3.4.2 Wood surfaces must be periodically evaluated and maintained (repaired, sealed) to prolong useful life and limit weather related deterioration. Recommend seasonal monitoring and repair, caulk and paint all exposed wood surfaces as needed to limit moisture entry and related damage.

3.5 Eaves / Fascia / Soffit

- ☑ Wood

3.5.1 Visually Inspected

3.5.2 Wood fascia/soffit will require routine maintenance. Scrape, repair, paint, and caulk to limit weather exposure and related deterioration. Consider having aluminum fascia wrap and soffit coverings installed to limit maintenance needs.

3.6 Windows

- ☑ Metal Trim
- ☑ Wood Trim

3.6.1 Visually Inspected

3.6.2 The grade is approaching the base of the basement window. Recommend lowering the grade or installing a window well limiting water entry and related damage. **(Exterior Right)**

3.7 Exterior Doors

- ☑ Metal
- ☑ Wood

3.7.1 Visually Inspected

3.7.2 Some of the entry doors are located in very exposed locations. This makes it very important that all intersections remain well sealed to help prevent moisture intrusion (weatherstrippings, thresholds, brickmoulds, etc.)

3.8 Porch(es)

- ☑ Concrete

3.8.1 Visually Inspected

3.8.2 **Install continuous railing to promote safety, 3 steps or 30" in height requires a railing. (Exterior Front)**

3.9 Deck(s)

- Wood

3.9.1 Visually Inspected

4.0 ROOFING SYSTEM

4.1 Limitations

- Fragile materials limited the inspection of the roof and its components.
- Steep slope(s) limited the inspection of the roof and its components.
- Underground Drainage

4.2 Roofing General Comments

- Gable

4.2.1 The inspection of the roof is a visual inspection of the readily accessible components and is performed in accordance with The ASHI Standards of Practice. The objective of this inspection is to report on the current health and status of the roof covering and identify any apparent or immediate repair or replacement needs. Any roof can leak and future performance cannot be predicted or guaranteed. The serviceable life of any roof covering cannot be determined because it is affected by so many variables, not the least of which is weather. We recommend all roof repairs be performed by a qualified roofing contractor.

4.3 Roofing Inspection Method

- Inspected from roof edge.
- Inspected from ground with binoculars / camera zoom.

4.3.1 Due to the delicate nature of the roof covering the roof and all of its components were inspected from ground level and/or the roof's edge.

4.4 Sloped Surface(s)

- Wood shakes

4.4.1 Visually Inspected

4.4.2 Wood shake roof surface showing signs relative to age and wear. The roof appears to be in serviceable condition at this time. Serviceable life for this type of roof covering is estimated at around 30+ years but can not be predicted, depends on weather and location, and regular maintenance. Recommend familiarization of the roofing material and have the roof seasonally inspected by a contractor familiar with wood roof coverings.

4.5 Flashings

- Metal
- Rubber Boot

4.5.1 Visually Inspected

4.6 Roof Drainage

- Aluminum Gutters

4.6.1 Visually Inspected

4.6.2 Downspouts are discharging into underground drain tile. I was unable to determine the operational status or destination of these drain lines. Damaged drain lines around the foundation may lead to moisture entry or related damage. Recommend periodic evaluation and maintenance to ensure proper drainage.

4.6.3 Extend leader to lower gutter to prevent premature deterioration to shingles.

4.7 Chimney(s)

- Brick
- Concrete Crown

4.7.1 Visually Inspected

4.7.2 Chimney is in serviceable condition. Recommend regular maintenance.

4.8 Accessories

- Plumbing Vents
- Roof Vents
- Skylight(s)

4.8.1 Visually Inspected

4.8.2 Monitor skylights frequently for early signs of failure. Skylights are susceptible to water penetration. No signs of moisture entry at the time of inspection.

4.8.3 **The short plumbing vent stack is susceptible to blockage and potential venting issues, however, this is a common condition in older homes. Consider properly extending vent pipe to ensure intended function.**

5.0 ATTIC

5.1 Attic General Comments

5.1.1 The inspection of the attic space is a visual inspection of the readily accessible components and is performed in accordance with The ASHI Standards of Practice. Not all attic spaces are entered due to the risk of personal injury and/or property damage. Insulation present in the attic naturally limits inspection of many components in this space (e.g. exhaust, electrical wiring, and ceiling structure).

5.2 **Attic Access**

- Ceiling Hatch
- Walk-In Door

5.3 **Insulation**

- Fiberglass Batts
- Loose Fiberglass

5.3.1 Visually inspected where accessible

5.3.2 Energy Tip: Most homes could benefit from additional insulation. Consult a qualified contractor or the Department of Energy web site to determine benefit cost calculation. Typically this is a cost effective and easy way to improve thermal efficiency.

5.4 **Ventilation**

- Gable Ends
- Passive Roof Vent

5.4.1 Visually Inspected

5.5 **Exhaust Duct**

- Bathroom Exhaust to Exterior

6.0 GARAGE / CARPORT

6.1 **Limitations**

- Finished walls limited the inspection of the garage structure.
- Storage Items
- Storage items limited the inspection of the overhead garage door(s).
- Storage limited the inspection of the garage and its components.
- Vehicle(s) limited the inspection of the garage.
- Vehicle(s) limited the inspection of the overhead garage door(s).

6.2 **Garage General Comments**

6.2.1 Safety Tip: Consider installation of an automatic door closer for the garage access door to limit the risk of gas entry and related hazards.

Safety tip: Properly maintain and seal any holes in the drywall between the attic and livable spaces adjacent to the garage to properly maintain the fire barrier.

6.2.2 The inspection of the garage is performed in accordance with The ASHI Standards of Practice and is a visual inspection of readily accessible components. The presence of storage items in any area of the home creates a limitation but even more so in the garage due to the size and quantity of storage items. Recommend close examination of this space during the final walk through.

6.3 **Structure**

- Attached
- Detached
- Multi Car

6.3.1 Visually Inspected

6.4 **Interior Access Door(s)**

- Fire Rated
- Metal

6.4.1 Visually Inspected

6.5 **Vehicle Door(s)**

- Automatic
- Metal

6.5.1 Operational

6.6 **Floor**

- Concrete

6.6.1 Visually Inspected

6.7 Wall

- Drywall

6.7.1 Visually Inspected

6.7.2 Drywall in the garage is designed as a fire barrier between the garage, attic, and living space. Monitor the garage walls/ceilings periodically and repair any openings as needed.

6.8 Ceiling

- Drywall

6.8.1 Visually Inspected

7.0 STRUCTURE

7.1 Limitations

- Concealed areas of the slab limited the inspection.
- Concealed areas of the foundation limited the inspection.
- Concealed areas of the flooring structure limited the inspection.
- Finished areas of the basement limited the inspection.
- Storage items limited the inspection of areas of the basement.

7.2 Structure General Comments

7.2.1 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

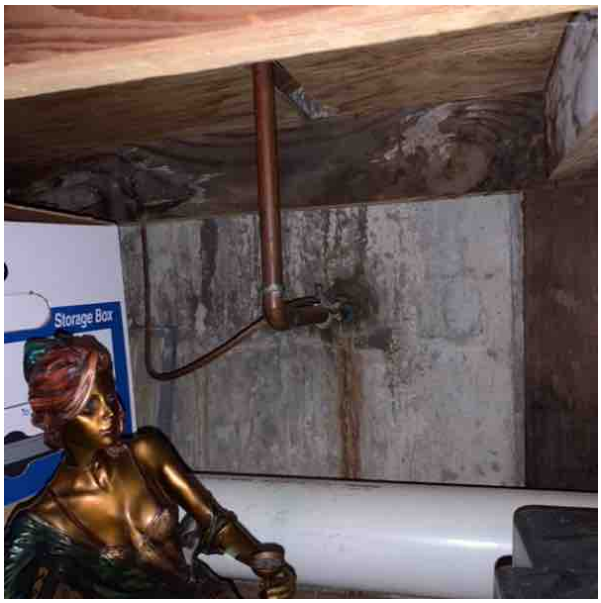
• A representative sampling of visible structural components was inspected. Concealed or inaccessible structural components are not inspected (including items that are underground or contained inside walls, concrete slabs, or other closed portions of the building, or otherwise concealed by fixtures, appliances, furnishings, personal property, and/or vegetation).
• Termites, wood boring insects, dry rot, fungus, rodents, or other pests are outside the scope of this inspection (only a state licensed pest control inspector can legally inspect for these conditions).
• Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

7.3 Foundation

- Concrete

7.3.1 Visually Inspected

7.3.2 **Evidence of previous water seepage around water main. Monitor for future leakage and repair (i.e. properly seal) as needed. (Basement)**



7.3.3 Minor cracks apparent in the foundation are very common and likely relate to drying of the concrete and / or minor amounts of settlement. Monitor for additional activity (e.g. cracking, moisture entry) and repair as needed.

7.4 Support - Post / Beam / Column

- Metal beam support
- Metal support post(s)

7.4.1 Visually Inspected

7.4.2 Additional support posts have been added and appear to be performing as intended. Inquire with the seller regarding scope of repairs and permits, if applicable.

7.5 Floor Structure

- Plywood Subfloor
- Wood Joist(s)

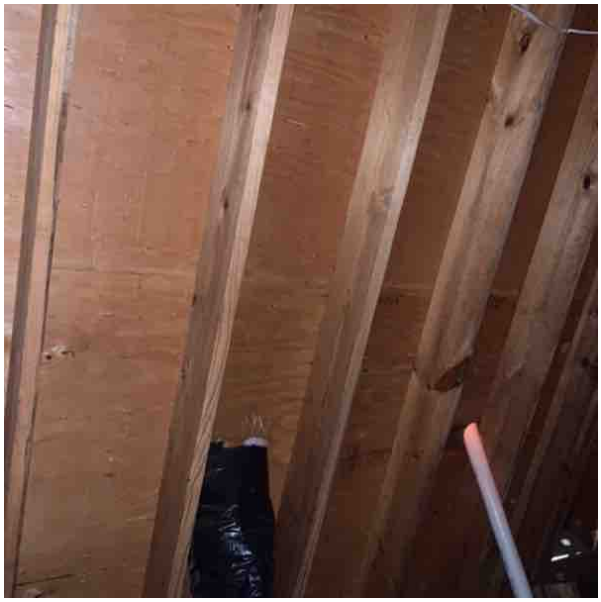
7.5.1 Visually Inspected

7.6 Roof Structure

- Engineered truss
- Plywood Sheathing

7.6.1 Visually inspected where accessible

7.6.2 The roof structure is clear throughout, no signs of moisture where visible in the attic space.



7.7 Basement

Finished

7.7.1 Visually Inspected

7.7.2 No active moisture or evidence of recent moisture activity identified at the time of inspection.

7.7.3 Accessible perimeter areas of the finished basement were probed with a sensitive moisture meter. No elevated moisture was detected at the time of the inspection.

7.7.4 Our inspection of the basement is a visible inspection of the readily accessible components in accordance with the ASHI Standards of Practice. Finished basements can limit inspection of a large portion of the structure. Painted floors and walls may also hide clues of historical performance. All basements are prone to moisture entry because they are below ground and surrounded by porous material. This inspection can not predict future performance of the basement/systems installed or guarantee against a wet basement. The potential for moisture entry increases drastically when the exterior grade and/or drainage is not properly maintained.

7.7.5 There are several maintenance measures to periodically check and make improvements as needed to

help minimize the potential for moisture intrusion including:
- cleaning the gutters and keeping them clean;
- repairing any of gutter leaks as soon as they are noticed;
- putting the downspouts into drain pipes that will take water well away from the house; and,
- filling any low spots near the foundation walls to ensure water flows away from the house.

7.7.6 This report reflects conditions that were apparent at the time of the inspection, and includes no predictions on whether or not the basement will eventually get wet. It's impossible for us - or anyone else - to make an accurate long-term prediction.

7.8 Slab

Concrete

7.9 Radon Mitigation System

7.9.1 Radon gas is the second leading cause of lung cancer in the united states. The EPA recommends that we test for radon every time we buy a home and every two years there after. Mitigation is a simply and effective solution to this cancer causing agent. (www.EPA.gov/Radon)

8.0 ELECTRICAL SYSTEM

8.1 Limitations

Areas of branch circuit wiring were concealed.

Timers

8.2 Electrical General Comments

8.2.1 The inspection of the electrical system is performed in accordance with The ASHI Standards of Practice. Determining adequacy of future operation, load calculations, voltage tests is beyond the scope of a general home inspection. Load testing, removing, and switching on/off breakers is also an example of actions which are outside the scope of a general home inspection. While testing GFCI receptacles is considered within the scope, testing of GFCI/AFCI breakers is generally not performed due to interrupting home owner's data/personal devices. GFCI/AFCI devices and breakers should be tested on a monthly schedule by home owners. All low voltage wiring (e.g. telephone, cable, security, landscape lighting, etc.,) and smart-home/Wi-Fi features (door bells, door openers/alarms, receptacles, timers, etc.) are excluded from the scope of this inspection unless otherwise noted. Comments regarding these items are provided as a courtesy.

8.2.2 This is a visual inspection limited in scope by (but not restricted to) the following conditions:

• Most of the service cable and distribution wiring is concealed.
• A representative sampling of outlets and light fixtures were tested. Concealed electrical components could not be inspected.
• The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, smart home/Wi-Fi technology and components, ancillary wiring systems, antennae, computer wiring, satellite/data or cable
TV systems and/or other components that are not part of the primary electrical power distribution system.
• Fire sprinklers, smoke alarms/detectors and carbon monoxide detectors are not inspected or tested.
Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

8.3 Service Entrance

✓ Electrical service to the home is by underground cables.

8.3.1 Visually Inspected

8.3.2 The electric meter and service entrance located: right side, pool house

8.3.3 **The security seal is missing on the exterior electrical meter base. Recommend contacting the Utility company for evaluation and to properly seal the meter base for safety. (Exterior Right)**

8.3.4 **Loose exterior meter base. Meter base must be tight to the structure with no movement. Recommend repairs by a licensed electrician. (Exterior Right)**

8.4 Service Size

- ☑ 200 Amps

8.4.1 Visually Inspected

8.5 Main Disconnect(s)

- ☑ The main electrical disconnect is in the basement.
- ☑ Interior Wall

8.5.1 Visually Inspected

8.6 Distribution Panel(s)

- ☑ Breakers

8.6.1 Inspected

8.6.2 The main distribution panel(s) are in serviceable condition.

8.6.3 **Improper clearance around the electrical panel. 36" clearance is required in front of the panel along with 30" in width. Recommend repairs by a qualified contractor for proper access to the electrical panel. (Basement)**

8.6.4 Improper clearance around the electrical panel. 36" clearance is required in front of the panel along with 30" in width. Recommend removal of the storage items for proper access to the electrical panel. **(Pool House)**

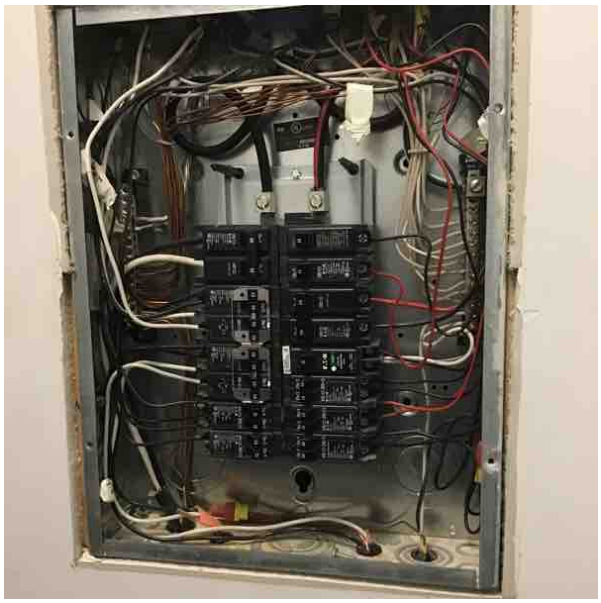
8.7 Sub-Panel(s)

Breakers

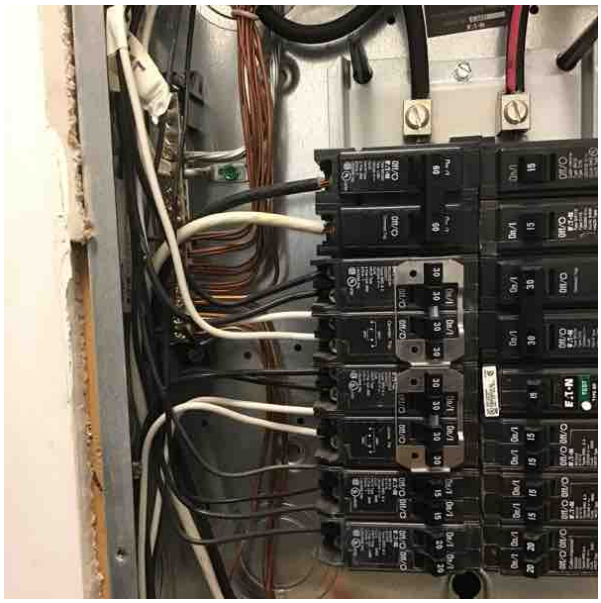
8.7.1 Visually Inspected

8.7.2 Sub-Panel location: garage

Sub-Panel service size: 100 amp



8.7.3 Neutral conductor(s) noted at breaker(s) haven't been properly re-identified. Recommend a qualified contractor correct as required to limit potential hazards. **(Garage)**



8.7.4 Sub-Panel location: pool equipment

Sub-Panel service size: 60 amp

8.8 Grounding

- ☑ Main Water Line

8.8.1 Visually Inspected

8.9 Branch Circuit Wiring

- ☑ Armored Sheathing
- ☑ Copper
- ☑ Non-Metallic Sheathed Wiring

8.9.1 Visually Inspected

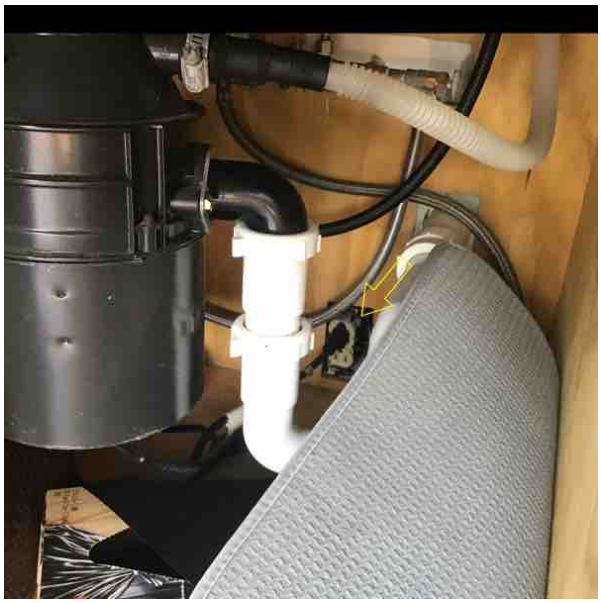
8.10 Receptacles

- ☑ GFCI Protected
- ☑ Grounded

8.10.1 Tested where accessible

8.10.2 **Floor receptacles must have secure covers. Recommend correction to limit safety hazard. (Living Room)**

8.10.3 Receptacle covers are missing. Provide these to prevent electric shock injuries. **(Pool House)**



8.10.4 **Have a qualified electrician install/ensure GFCI protection on all exterior receptacles for safety.**

- Exterior Back
- Exterior Front

8.11 Lighting / Ceiling Fan(s)

Landscape Lighting

8.11.1 Operational

8.11.2 Ceiling fan is noisy which is an indication of nearing the end of its life or in need of repairs. Recommend repairs or replacement by a qualified contractor as needed. **(Study)**

8.11.3 Install light fixture enclosure(s) on closet light(s) to limit potential damage to exposed bulbs. **(Rear Left Bedroom)**

8.11.4 Some interior/exterior bulbs were out and/or missing. No defects suspected in these locations. Recommend having all bulbs replaced where needed. Consider LED replacement for safety and efficiency.

8.11.5 Landscape lighting identified. Unable to test due to timers/dawn/dusk sensors. Recommend inquiring with homeowner on operational status or have controls demonstrated.

8.12 Exhaust Fan(s)

Mechanical

8.12.1 Operational

8.13 Smoke Alarms

8.13.1 Safety Tip: At a minimum you should test the smoke detectors as soon as you move in, then re-test them monthly. At a minimum you should keep a fire extinguisher in your kitchen as this is the most common area in which a fire starts.

8.13.2 Unless the home is new construction, or very new, have all smoke alarms replaced when taking possession to ensure that new, properly functioning and properly-located fire protection is in place. They are not tested during inspections. It is recommended to have a smoke alarm in each bedroom, outside each sleeping area, at least one on each floor, and near the kitchen. Have carbon monoxide detectors installed in areas around gas appliances and near bedrooms. Additionally, it is recommended to have a fire extinguisher on each floor of the home as well as in the kitchen and garage.

8.14 Carbon Monoxide Alarms

8.14.1 Unless the home is new construction, or very new, have all smoke alarms replace all CO alarms when taking possession to ensure that new, properly functioning and properly-located protection is in place. They are not tested during the inspection. It is recommended to have one on each floor, near sleeping areas and attached garages, approximately 5 feet from the floor.

9.0 HEATING/COOLING/VENTILATION SYSTEM(S)

9.1 Limitations

- Areas of the HVAC distribution were concealed.

9.2 HVAC General Comments

9.2.1 The inspection of the HVAC is performed in accordance with The ASHI Standards of Practice. Estimated age and approximate life expectancy are provided as a courtesy. Serviceable life is impossible to predict. Determining supply adequacy or distribution balance is beyond the scope of this inspection. Dismantling and/or extensive inspection of interior components (e.g. heat exchanger) is also outside the scope of this inspection.

9.3 Thermostat(s)

- Digital
- Programmable

9.4 Energy Source(s)

- Propane gas source was identified. Inquire with the seller if the tank is owned or leased, as well as the remaining amount of gas and any refilling schedules.

9.4.1 **CSST gas line identified. All CSST gas lines must be bonded for safety. Recommend bonding by a licensed electrician or HVAC contractor for safety.**

9.4.2 The main gas shutoff location: right side yard

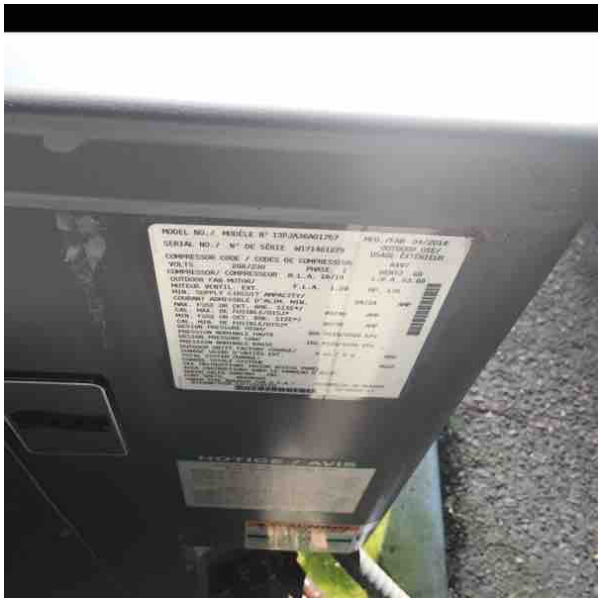
9.5 Air Conditioning System(s)

- Split AC System(s)

9.5.1 Operational

9.5.2 Model- 2006 x2, 2014

Split AC system(s) identified was/were operational at the time of inspection. The temperature split was 17-20° at the time, which is within normal limits. Have the system serviced annually prior to each cooling season.




LENNOX
M/N HP13-060-230-01
S/N 5806G50231
CONTAINS HCFC-22
FACTORY CHARGE
14 LBS 14 OZS
ELECTRICAL RATING
1 PH 60 HZ
COMPRESSOR
PH 1
RLA 26.0
LRA 148
DESIGN PRESSURE
HI 278 PSIG
LO 144 PSIG
NOMINAL VOLTS: 208/230
MIN 197 MAX 253
FAN MOTOR
PH 1
FLA 1.0
HP 1/3
FOR OUTDOOR USE

9.5.3 Model- 2012

Split AC system(s) identified was/were operational at the time of inspection. The temperature split was 18° at the time, which is within normal limits. Have the system serviced annually prior to each cooling season.

9.5.4 **The 2006 air conditioner(s) has exceeded it's typical life expectancy. You may want to consider getting a home protection plan and/ or budget for the eventual replacement.**

9.5.5 The manufacturer's typical life expectancy is 10-15 years. However, the serviceable life is impossible to predict and is based on operation and maintenance.

9.6 Forced Air Furnace(s)

Forced Air-Electric

9.6.1 Operational

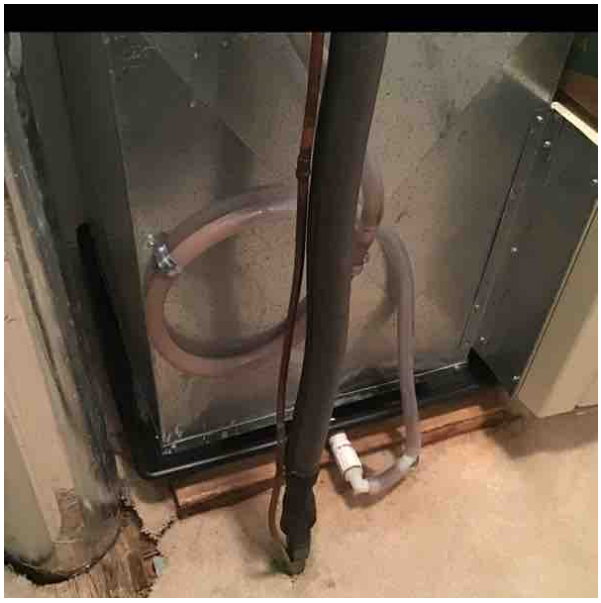
9.6.2 Model- 2006 x2

Forced air furnace(s) identified and was operational at the time of inspection. Have the system(s) serviced annually prior to each heating season.

9.6.3 Model- 2017

Forced air furnace(s) identified and was operational at the time of inspection. Have the system(s) serviced annually prior to each heating season.

9.6.4 **Have a qualified HVAC contractor install a float disconnect for the furnace drain pan. This will shut down the A/C condenser in the event of a drain line clog limiting flooding. (2nd Floor Closet)**



9.6.5 Model- 2012

Forced air furnace(s) identified and was operational at the time of inspection. Have the system(s) serviced annually prior to each heating season.

9.6.6 The manufacturer's typical life expectancy of a forced air furnace is between 15-20 years. However, the serviceable life is impossible to predict and is based on operation and maintenance.

9.7 Electric Heating System(s)

- Wall/Ceiling Mounted

9.7.1 Operational

9.7.2 The remaining in-wall electric heater(s) were operational at the time of inspection. Always keep furnishings/possessions away from these heaters to limit the risk of fire.

9.8 Distribution System(s)

- Multiple Zones

9.8.1 Visually inspected where accessible

9.9 Filter

- Disposable

10.0 PLUMBING SYSTEM

10.1 Limitations

- Distribution pipes were concealed, limiting the inspection.
- Drain, waste, and vent pipes were concealed, limiting the inspection.
- Storage items below the sink

10.2 Plumbing General Comments

10.2.1 This is a visual inspection limited in scope by (but not restricted to) the following condition:

• Concealed portions of the plumbing system could not be inspected, including the subterranean systems and/or system components of the sewage disposal, water supply, and fuel storage or delivery systems.
Please also refer to the visual inspection agreement for a detailed explanation of the scope of this inspection.

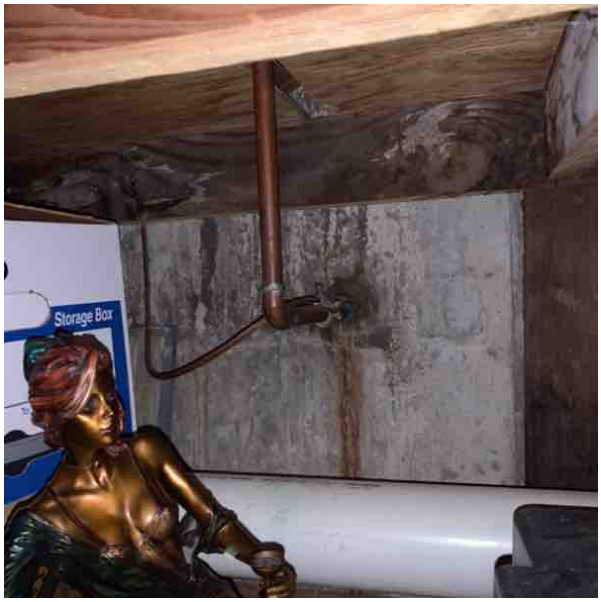
10.2.2 The inspection of the Plumbing was performed in accordance with The ASHI Standards of Practice. The main water shut off valve and all other valves are not tested or moved at the time of the inspection to limit the risk of leaks and related damage. As a part of a visual inspection it is impossible to examine the inside of plumbing materials or the underground waste pipes. We recommend having underground waste lines further evaluated (i.e. video scanned) to determine the health and status of this system. After a home sits vacant for any amount of time the plumbing and waste drainage are more prone to future leakage. This makes identifying some leaks difficult at the time of the inspection. Monitor these systems closely upon occupancy.

10.3 Water Main

- Water main is copper pipe.
- Main water shut-off valve is in the basement.
- Public Water Source. Consider having the water tested. See [this EPA link for more information (https://www.epa.gov/sites/production/files/2015-11/documents/2005_09_14_faq_fs_homewatertesting.pdf)](https://www.epa.gov/sites/production/files/2015-11/documents/2005_09_14_faq_fs_homewatertesting.pdf).

10.3.1 Visually Inspected

10.3.2 Main water shutoff is located: basement wall.



10.4 Distribution Piping

- Interior water supply pipes are copper.

10.4.1 Visually Inspected

10.4.2 Select areas of minor corrosion activity noted on distribution pipes. No active leaking identified at the time of inspection. Recommend periodical monitoring.

10.5 Drain, Waste, and Vent Piping

- Public Sewer
- PVC

10.5.1 Visually Inspected

10.5.2 As a part of a visual inspection it is impossible to examine the underground waste drainage pipes at this home. We recommend every home have a lateral video inspection performed to determine the health and status of these pipes.

10.6 Water Heating Equipment

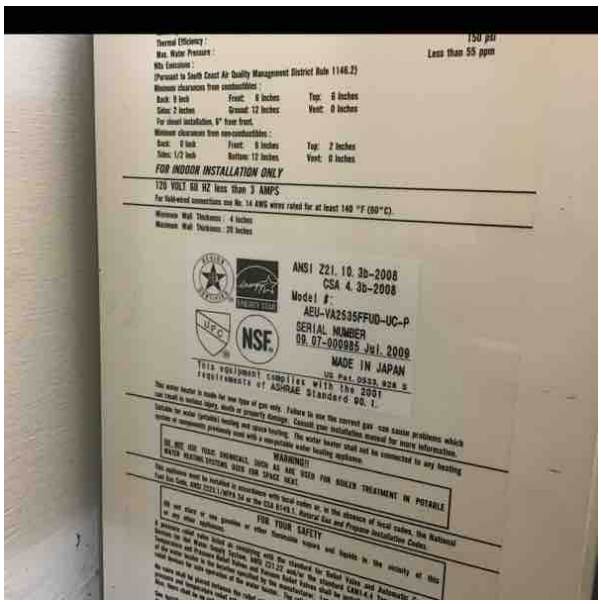
- Electric Water Heater(s)
- Tankless water heater(s) identified. These need scheduled maintenance/flushing of the unit.

10.6.1 The domestic hot water system was inspected.

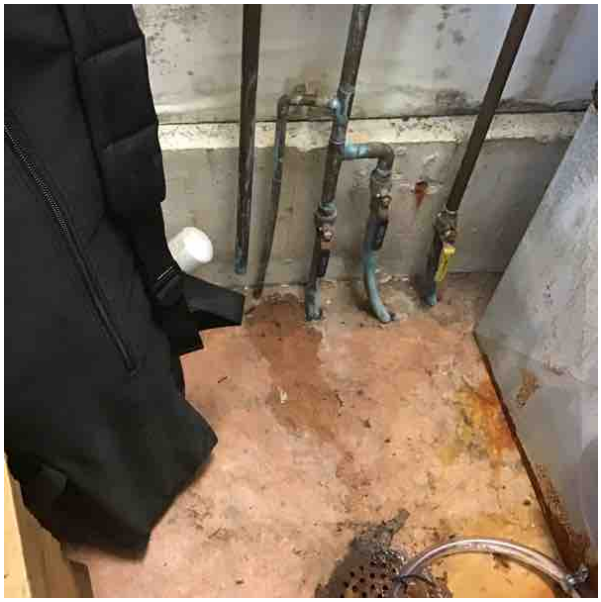
10.6.2 Operational

10.6.3 Model- 2009

Water Heater size: tankless
Water heater identified and is operational.

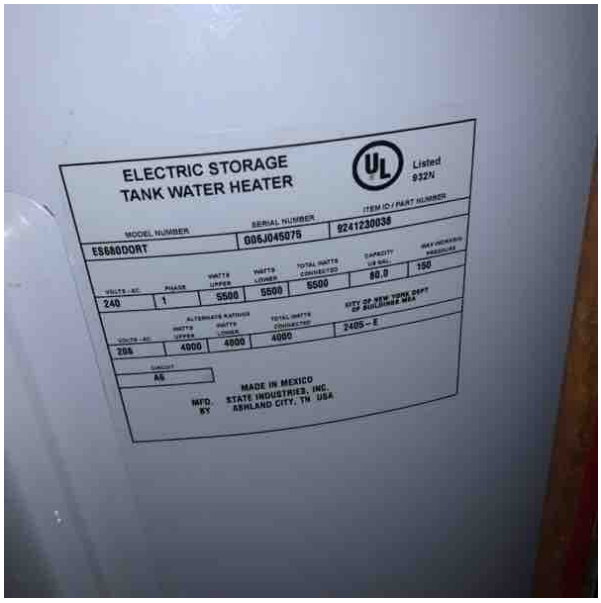


10.6.4 **The tankless water heater is leaking. Have this repaired to prevent water damage. (Garage)**



10.6.5 Model- 2005, 2006, 2019

Water Heater size: 80 gallons x2, 40 gallons
Water heater identified and is operational.



10.6.6 The manufacturer's typical life expectancy of a water heater is between 15-20 years. However, the serviceable life is impossible to predict and is based on operation and maintenance.

10.6.7 Safety Tip: There is a risk of scalding from hot water, especially with young children and senior citizens. Water heater thermostat should be adjusted so that fixtures have a max temp of 120F to help prevent accidental scalding, severe burns, etc.

10.7 Hose Bib(s)

☑ Frost Free

10.7.1 Operational

10.7.2 Remove hoses and shut off valves from the interior during winter months to prevent damaged associated with freezing.

10.8 Sink(s)

☑ Vanity

10.8.1 Operational

10.8.2 Recommend repairs of the sink drain stopper(s) as needed for effective operation. **(Rear Right Bedroom Suite)**

10.9 Toilet(s)

10.9.1 All toilets operate as designed throughout the home.

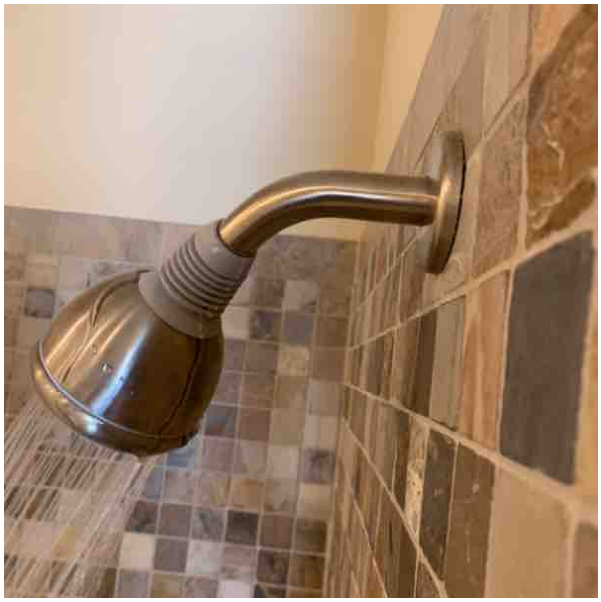
10.10 Tub(s) / Shower(s)

- Ceramic
- Fiberglass
- Jetted Tub

10.10.1 Operational

10.10.2 All tub / shower valves and drains operate as designed, no defects identified.

10.10.3 **Shower head is leaking at the stem connection. Recommend repairs for proper operation. (Primary Bathroom)**



10.10.4 Jetted tub identified and is operational. Jetted tub was operated for 15 min with no leaks identified. GFCI reset is located in the panel and is operational.

10.11 Sump Pump

- Backflow Preventer / Check Valve
- Dry

10.11.1 Operational

10.11.2 A sump pit was identified. Pit was dry and pump was operational at the time of the inspection. Monitor / test monthly.

11.0 INTERIOR

11.1 Limitations

- Furniture limited inspection of flooring in some areas.
- Furniture limited the inspection/testing of some windows. Have them tested when access is available.
- Multiple Rugs

11.2 Interior General Comments

11.2.1 The inspection of all interior rooms was a visual inspection of the readily accessible components performed in accordance with The ASHI Standards of Practice. Inspection of these rooms is performed with similar aged homes in mind. The presence of furniture or personal items limits our inspection. We cannot assume the risk or responsibility of moving personal property during the inspection. The final walk through is your opportunity to identify hidden or concealed damage that was not present or visible at the inspection.

11.3 Floors

- Concrete
- Hardwood
- Tile / Stone

11.3.1 Visually inspected where accessible

11.3.2 All floors are in serviceable condition.

11.4 Walls / Ceilings

- Drywall

11.4.1 Visually Inspected

11.4.2 Typical wall/ceiling defects such as nail pops, joint separation, minor cracks identified. This is due to expansion and contraction of the home and not an indication of a structural defect. Repair as needed.

11.5 Windows

- Casement
- Fixed
- Single Sash
- Wood

11.5.1 Operational

11.6 Doors

- Hinged

11.7 Stairs / Railings / Guardrails

- Wood

11.7.1 Visually Inspected

11.8 Countertops / Cabinets

- Granite
- Wood

11.8.1 Visually Inspected

12.0 FIREPLACE(S)

12.1 Fireplace General Comments

12.1.1 The inspection of the fireplace is a visual inspection of the accessible components performed in accordance with The ASHI Standards of Practice. The inspector is not responsible for nor can they inspect the inaccessible areas of the flue. Inspection of the flue would be performed by a qualified chimney contractor performing a Level II inspection which includes a video scan and may identify problems which can not be identified as a part of this general home inspection. The National Fire Protection Association recommends a Level II inspection when buying a home.

12.2 Gas Log Set(s)

- ☑ Ventless Gas

12.2.1 Operational

12.3 Wood Burning Fireplace(s)

12.3.1 Visually Inspected

12.3.2 Fireplace, firebox, and damper are in serviceable condition. Recommend annual evaluation and seasonal maintenance if being used as a wood burning fireplace.

13.0 APPLIANCES

13.1 Appliance General Comments

13.1.1 Inspection of appliances is beyond the scope of this inspection. As a courtesy to our clients we perform a minimal inspection of the major built in appliances present (i.e. On/Off only). Recommend inquiring with the seller regarding operational status. If future operation of these appliances is suspect, a home or appliance warranty should be considered.

13.2 Refrigerator

13.2.1 Refrigerator/Freezer temps were normal at the time.

13.3 Ranges / Ovens / Cooktops

- ☑ Gas oven/range

13.3.1 Operational

13.4 Range Hood

- ☑ Traditional Exhaust Hood

13.4.1 Operational

13.5 Dishwasher

13.5.1 Operational

13.5.2 A cycle was run in the dishwasher, no leaks identified.

13.6 Food Waste Disposer

13.6.1 Operational

13.7 Clothes Washer

13.7.1 Not Tested

13.8 Clothes Dryer

- ☑ Electric

13.8.1 Not Tested

13.8.2 Upon occupancy, clear out lint debris from the dryer vent and ensure connections are tight. This is considered regularly needed maintenance.