

# Building Inspection Report

**700 Stryker, Jerseyville, Illinois**

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**Inspection Date:**  
8/19/2004

**Prepared For:**  
Don Dieckmann

**Prepared By:**  
River Bend Home Inspections

Alton, IL 62002

618-467-7085  
618-467-7085 Fax

**Report Number:**  
040819b

**Inspector:**  
Don Dieckmann

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is an average quality home, apparently built in the 1950's. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

**Major Concern:** a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

**Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.

**Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements which are recommended but not required.

**Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces east.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

**Major Concern, Repair:** Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons.

- **Major Concern, Repair:** The wood siding should be painted to preserve the building.
- **Major Concern, Repair:** The window frames require painting and caulking.
- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.
- **Repair:** A pane of glass is missing from a window in the main floor rear bedroom.

## THE SCOPE OF THE INSPECTION

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All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Dry weather conditions prevailed at the time of the inspection.

Weather conditions leading up to the inspection have been relatively dry.

# Structure

## DESCRIPTION OF STRUCTURE

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|                           |   |
|---------------------------|---|
| <b>Foundation:</b>        | •Concrete Block •Basement Configuration |
| <b>Columns:</b>           | •Steel                                  |
| <b>Floor Structure:</b>   | •Wood Joist                             |
| <b>Wall Structure:</b>    | •Wood Frame                             |
| <b>Ceiling Structure:</b> | •Joist                                  |
| <b>Roof Structure:</b>    | •Rafters •Plywood Sheathing             |

## STRUCTURE OBSERVATIONS

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### Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The visible joist spans appear to be within typical construction practices. The inspection did not discover evidence of substantial structural movement.

### General Comments

No major defects were observed in the accessible structural components of the house.

## RECOMMENDATIONS / OBSERVATIONS

### Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Repair:** Surface deterioration (spalling, crumbling material) was observed on foundation walls. This condition is common in many old homes and does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas. Lot drainage improvements and elimination of water or roof runoff splashing against foundation walls as outlined in the Exterior section of this report are also recommended.

### Discretionary Improvements

Parging (concrete stucco coating) of the exterior of the foundation is desirable to improve the appearance and the weather tightness of the exterior of the home.

Parging of the interior of the old foundation walls is desirable to improve appearance and avoid further foundation damage .

## LIMITATIONS OF STRUCTURE INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- 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 pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing

## DESCRIPTION OF ROOFING

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|                              |  |
|------------------------------|--|
| <b>Roof Covering:</b>        | •Asphalt Shingle                                       |
| <b>Roof Flashings:</b>       | •Roofing Material (Shingles)                           |
| <b>Chimneys:</b>             | •Masonry   |
| <b>Roof Drainage System:</b> | •Galvanized Steel<br>•Downspouts discharge above grade |
| <b>Method of Inspection:</b> | •Viewed with binoculars                                |



## ROOFING OBSERVATIONS

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### Positive Attributes

The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.

### General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age. The roof coverings are old and are at or near the end of their useful life. The roof will probably need to be replaced within five years.

### RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The roofing is near the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Expect to replace the roof soon.
- Replace the roof flashing materials when re-roofing to avoid leaks in these areas.
- **Monitor:** The masonry chimney shows evidence of normal wear and tear. No repairs are necessary.

## LIMITATIONS OF ROOFING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior

## DESCRIPTION OF EXTERIOR

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|   |                                   |
|---|-----------------------------------|
| <b>Wall Covering:</b>                   | •Wood Siding                      |
| <b>Eaves, Soffits, And Fascias:</b>     | •Wood                             |
| <b>Exterior Doors:</b>                  | •Metal •Solid Wood                |
| <b>Window/Door Frames and Trim:</b>     | •Wood                             |
| <b>Entry Driveways:</b>                 | •Gravel                           |
| <b>Entry Walkways And Patios:</b>       | •Concrete                         |
| <b>Porches, Decks, Steps, Railings:</b> | •Concrete •Treated Wood           |
| <b>Overhead Garage Door(s):</b>         | •Wood •Automatic Opener Installed |
| <b>Surface Drainage:</b>                | •Level Grade                      |



## EXTERIOR OBSERVATIONS

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### Positive Attributes

There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. Freeze resistant hose bibs (exterior faucets) have been installed.

### General Comments

The exterior of the home shows normal wear and tear for a home of this age.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Major Concern, Repair:** The wood siding should be painted to preserve the building.

### Exterior Eaves

- **Repair:** The soffit and fascia should be painted.

### Windows

- **Major Concern, Repair:** The window frames require painting and caulking.
- **Repair:** As is very typical, the basement windows have been neglected. They should be repaired or replaced as desired. Wood/soil contact should be avoided to reduce insect and rot-damage risk.

### Garage

- **Repair:** The garage door opener is inoperative. It should be repaired as necessary.

### Discretionary Improvements

To reduce long term maintenance and improve appearance, it may be advantageous to install aluminum soffit and fascia. This improvement can involve significant cost. While it is not critical at this point, it may be prudent to consider painting the exterior of the house, a significant expense.

Installing replacement windows in place of the original windows would be a logical long term goal. This is a major expense.

Installing a new overhead garage door would improve the function and appearance of the door, while reducing maintenance.

Surfacing the driveway would be a logical long term improvement.

## LIMITATIONS OF EXTERIOR INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

**This confidential report is prepared exclusively for Don Dieckmann**

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# Electrical

## DESCRIPTION OF ELECTRICAL

|  |  |
|--|--|
| <b>Size of Electrical Service:</b>                 | <ul style="list-style-type: none"> <li>•120/240 Volt Main Service - Service Size: 200 Amp</li> <li>•120/240 Volt Second Service - Service Size: 100 Amp</li> </ul> |
| <b>Service Drop:</b>                               | <ul style="list-style-type: none"> <li>•Overhead</li> </ul>  |
| <b>Service Equipment &amp; Main Disconnects:</b>   | <ul style="list-style-type: none"> <li>•Main Service Rating 200 Amps</li> <li>•Second Service Rating 100 Amps</li> <li>•Breakers</li> </ul>                        |
| <b>Service Panel &amp; Overcurrent Protection:</b> | <ul style="list-style-type: none"> <li>•Panel Rating: 200 Amp</li> <li>•Breakers</li> </ul>  |
| <b>Sub-Panel(s):</b>                               | <ul style="list-style-type: none"> <li>•Panel Rating: 100 Amp</li> <li>•Breakers</li> </ul>  |
| <b>Wiring Method:</b>                              | <ul style="list-style-type: none"> <li>• Non-Metallic Cable "Romex"</li> </ul>   |
| <b>Switches &amp; Receptacles:</b>                 | <ul style="list-style-type: none"> <li>•Grounded and Ungrounded</li> </ul>   |



## ELECTRICAL OBSERVATIONS

### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is fairly new and well arranged and all fuses/breakers are properly sized.

### General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly.

## RECOMMENDATIONS / OBSERVATIONS

### Outlets

- **Repair:** Ungrounded 3-prong outlets that were found in the basement stairway, downstairs bedrooms, the rear porch, and the kitchen should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy or replacing it with a 2-prong outlet. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.
- **Repair:** The installation of a ground fault circuit interrupter (GFCI) is recommended to replace all kitchen outlets. A GFCI offers increased protection from shock or electrocution.
- **Repair:** An outlet in the kitchen has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary. This can be done while replacing it with a GFCI.
- **Repair:** Missing outlet cover plates in the rear bedroom should be replaced to avoid a shock hazard.

### Distribution Wiring

- **Repair:** The installation of the distribution wiring in the rear bedroom closet leading to the ceiling is non-standard. It is suspected that installation was performed by an amateur, rather than a licensed electrician.

### Lights

- **Repair:** The damaged light fixtures in the basement ceiling should be repaired or replaced. The one in the right rear corner has no switch to turn it off, and the one in the right front corner will not turn on. Also, the one above the laundry needs a longer pull-string.



### **Discretionary Improvements**

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and all kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

Grounded outlets may be desirable in some areas where ungrounded outlets exist. This will depend on electrical needs.

### **LIMITATIONS OF ELECTRICAL INSPECTION**

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- The auxiliary panel cover plate (dead front) could not be removed at the time of the inspection.
- The ground connection for the electrical service was not visible at the time of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating

## DESCRIPTION OF HEATING

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|                                   |  |
|-----------------------------------|--|
| <b>Energy Source:</b>             | •Gas   |
| <b>Heating System Type:</b>       | •Forced Air Furnace •Manufacturer:<br>Rheem, installed by Den-Son Cooling &<br>Heating |
| <b>Vents, Flues, Chimneys:</b>    | •Masonry Un-Lined  |
| <b>Heat Distribution Methods:</b> | •Ductwork  |
| <b>Other Components:</b>          | •General Filters 1040 Power Humidifier<br>•Gas Space Heater in Basement                |



## HEATING OBSERVATIONS

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### Positive Attributes

The heating system is in generally good condition. This is a high efficiency heating system. Adequate heating capacity is provided by the system. The heating system is controlled by a “set back” programmable thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

### General Comments

The heating system shows no visible evidence of major defects. No obvious repairs to the heating system are necessary at this time. The basement space heater was hard to start, but was very effective while running.

### RECOMMENDATIONS / OBSERVATIONS

- **Repair:** The humidifier is old and appears to lack maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.
- **Improve:** The dirty air filter should be replaced.

### Discretionary Improvements

Although the heating system shows no problems, it is always wise to have it checked yearly by a qualified HVAC specialist.



## LIMITATIONS OF HEATING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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**Energy Source:**  
**Central System Type:**

- 240 Volt Power Supply
- Air Cooled Central Air Conditioning
- Manufacturer: Rheem Model # RAFA-024JAS, installed by Den-Son Cooling
- Serial Number: 1281 F1380 9766
- Present At Upstairs Bedroom window

**Through-Wall Equipment:**

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

The system responded properly to operating controls.

### General Comments

The system shows no visible evidence of major defects. No repairs are necessary at this time.

### RECOMMENDATIONS / OBSERVATIONS

Although the system shows no problems, it is always wise to have it checked by a qualified HVAC specialist.



## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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|                                    |                              |
|------------------------------------|------------------------------|
| <b>Attic Insulation:</b>           | •Unknown in Side Attic Areas |
| <b>Roof Cavity Insulation:</b>     | •Unknown in Cathedral Roof   |
| <b>Exterior Wall Insulation:</b>   | •Not Visible                 |
| <b>Roof Ventilation:</b>           | •Roof Vents •Gable Vents     |
| <b>Exhaust Fan/vent Locations:</b> | •Bathroom •Kitchen •Dryer    |

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

Insulation levels appear to be typical for a home of this age and construction.

### General Comments

During any planned re-roofing, overhead insulation and ventilation levels should be investigated and improved where necessary.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- No access was gained to the roof cavity of the sloped ceilings.
- No access was gained to the wall cavities of the home.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing

## DESCRIPTION OF PLUMBING

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|   |  |
|---|--|
| <b>Water Supply Source:</b>             | •Public Water Supply   |
| <b>Service Pipe to House:</b>           | •Steel   |
| <b>Main Water Valve Location:</b>       | •Front Wall of Basement  |
| <b>Interior Supply Piping:</b>          | •Copper  |
| <b>Waste System:</b>                    | •Public Sewer System   |
| <b>Drain, Waste, &amp; Vent Piping:</b> | •Cast Iron   |
| <b>Water Heater:</b>                    | •Gas •Capacity (in gallons): 40<br>•Manufacturer: A O Smith<br>•Serial Number: J91-0877727-216 |
| <b>Fuel Shut-Off Valves:</b>            | •Natural Gas Main Valve At Side of house   |



## PLUMBING OBSERVATIONS

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### Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

### RECOMMENDATIONS / OBSERVATIONS

#### Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.

#### Discretionary Improvements

Upgrading the old plumbing fixtures within the home would be a logical long term improvement.

A larger capacity water heater may be desirable.



## LIMITATIONS OF PLUMBING INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior

## DESCRIPTION OF INTERIOR

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|                                      |   |
|--------------------------------------|---|
| <b>Wall And Ceiling Materials:</b>   | •Drywall in newly renovated rooms and attic bedroom •Plaster in original main-floor bedrooms    |
| <b>Floor Surfaces:</b>               | •Carpet in bedrooms •Ceramic Tile in bathroom •Vinyl/Resilient in kitchen<br>•Wood in main hall |
| <b>Window Type(s) &amp; Glazing:</b> | •Double/Single Hung •Single Pane with Storm Window  |
| <b>Doors:</b>                        | •Wood-Solid and hollow Core   |

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

### General Condition of Windows and Doors

Average Quality Doors And Windows

### General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.



## RECOMMENDATIONS / OBSERVATIONS

### Windows

- **Repair:** The windows are in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration.
- **Repair:** A pane of glass is missing from a window in the main floor rear bedroom.

### Kitchen Counters and Cabinets

- **Monitor:** The kitchen counters and cabinets are old. Improvement may ultimately be desirable.

### Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.  
In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.
- **Monitor:** It is very common for shrinkage and/or settling cracks to develop in foundation walls. It is also common for these cracks to leak. If leakage is experienced, improve lot drainage adjacent to the crack. If leakage persists, various methods of crack repair are available. These include interior patching with an epoxy resin or hydraulic cement and exterior repairs after excavation. The exterior repair, although more expensive, is more often successful in eliminating leakage.
- **Monitor:** For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because

basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

### Environmental Issues

- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. *The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.* A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.
- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. The carbon monoxide detector in the basement stairwell is in need of element and battery replacement.

### Discretionary Improvements

Install new exterior lock sets upon taking possession of the home.

## LIMITATIONS OF INTERIOR INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Appliances

## DESCRIPTION OF APPLIANCES

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**Appliances Tested:**

- Gas Range •Waste Disposer
- Refrigerator

**Laundry Facility:**

- 240 Volt Circuit for Dryer •Gas Piping for Dryer •Dryer Vented to Building Exterior
- 120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

**Other Components Tested:**

- Kitchen Exhaust Hood



## APPLIANCES OBSERVATIONS

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**Positive Attributes**

The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

## LIMITATIONS OF APPLIANCES INSPECTION

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As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.