API Inspection Report

1234 Anywhere Street

Prepared for: Michael Russell (API Home Inspections)

www.apihomepros.com
316-253-7241

Table of Contents

Property and Client Information

Property Information

City: Wichita State: KS Zip: 67220
Client Name: Michael Russell (API Home Inspections)
Phone: (316)253-7241 Email: apiwichita@yahoo.com
Agent: No Referrer

Inspection Company

Inspector Name Michael Russell
Company Name API Home Inspections
Phone: 316-253-7241

Conditions

Occupancy status: Single-family occupied
Year built: 1961
Date of Inspection: 2022-03-09
Start Time: 2:30 PM

Others Present: Buyer
Others Present: Buyers Agent
Others Present: Heartland Pest Control

Electric ON: (•) Yes ( ) No ( ) Not Applicable
Gas ON: (•) Yes ( ) No ( ) Not Applicable
Water ON: (•) Yes ( ) No ( ) Not Applicable

Space Below Grade: Basement
Garage: Attached

Weather Conditions:

Understanding the Report

ORIENTATION:

For the purpose of this report, all directional references will be made as if one were standing in the front yard facing the house.

USE OF PHOTOS:

This report may include many photographs, which help to clarify the condition of a system or component at the time of the inspection. These photographs are intended to help you better understand what is documented in the report and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean the issue was limited to that area only, but may be a representation of a condition that is in multiple places. Not all areas of deficiencies or conditions may be supported with photos.

SCOPE OF THE INSPECTION:

The observations and opinions expressed within this report are those of Amaris Property Inspections LLC and supersede any verbal comments. We inspect all of the systems, components, and conditions described in accordance with American Society of Home Inspectors (ASHI) Standards of Practice (SOP), which define the scope of the home inspection and what is required to be inspected. All items in the Standards are inspected but may be reported in a section of the Report under a different heading. Some components that are inspected and found to be functional may not necessarily appear in the report. It is recommended that you read ASHI SOP at: http://www.comeinspector.org/Standards-of-Practice.
An electronic copy of the Inspection Report will be delivered to the email address provided within 24 hours of completion. A copy of the Report will also be forwarded to your agent unless API is instructed otherwise by the client.

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

A NP NI M D

The text in this Report is color coded for easy identification of defective and marginal items.
All text that is BLUE indicates information about an item that was deemed marginal.
All text that is RED indicates information about an item that has been identified as defective.

Quick reference summaries of marginal and defective items are provided at the end of this report.

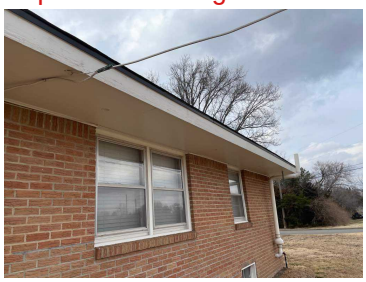
Roof

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

	A	NP	NI	M	D

Type of Roof: Gable & Valley
Inspection Method: On roof

1.	☒	☐	☐	☐	☐	Material:	Dimensional Asphalt Composition
2.	☒	☐	☐	☐	☐	Number of layers:	1
3.	☒	☐	☐	☐	☐	Approximate age:	2018
4.	☒	☐	☐	☐	☐	Flashing:	Metal
5.	☒	☐	☐	☐	☐	Valleys:	Asphalt shingle
6.	☒	☐	☐	☐	☐	Plumbing Vents:	Metal
7.	☒	☐	☐	☐	☐	Attic Vents:	Box Vents
8.	☐	☒	☐	☐	☐	Electrical Mast:	
9.	☐	☐	☐	☐	☒	Gutters:	Guttering at east side is missing. Adding guttering is recommended for improved drainage.



10.	☒	☐	☐	☐	☐	Downspouts:	

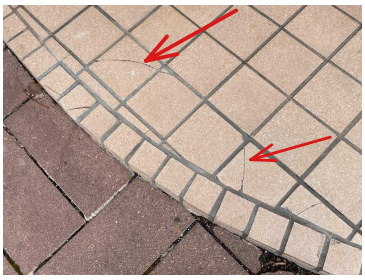
Grounds, Drives, Walks, and Porches

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

	A	NP	NI	M	D		
1.	☒	☐	☐	☐	☐	Driveway:	Concrete
2.	☐	☐	☐	☒	☐	Walks:	Concrete - Cracks and settling noted. Consider repair.

3.	☐	☐	☐	☒	☐	Patio:	Paver, Concrete - Cracks and settling noted. Consider repair.

4.	☒	☐	☐	☐	☐	Steps:	Concrete
5.	☐	☐	☐	☒	☐	Porch:	Tile - Cracked tiles noted. Consider repair.



6.	☐	☐	☐	☒	☐	Drainage:	Low areas noted. This may allow water to pool near the foundation. Recommend backfilling for proper drainage.

7.	☒	☐	☐	☐	☐	Vegetation:	

Exterior Components & Surfaces

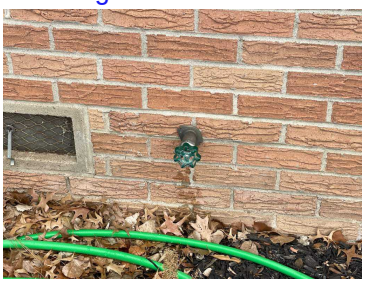
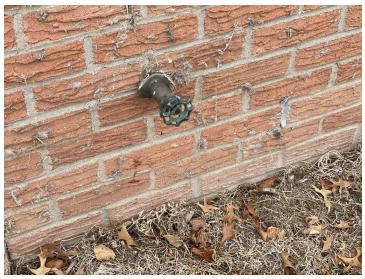
A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

	A	NP	NI	M	D		
1.	☐	☐	☐	☒	☐	Wall Surface:	Brick, Wood - Cracked bricks and mortar noted. Some cracks have been sealed. Recommend sealing cracks as needed. Peeling paint noted. Paint maintenance is recommended.
2.	☒	☐	☐	☐	☐	Trim:	Wood
3.	☒	☐	☐	☐	☐	Fascia:	Wood
4.	☒	☐	☐	☐	☐	Soffits:	Wood
5.	☒	☐	☐	☐	☐	Entry Doors:	
6.	☒	☐	☐	☐	☐	Patio Door:	No sliding screen door present.

Exterior Components & Surfaces (Continued)

7. ☐☐☐☒☐ Windows: Cracked/missing glazing noted at some windows. Repair as needed is recommended.


8. ☒☐☐☐☐ Window Screens:
9. ☒☐☐☐☐ Exterior Lighting:
10. ☒☐☐☐☐ Electric:
11. ☐☐☐☒☐ Hose Bibs: Hose bibs not connected to the house. This can allow for pipe movement when the valve is operated, and may lead to leaks due to stress on pipe joints. Recommend securing the hose bibs to the house.

12. ☒☐☐☐☐ Gas Meter:
13. ☒☐☐☐☐ Gas Valve:

Note:
Proper maintenance of caulking and paint can significantly extend the life of exterior components.

Garage/Carport

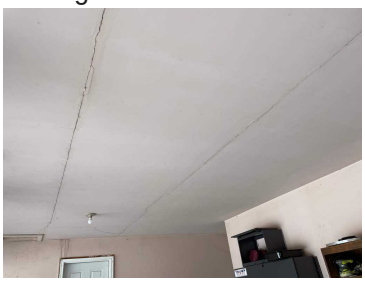
A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Type of Structure: Attached

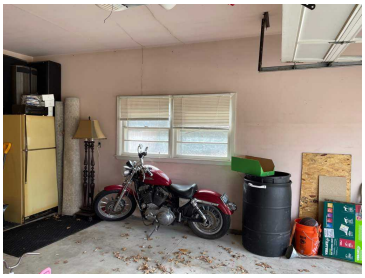
Number Of Car Spaces: 2

1. ☐☐☐☒☐ Ceiling: Cracks noted.




2. ☐☐☐☒☐ Interior Walls: Cracks noted.


3. ☐☐☐☐☒ Windows: The windows will not open. Repair is recommended.



4. ☐☐☐☒☐ Floor/Foundation: Minor floor cracks noted. Recommend monitoring over time.

5. ☒☐☐☐☐ Garage Doors:
6. ☒☐☐☐☐ Door Operation:
7. ☒☐☐☐☐ Door Opener:
8. ☒☐☐☐☐ Man Doors:
9. ☒☐☐☐☐ Electrical:

Garage/Carport (Continued)

10. ☐☒☐☐☐ Plumbing:
11. ☐☒☐☐☐ HVAC:

Attic

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Access Point: Garage
Method of Inspection: From Access Hatch

1. ☒☐☐☐☐ Access Hatch:
2. ☒☐☐☐☐ Roof Framing: Rafter
3. ☒☐☐☐☐ Roof Sheathing: Dimensional wood
4. ☒☐☐☐☐ Insulation: Batts
5. ☒☐☐☐☐ Insulation Depth: 4 inches
6. ☒☐☐☐☐ Ventilation:
7. ☒☐☐☐☐ Wiring/Lighting:
8. ☐☒☐☐☐ Moisture Present:

Note:
Not all portions of the attic space were inspected due to limited visibility and access inherent with constructions design and insulation practices.

Kitchen

Kitchen appliances are tested for functional operation at the time of the inspection. No life expectancy is expressed or implied. Oven and microwave timers are beyond the scope of inspection. Dishwashers are tested for function only, not for quality of cleaning. Appliances are not moved, so concealed areas surrounding appliances are not inspected. Gas valves and breakers are not operated by the inspector. Any appliances with gas or eclectic supply that is not turned on are not inspected.

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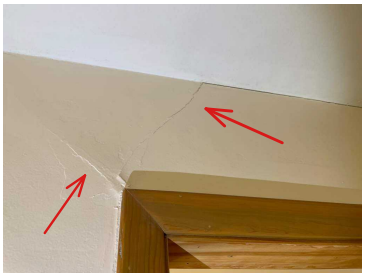
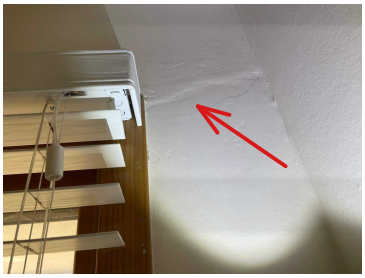
A NP NI M D

1. ☒☐☐☐☐ Ceiling:
2. ☐☐☐☒☐ Walls: Cracks noted.



Kitchen (Continued)

Walls: (continued)



3. ☒☐☐☐☐ Floor:
4. ☐☐☐☒☐ Counter Tops: Cracked countertop noted. Consider repair.

5. ☒☐☐☐☐ Cabinets:
6. ☒☐☐☐☐ Electrical:
7. ☒☐☐☐☐ Stove/Range:
8. ☐☒☐☐☐ Hood Vent:
9. ☒☐☐☐☐ Refrigerator:
10. ☒☐☐☐☐ Dishwasher:
11. ☒☐☐☐☐ Sink:
12. ☒☐☐☐☐ Disposal:
13. ☐☐☐☒☐ Plumbing/Fixtures: Faucet is loose. Repair is recommended.

14. ☒☐☐☐☐ HVAC Supply:

Living, Dining, & Family Spaces

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Living Space

1. ☒☐☐☐☐ Closet:
2. ☐☐☐☒☐ Ceiling: Cracks noted.

3. ☐☐☐☒☐ Walls: Cracks noted.

4. ☒☐☐☐☐ Floor:
5. ☒☐☐☐☐ Doors:
6. ☒☐☐☐☐ Windows:
7. ☒☐☐☐☐ Electrical:
8. ☒☐☐☐☐ HVAC Supply:
9. ☐☐☐☐☒ Smoke Detector: No smoke detector present. Recommend adding smoke detectors.

Bedrooms:

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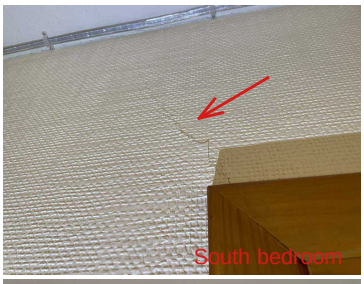
A NP NI M D

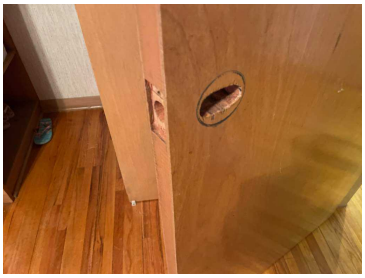
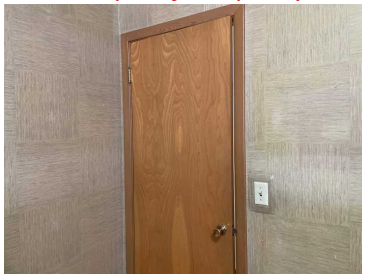
Bedroom

1. ☒ ☐ ☐ ☐ ☐ Closet:
2. ☒ ☐ ☐ ☐ ☐ Ceiling:
3. ☐ ☐ ☐ ☒ ☐ Walls: Cracks noted.



4. ☒ ☐ ☐ ☐ ☐ Floor:
5. ☐ ☐ ☐ ☐ ☒ Doors: Missing hardware noted at door to center bedroom. Repair is recommended.

Door to north bedroom will not close (hits jamb). Repair is recommended.

6. ☒ ☐ ☐ ☐ ☐ Windows:
7. ☒ ☐ ☐ ☐ ☐ Electrical:

Bedrooms: (Continued)

8. ☒☐☐☐☐ HVAC Supply:

Bathrooms:

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Bathroom

1. ☒☐☐☐☐ Ceiling:
2. ☐☐☐☒☐ Walls: Cracks noted.

3. ☒☐☐☐☐ Floor:
4. ☒☐☐☐☐ Doors:
5. ☒☐☐☐☐ Windows:
6. ☒☐☐☐☐ Electrical:
7. ☐☐☐☒☐ Counter/Cabinet: Caulking/sealant is cracked at vanity in master bathroom. Repair is recommended.

Damaged tile noted in hall bathroom. Consider repair.

8. ☒☐☐☐☐ Sink:
9. ☒☐☐☐☐ Faucets/Traps:

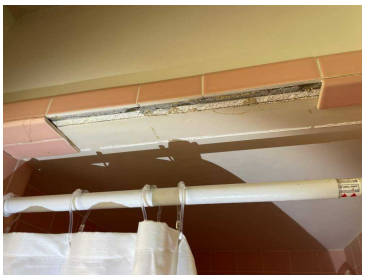
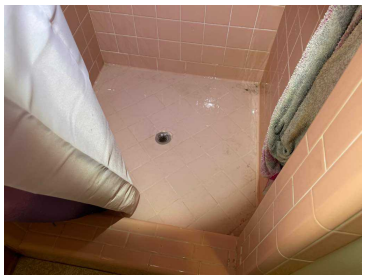
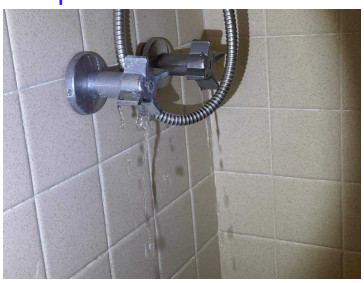
Bathrooms: (Continued)

10. ☐☐☐☒☐ Tub: Sealant at the base of tub in master bathroom is worn, cracked or missing. Recommend sealant.

Cracked tile and sealant at tub surround noted. Recommend maintenance.


11. ☐☐☐☒☐ Shower: Damaged tile noted at shower in west bathroom. This shower also drains slowly. Consider repair.

Leaks noted at hot and cold valves in hall shower. Consider repair.

12. ☐☐☐☒☐ Toilets: Toilet in hall bathroom not flushing properly (must hold handle down during flush). Repair is recommended.

13. ☒☐☐☐☐ HVAC Supply:
14. ☒☐☐☐☐ Ventilation:

Laundry Area

Washers and/or Dryers, if present are outside the scope of inspection. A visual inspection of washer water supply and drain are performed. Water valves are not turned by the inspector. Inspector cannot verify the adequacy of water flow or drain for washing machines. Dryer vents are visually inspected at interior and exterior of home. Adequacy of vent flow cannot be verified by inspector.

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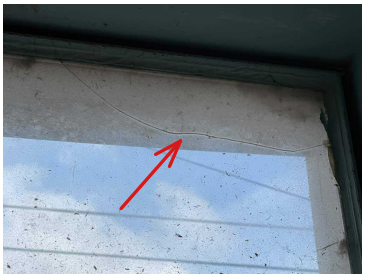
	A	NP	NI	M	D	
Laundry Room/Area						
1.	☒	☐	☐	☐	☐	Ceiling:
2.	☒	☐	☐	☐	☐	Walls:
3.	☒	☐	☐	☐	☐	Floor:
4.	☒	☐	☐	☐	☐	Windows:
5.	☒	☐	☐	☐	☐	Electrical:
6.	☒	☐	☐	☐	☐	Hose Bib:
7.	☒	☐	☐	☐	☐	Washer Drain:
8.	☒	☐	☐	☐	☐	Dryer Vent:
9.	☐	☒	☐	☐	☐	Sink/Plumbing:
10.	☒	☐	☐	☐	☐	HVAC Supply:

Basement

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

	A	NP	NI	M	D	
1.	☒	☐	☐	☐	☐	Ceiling:
2.	☒	☐	☐	☐	☐	Walls:
3.	☒	☐	☐	☐	☐	Floor:
4.	☒	☐	☐	☐	☐	Stairs & Railings:
5.	☐	☐	☐	☐	☒	Windows: Broken glass noted at east window. Recommend replacing the broken glass.



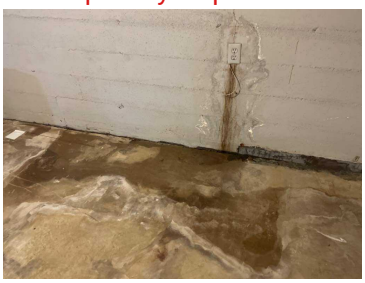
6.	☒	☐	☐	☐	☐	Floor Drain:

Basement (Continued)

7. ☐☐☒☐☐ Sump Pump: Not tested due to sealed radon installation.

8. ☐☐☐☐☒ Smoke Detector: No smoke detector present. Recommend adding smoke detector.
9. ☐☐☐☐☒ Electrical: Water was observed running through the outlet near the breaker panel. Evaluation of the electrical in this area should be performed by a qualified electrician.

10. ☒☐☐☐☐ HVAC Supply:
11. ☐☐☐☐☒ Moisture Present: Moisture at the east wall present at the time of inspection. Future evaluation and repair by a qualified basement waterproofing contractor is recommended.



Electrical

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A NP NI M D

Electric Panel

1. Location Basement
   Service Size Amps: 150 Volts: 120/240
   Maximum Capacity: 150 Amps

2. ☒ Manufacturer: General Electric
3. ☒ Condition:
4. ☒ Svc. Conductors: Aluminum
5. ☒ Main Breaker Size:
6. ☒ 120 V Circuits: Copper
7. ☒ 240 V Circuits: Copper
8. ☒ Conductor Type:
9. ☒ Ground:
10. ☒ Breakers:
11. ☒ Fuses:

Is the panel bonded? ◉ Yes ○ No

Plumbing

Wells and pumps, as well as septic systems are not included in the inspection. These may require inspection by local authorities. Underground drain pipes and some interior drain pipes are not visible, and outside the scope of inspection. API Home Inspections can coordinate a third party sewer line camera inspection if desired. Additional fees apply.

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A NP NI M D

1. ☒ Service Line: Plastic
2. ☒ Main Shutoff: Basement
3. ☒ Water Lines: Copper
4. ☒ Drain Pipes: Cast iron
5. ☒ Vent Pipes: Metal
6. ☒ Gas Lines: Black iron

Water Heater

Location: Basement

7. ☒ Operation: Functional at time of inspection
8. ☒ Flue Pipe:
9. ☒ TPRV:
10. ☒ Condition:

Plumbing (Continued)

☒☐☐☐☐ Approximate Age: 2018
Manufacturer: Bradford-White
Type: Natural gas
Capacity: 50 Gal.
Area Served: Whole house

Note:
Water heaters have a typical life span of 10-12 years on average.

Air Conditioning

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

AC System
Location: South
Manufacturer: General Electric
Type: Central A/C
Estimated Cap.: 2.5 Ton
Area Served: West

1. ☐☐☐☒☐ Estimated Age: Beyond expected service life.

2. ☒☐☐☐☐ Exterior Unit: Slab has settled. The unit has been leveled with blocks.
3. ☒☐☐☐☐ Refrigerant Lines:
4. ☒☐☐☐☐ Visible Coil:
5. ☒☐☐☐☐ A/C Operation:
6. ☒☐☐☐☐ Condensate Drain:
7. ☒☐☐☐☐ Blower Fan:
8. ☒☐☐☐☐ Electric Disconnect:
9. ☒☐☐☐☐ Thermostat:
10. ☒☐☐☐☐ Exposed Ductwork:
11. ☒☐☐☐☐ Temp. Differential:

Note:
- Air conditioning equipment can only be safely operated when the outside temperature has been above 60 degrees for at least 24 hours.

- It is recommended to have air conditioning equipment serviced annually by a qualified heating and air contractor.

-Condenser/compressor units have a typical life span of around 15 years on average.

AC System
Location: South

Air Conditioning (Continued)

Manufacturer: York
Type: Central A/C
Estimated Cap.: 2 Ton
Area Served: East

12. ☒☐☐☐☐ Estimated Age: 2008 - Nearing end of expected service life.
13. ☒☐☐☐☐ Exterior Unit:
14. ☒☐☐☐☐ Refrigerant Lines:
15. ☒☐☐☐☐ Visible Coil:
16. ☒☐☐☐☐ A/C Operation:
17. ☒☐☐☐☐ Condensate Drain:
18. ☒☐☐☐☐ Blower Fan:
19. ☒☐☐☐☐ Electric Disconnect:
20. ☒☐☐☐☐ Thermostat:
21. ☒☐☐☐☐ Exposed Ductwork:
22. ☒☐☐☐☐ Temp. Differential:

Note:
- Air conditioning equipment can only be safely operated when the outside temperature has been above 60 degrees for at least 24 hours.

- It is recommended to have air conditioning equipment serviced annually by a qualified heating and air contractor.

-Condenser/compressor units have a typical life span of around 15 years on average.

Heating System

The heat exchanger in a gas furnace is mostly hidden from view. It cannot be fully inspected without disassembly, and is therefore outside the scope of the inspection. Regular cleaning and service by an HVAC Technician is recommended. Humidifiers, solar panels, electronic filters, and add on ancillary devices are not included in the inspection.

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A NP NI M D

Heating System

Location: Basement
Manufacturer: York
Type: Forced air
Estimated Cap.: 80,000 BTUHR
Area Served: West
Fuel Type: Natural gas

☒☐☐☐☐ Estimated Age: 2007
1. ☒☐☐☐☐ Heat Exchanger:
2. ☒☐☐☐☐ Blower Fan:

Heating System (Continued)

3. ☒☐☐☐☐ Cabinet:
4. ☐☐☐☒☐ System Operation: Draft inducer is noisy. Service by a qualified HVAC technician is recommended.

5. ☒☐☐☐☐ Distribution:
6. ☒☐☐☐☐ Temp. Differential:
7. ☒☐☐☐☐ Flue Pipe:
8. ☒☐☐☐☐ Thermostat:

Suspected Asbestos: No
Note:
- It is recommended to have the heating equipment serviced annually by a qualified heating and air contractor.

- Heating units have a typical life span of around 20 years on average.

Heating System

Location: Basement
Manufacturer: Coleman
Type: Forced air
Area Served: East
Estimated Cap.: 57,000 BTUHR
Fuel Type: Natural gas

☒☐☐☐☐ Estimated Age: 2008

9. ☒☐☐☐☐ Heat Exchanger:
10. ☒☐☐☐☐ Blower Fan:
11. ☒☐☐☐☐ Cabinet:
12. ☒☐☐☐☐ System Operation:
13. ☒☐☐☐☐ Distribution:
14. ☒☐☐☐☐ Temp. Differential:
15. ☒☐☐☐☐ Flue Pipe:
16. ☒☐☐☐☐ Thermostat:

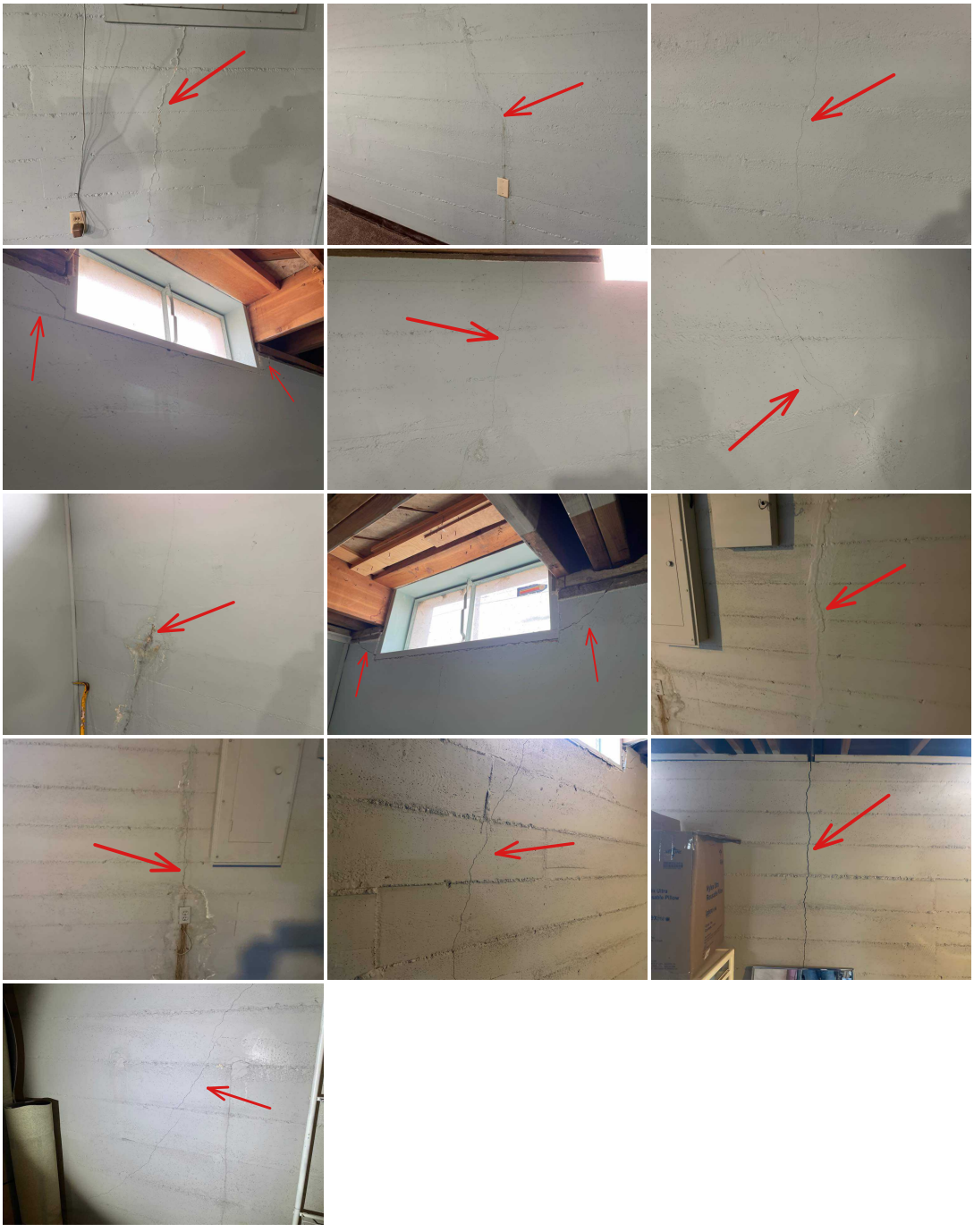
Suspected Asbestos: No
Note:
- It is recommended to have the heating equipment serviced annually by a qualified heating and air contractor.

- Heating units have a typical life span of around 20 years on average.

Structure

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

	A	NP	NI	M	D		
1.	☒	☐	☐	☐	☐	Structure Type:	Wood frame
2.	☐	☐	☐	☒	☐	Foundation:	Poured - Cracks noted. Consider further evaluation by a qualified foundation contractor.



Structure (Continued)

3. ☐☐☐☒☐ Movement: Past structural movement is suspected. There are multiple exterior cracks, interior wall/ceiling cracks, and foundation cracks. Further evaluation by a qualified foundation contractor is recommended.
4. ☒☐☐☐☐ Beams:
5. ☒☐☐☐☐ Bearing Walls:
6. ☒☐☐☐☐ Joists/Trusses:
7. ☒☐☐☐☐ Floor/Slab:
8. ☒☐☐☐☐ Subfloor: Dimensional wood

Note:
Not all structural components are visible for inspection due to floor, wall, and ceiling finishes.
General statement in regards to the importance of proper drainage to protect the foundation:
When soil settles next to the foundation, depressed soil areas are created that can pond water. This situation leads to saturated soil adjacent to the homes foundation. When soil is saturated it loses some of its load carrying capacity or bearing capacity. Shallow foundations such as garage and crawlspace foundations are more susceptible to saturated soil than the deeper basement foundations. These shallow foundations will tend to settle vertically downward over time when subjected to saturated soil and these shallow foundations will generally settle vertically downward at a faster rate than a deeper basement foundation. The deeper basement foundation walls will tend to be pushed inwards by external soil pressure (due to expansive clay) when subjected to saturated soil. The corners of a homes foundation, where the gutter downspouts are located, tend to settle at a faster rate than the rest of the home because more water is being discharged onto the ground near the downspouts and the soil stays saturated longer than at locations away from the downspouts. Foundations located below the base of roof valleys are also subjected to more water being discharged off of the roof during heavier rain events. Garden edging such as brick or concrete pave stones, landscape timber, steel edging or plastic edging placed parallel (within approximately four to six feet) to basement foundation walls can create a planter effect which can hold water adjacent to a home's foundation walls. This leads to saturated soil adjacent to the homes foundation which can accelerate the vertical downward settlement of shallow crawlspace and garage foundations and the inward movement of the homes deeper basement foundation walls due to external soil pressure. During times of drought the clay content in the soil shrinks and can leave voids beneath the garage and crawlspace foundations. When this occurs then the weight of the structure will settle downwards to try and fill these voids.

Understanding Summaries

MARGINAL indicates item may be functioning, but not as intended or at full capacity. Repair or service in the near future is recommended.

DEFECTIVE indicates item is damaged, unable to perform its intended function, or presents a safety concern. Immediate repair or replacement is recommended.

Final comments:
The intention of the Home Inspection is to identify safety hazards and items that could be costly to repair. Minor items, and items that are beyond the scope of the inspection may be listed. This is done as a courtesy, and it should be understood that not all minor defects are listed.
Home warranty programs are available to home buyers that can protect the buyer in the event of failure of a major component. The purchase of a home warranty is recommended. All work that is recommended in this report should be performed by a qualified contractor.
This inspection represents the visual condition of the home at the time of inspection. Problems may and sometimes do occur between the date of inspection and occupancy of the home.

Marginal Summary

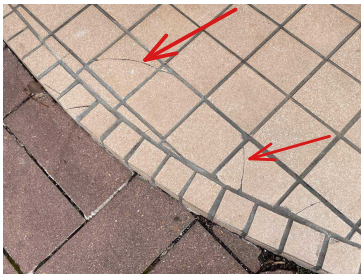
This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Grounds, Drives, Walks, and Porches

1. Walks: Concrete - Cracks and settling noted. Consider repair.

2. Patio: Paver, Concrete - Cracks and settling noted. Consider repair.

3. Porch: Tile - Cracked tiles noted. Consider repair.



4. Drainage: Low areas noted. This may allow water to pool near the foundation. Recommend backfilling for proper drainage.

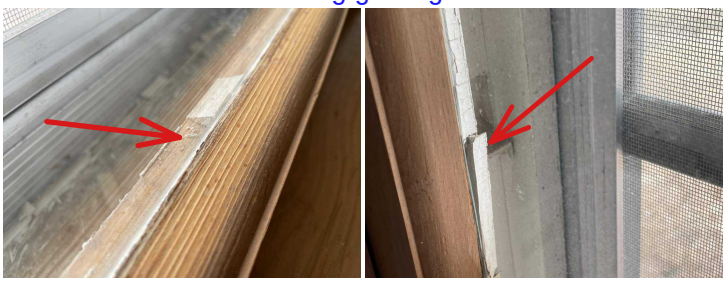
Exterior Components & Surfaces

5. Wall Surface: Brick, Wood - Cracked bricks and mortar noted. Some cracks have been sealed. Recommend sealing cracks as needed.

Peeling paint noted. Paint maintenance is recommended.

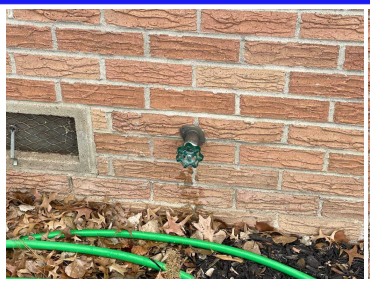
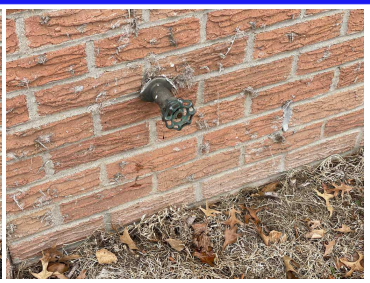
Exterior Components & Surfaces (Continued)

6. Windows: Cracked/missing glazing noted at some windows. Repair as needed is recommended.



7. Hose Bibs: Hose bibs not connected to the house. This can allow for pipe movement when the valve is operated, and may lead to leaks due to stress on pipe joints. Recommend securing the hose bibs to the house.

Exterior Components & Surfaces (Continued)

Garage/Carport

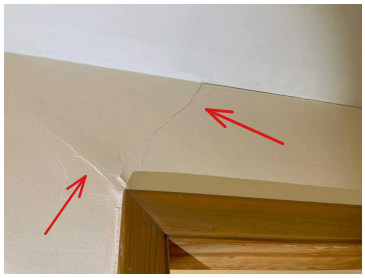
8. Ceiling: Cracks noted.


9. Interior Walls: Cracks noted.


10. Floor/Foundation: Minor floor cracks noted. Recommend monitoring over time.

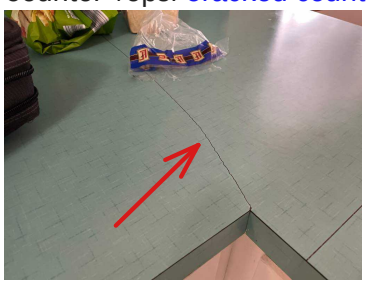
Kitchen

11. Walls: Cracks noted.

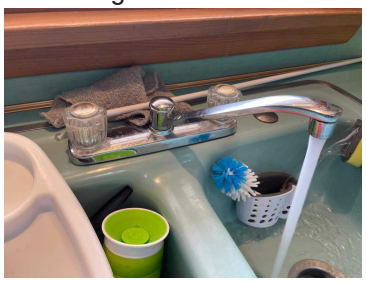


Kitchen (Continued)

12. Counter Tops: Cracked countertop noted. Consider repair.



13. Plumbing/Fixtures: Faucet is loose. Repair is recommended.



Living, Dining, & Family Spaces

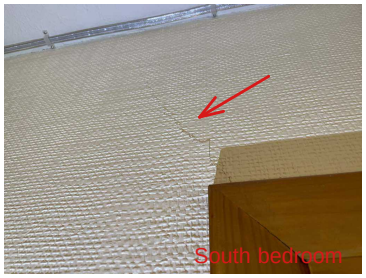
14. Living Space Ceiling: Cracks noted.

15. Living Space Walls: Cracks noted.

Living, Dining, & Family Spaces (Continued)

Bedrooms:

16. Bedroom Walls: Cracks noted.



Bathrooms:

17. Bathroom Walls: Cracks noted.

18. Bathroom Counter/Cabinet: Caulking/sealant is cracked at vanity in master bathroom. Repair is recommended.

Damaged tile noted in hall bathroom. Consider repair.

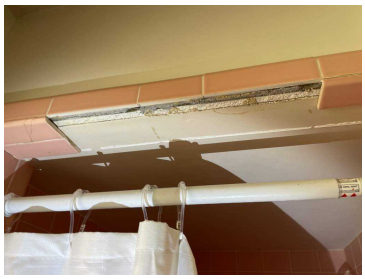
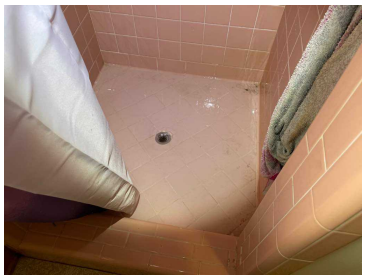
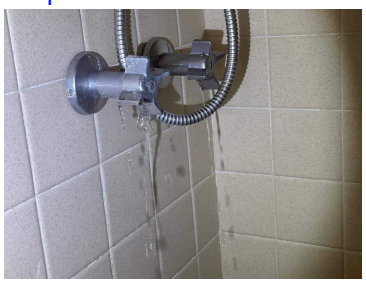
Bathrooms: (Continued)


19. Bathroom Tub: Sealant at the base of tub in master bathroom is worn, cracked or missing. Recommend sealant.

    Cracked tile and sealant at tub surround noted. Recommend maintenance.


20. Bathroom Shower: Damaged tile noted at shower in west bathroom. This shower also drains slowly. Consider repair.

    Leaks noted at hot and cold valves in hall shower. Consider repair.

21. Bathroom Toilets: Toilet in hall bathroom not flushing properly (must hold handle down during flush). Repair is recommended.

Air Conditioning

22. Estimated Age: Beyond expected service life.

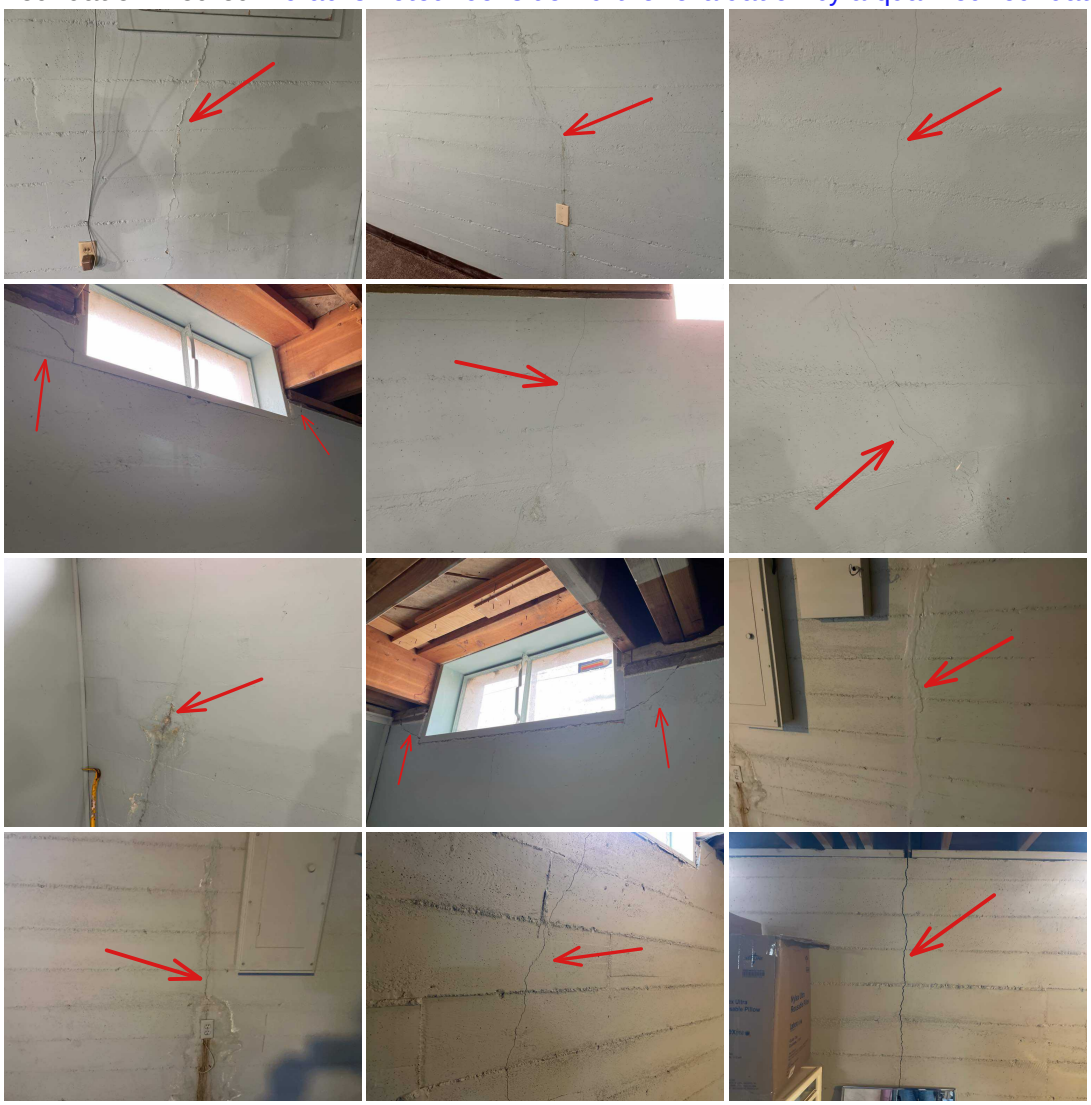
Marginal Summary (Continued)

Heating System

23. Heating System System Operation: Draft inducer is noisy. Service by a qualified HVAC technician is recommended.

Structure

24. Foundation: Poured - Cracks noted. Consider further evaluation by a qualified foundation contractor.



Structure (Continued)

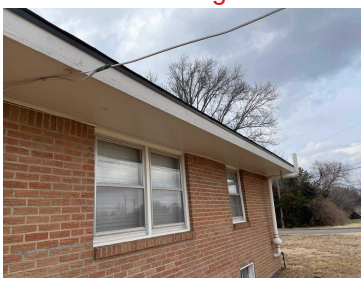
25. Movement: Past structural movement is suspected. There are multiple exterior cracks, interior wall/ceiling cracks, and foundation cracks. Further evaluation by a qualified foundation contractor is recommended.

Defective 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 complete report.

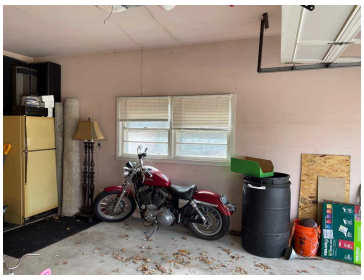
Roof

1. Gutters: Guttering at east side is missing. Adding guttering is recommended for improved drainage.



Garage/Carport

2. Windows: The windows will not open. Repair is recommended.



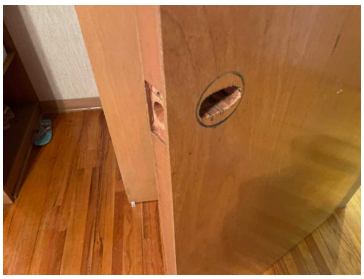
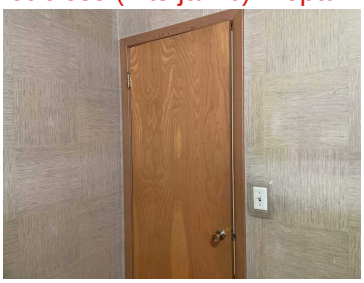
Living, Dining, & Family Spaces

3. Living Space Smoke Detector: No smoke detector present. Recommend adding smoke detectors.

Bedrooms:

4. Bedroom Doors: Missing hardware noted at door to center bedroom. Repair is recommended.

Door to north bedroom will not close (hits jamb). Repair is recommended.

Basement

5. Windows: Broken glass noted at east window. Recommend replacing the broken glass.

Basement (Continued)

6. Smoke Detector: No smoke detector present. Recommend adding smoke detector.
7. Electrical: Water was observed running through the outlet near the breaker panel. Evaluation of the electrical in this area should be performed by a qualified electrician.

8. Moisture Present: Moisture at the east wall present at the time of inspection. Future evaluation and repair by a qualified basement waterproofing contractor is recommended.