

Home Inspection Report



3 River Bluff Pl.
St. Louis, MO 63111

Prepared for:

Prepared by: Architective Home Inspections, Ltd.
2329 Whittemore Place
St. Louis, MO 63104

Definitions

This inspection was conducted in compliance with the Standards of Practice of the American Society of Home Inspectors (ASHI) and within the guidelines and limitations outlined in the preinspection contract for services. It is a visual inspection only, providing documentation of a representative sampling of accessible building components. No disassembly, dismantling, destructive testing or probing can be performed. **THIS INSPECTION DOES NOT IMPLY NOR PROVIDE A GUARANTEE OR WARRANTY OF ANY KIND.** It is not intended for the use of any third party. As home inspectors, we are generalists, not specialists. Should defects or deficiencies of any kind be reported, it is imperative that the client retain qualified contractors or consultants in the appropriate disciplines for additional review and direction as to proper repair procedures, cost estimates, etc. The condition of any home is subject to change between the time of inspection and occupancy. The client is advised to carefully review all conditions and status of repairs during the 48 hour pre-closing walk through.

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

Functional	Item was found to be functional with no apparent significant defect at time of inspection.
Not Present	Item not present or not found.
Not Inspected	Item was not inspected due to lack of power, inaccessibility, disconnection, safety concerns, or circumstances noted within report at time of inspection.
Marginal	Item may not be fully functional and in need of maintenance, service or repair.
Unsatisfactory	Item is unable to perform its intended function, is in need of repair or replacement, or may present a significant safety hazard.

General Information

Property Information

Property Address 3 River Bluff Pl.
City St. Louis State MO Zip 63111
Contact Name
E-Mail

Client Information

Client
Phone
E-Mail

Inspection Company

Inspector Name Michael Boyd, American Society of Home Inspectors (ASHI) #3411
Company Name Architective Home Inspections, Ltd.
Company Address 2329 Whittemore Place
City St. Louis State MO Zip 63104
Phone 314 744-0153 Fax 314 621-4740
E-Mail thearchitective@aol.com
File Number 09245

Conditions

Others Present Buyer Property Occupied Occupied
Estimated Age 80 years Entrance Faces South

General Information (Continued)

Inspection Date Monday, Dec. 15, 2009

Start Time 12:30 PM **End Time** 3:30 PM

Electric On Yes

Gas/Oil On Yes

Water On Yes

Temperature 40s

Weather Partly cloudy **Soil Conditions** Wet from recent rain.

Space Below Grade Full basement

Building Type Single family detached **Garage** None

Sewage Disposal Public **How Verified** Standard in area

Water Source Public **How Verified** Standard in area

Additions/Modifications Electrical service, portions of electrical wiring, plumbing.

Permits Obtained Unknown **How Verified** NOT VERIFIED, request or research documentation

Additional Information Termite inspection provided by Aarow Services 314 352-2777., Sewer camera inspection provided by Tope Sewer Service, 314 352-1586

Lots and Grounds

This inspection does not address geological conditions or site stability. For information regarding these items a soils specialist or geologist should be consulted. References to grade and drainage are generally limited to areas around the exposed foundation and exterior walls. Underground water, utility and sewer lines, downspout drains, septic fields, etc. are not inspected. Inaccessible or restricted access areas beneath decks, porches and obscured by shrubbery or plantings are excluded from inspection. Inquire of seller regarding any history of prior foundation, structural or water intrusion problems or repairs. Inspection of swimming pools, hot tubs, spas, fountains, water features, etc. are beyond the scope of this inspection.

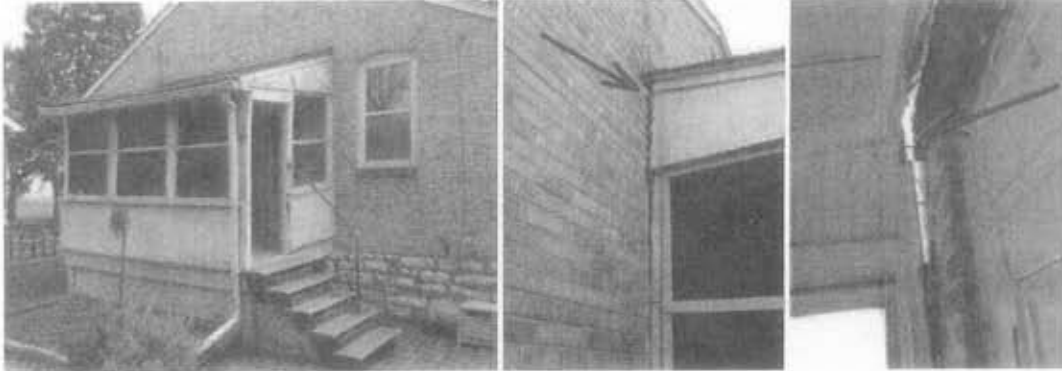
- Functional **Site Drainage/Grading** Minor slope
- Functional **Foundation Drainage/Grading** Similar to site drainage.
- Not Present **Driveway:**
- Functional **Walks, Public** Concrete.
- Marginal **Walks, Private** Concrete, brick. Approx. 1" offset in brick walkway landing at front presents tripping hazard. SEE PHOTO.



- Marginal **Steps/Stoops:** Brick, wood, concrete. Recommend installation of stair railing at wood steps on rear side of front porch.
- Unsatisfactory **Front Porch** Brick Uneven tread depths on porch steps present tripping hazard. Aluminum stair railing loose. Additional railing needed on high right end of porch.

Lots and Grounds (Continued)

Unsatisfactory **Rear Porch** Wood frame, screened Porch structure severely deteriorated, pulling away from attachment to house. Advise removal, rebuilding. SEE PHOTOS.



Functional
Functional
Functional
Functional
Marginal

Patio: Brick

Vegetation: Trees, shrubbery, grass or ground cover.

Retaining Walls: Concrete landscaping blocks at terraced front.

Exterior Surface Drain: Sewer Vent in front yard.

Fences: Brick garden wall with iron gate at rear. Brick wall leans slightly to north. Some tuckpointing of deteriorated mortar joints needed.

Roof

Inspection of roof coverings will be limited by various factors including accessibility (height, pitch, safety considerations, etc.), weather (snow, rain, wind, ice), condition (apparent or suspected deterioration of surface or subsurface materials), and accessibility by 14' ladder. This inspection does not imply nor provide any warranty or guarantee of roof's present or future water tightness or service life expectancy. Any roof is subject to leakage under particular conditions.

Primary Roof Surface

Method of Inspection: On roof.

Marginal **Material:** Fiberglass shingles, 1 layer. Exhibits minor hail damage in a few spots.



Type: Gable/hip low/medium slopes.

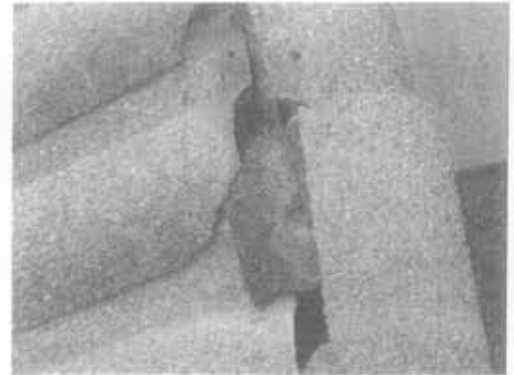
Approximate Age: 8-10 years

Decorative Wing Wall at Front Left Corner Roof Surface

Method of Inspection: From house roof above.

Roof (Continued)

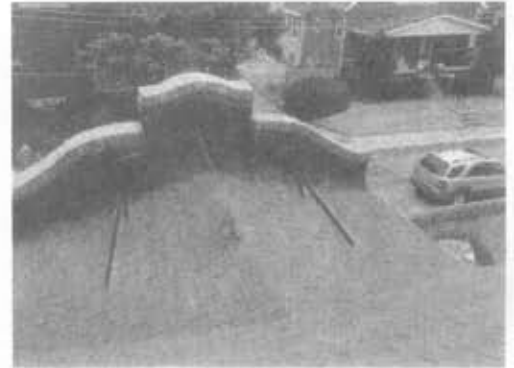
Unsatisfactory **Material:** Cement asbestos Spanish tile. Tiles pulling apart, wood substrate exposed, water damage. Consult qualified tile roofing contractor for further review and repairs as needed. SEE PHOTO.



Type: Shed

Approximate Age: 80 years

Unsatisfactory **Flashing:** Metal and mastic. Apparent leakage through large mastic flashing area behind south wall front parapet and low shingle roof behind. Dampness or active leakage detected in attic space and at interior plastered wall finishes below. Advise to consult qualified roofer for installation of improved flashings and repairs as required. SEE PHOTO.



Also see commentary in "Attic" and "Interior Rooms" sections of report.

Functional **Valleys:** Cut shingles.

Functional **Plumbing Vents:** Cast iron, lead.

Marginal **Gutters:** Copper, old or original. Sagging gutter needs slope adjustment at front porch, above entry doors.

Functional **Downspouts:** Copper, old or original.

Functional **Leader/Extension:** Connected to underground drains or sewer system.

West, Serving Gas Appliances in Basement. Chimney

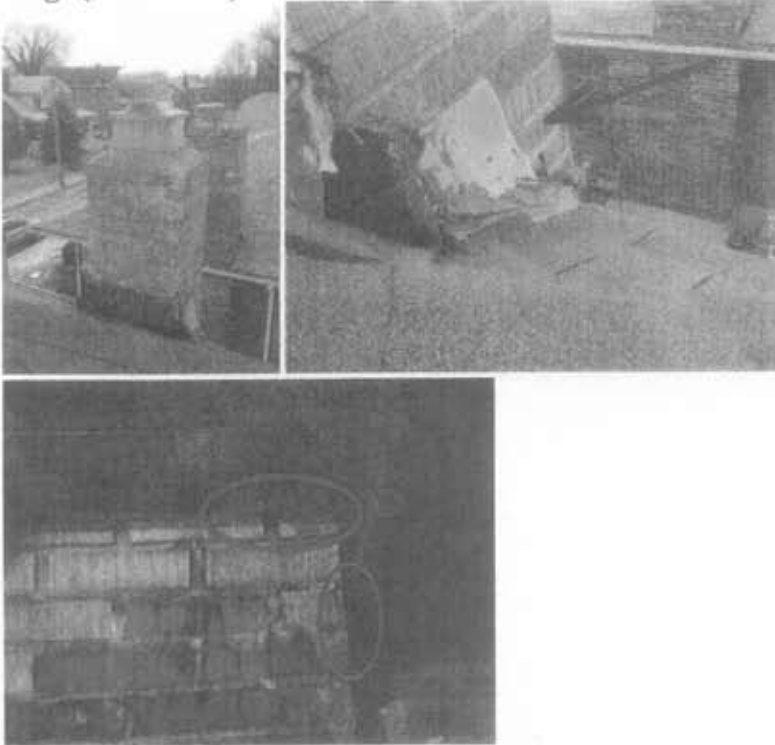
Functional **Chimney:** Brick, with metal flue liner.

Functional **Flue/Flue Cap:** Gas appliance flue liner cap.

Unsatisfactory **Chimney Flashing:** Copper, aluminum, mastic, roofing material. Portion of copper counterflashing missing from north side of chimney base. Active leakage detected in damp roof sheathing in attic space under chimney. SEE PHOTOS.

Roof (Continued)

Chimney Flashing: (continued)



West, Rear Corner, Not in Use Chimney

Functional Chimney: Brick.



Marginal **Flue/Flue Cap:** No rain cap installed. Flue opening covered with galvanized wire mesh. Installation of cap and screen recommended at open flue pipe.

Functional **Chimney Flashing:** Copper, aluminum, mastic.

Attic

Attic spaces will be entered only when sufficient accessibility and overhead clearance is provided. No representation is made as to conditions in unviewed areas. Determination of active roof leakage may not be determined due to weather conditions, accessibility, etc.

Above Main Floor Attic

Method of Inspection: Attic space entered by pull down stair at hall ceiling.

Functional **Roof Framing** 2 x 6 rafters, 24" on center

Marginal **Sheathing** Dimensional wood boards. Water damaged sheathing in restricted access area at front of attic needs repair. SEE PHOTO.



Functional **Ventilation:** Gable and turbine vents.

Functional **Insulation:** Loose insulation beneath attic floor.

Marginal **Insulation Depth:** Average depth: 4" to 5" Recommend additional insulation be installed to R30 - R40 depth.

Unsatisfactory **Moisture Penetration:** Ongoing water penetration noted. Active leakage indicated by moisture detector readings on wood roof sheathing adjacent to main chimney and in low roof area adjacent to front wall parapet (See photos above and at roofing section of report). Musty odor in low area at front attic suggests chronic dampness, likely from flashing leakage.

Exterior Surface and Components

Primary Exterior Surface

Functional **Type:** Solid masonry brick Rusting steel lintels above window openings causing uplift of brick and cracking of mortar above window openings at front bedroom south and square top windows on west side. SEE PHOTO.



Functional **Trim:** Wood, aluminum clad wood.

Marginal **Paint/Caulking** Maintenance advised. Scraping/painting needed at: Downspouts and gutters, exterior surfaces of some older wood windows.

Functional **Fascia:** Wood.

Functional **Door Bell:** At entry door.

Marginal **Entry Doors:** Wood Screen door closer on primary entry door in need of repair.

Functional **Rear Door** Wood

Exterior Surface and Components (Continued)

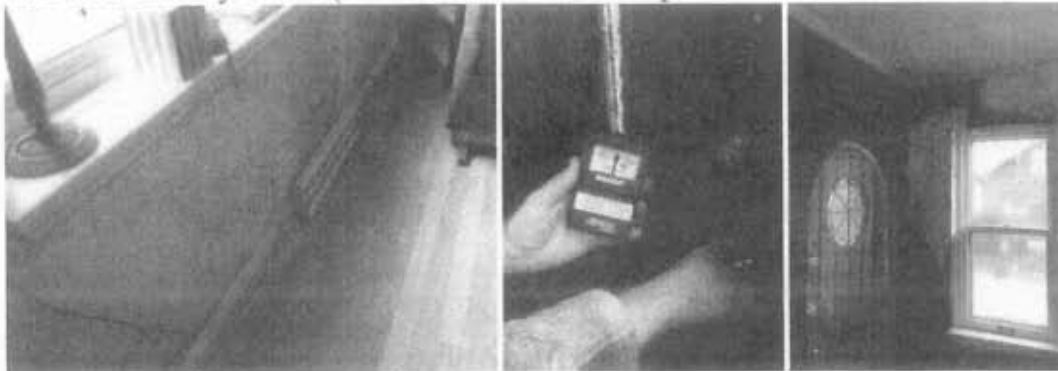
- Marginal **Windows:** Wood double hung. Recommend maintenance of deteriorated exterior paint finishes, glazing putty, caulking
- Functional **Windows:** Glass block.
- Functional **Windows:** Vinyl thermal replacement windows - sliding and fixed glass type.
- Marginal **Storm Windows:** Steel, older - on several wood windows. Steel storm window frames exhibit rusting.
- Functional **Window Screens:** Integral window screens. Storm window screens.
- Functional **Basement Windows:** Glass block with operable awning type ventilating center panels.
- Unsatisfactory **Exterior Lighting:** Front porch Improper unprotected surface mounted lamp cable stapled to door frame between switch and fixture.
- Functional **Exterior Electric Outlets:** GFCI protected, front and rear.
- Functional **Hose Bibs:** Frost resistant/ anti-siphon type, west side.

Interior Rooms

Cursory inspection made of living spaces, cosmetic and decorative elements, etc. Due to time constraints and extensive furnishings, stored items and personal goods throughout residence, inspection is necessarily limited in this category.

Main Floor Living Space

- Functional **Closet:** Various locations.
- Functional **Ceiling:** Plaster, glued on acoustical tiles.
- Unsatisfactory **Walls:** Plaster. Extensive moisture damage to plastered outside walls, particularly on east and south side of living room, south wall in front bedroom. Damaged areas extensively probed with moisture detector. Abnormal dampness found in portion of wall adjacent to living room entry door and near southeast corner of front bedroom by exterior door to porch. SEE PHOTOS. Dampness at these areas may be result of faulty flashing material at front parapet wall. Dampness also detected in attic area directly above (see "Attic" section of report).



- Functional **Floor:** Hardwood, sheet vinyl, ceramic tile.
- Marginal **Doors:** Wood. Door sticks at frame, trimming or adjustment needed at rear bedroom.
- Functional **Windows:** Older wood double hung, glass block, vinyl thermal replacement fixed and sliding.
- Marginal **Electrical:** Lighting and receptacles. Missing switch plate needs reinstallation at front bedroom.

Interior Rooms (Continued)

Functional	HVAC Source: Heating/cooling system registers.
Functional	Ceiling Fans Kitchen, bedroom.
Marginal	Smoke Detector: Battery operated at hall. IMPROVEMENT RECOMMENDATION: Install additional smoke detectors in all bedroom spaces.

Kitchen**Main Floor Kitchen**

Marginal	Range/Oven Maytag gas range, newer. Installation of anti-tip safety device needed.
Not Present	Ventilator:
Unsatisfactory	Disposal: In-Sinkerator Non functional, in need of repair or replacement.
Functional	Dishwasher: Kenmore, newer, full cycle run.
Functional	Refrigerator: Kenmore, newer.
Functional	Sink: Single bowl stainless steel.
Functional	Plumbing/Fixtures: Sink faucet and drain.
Unsatisfactory	Electrical: Lighting, GFCI receptacles at sink top area, grounded and non grounded 2-prong and 3-prong outlets. Open or missing ground (non grounded 3-prong receptacles) at: West wall by refrigerator, north wall.
Functional	Counter Tops: Laminate.
Functional	Cabinets: Metal, old.
Functional	HVAC Source: Heating/cooling system register.

Bathroom**Hall Bathroom**

Functional	Ceiling: Plaster. Minor cracks in plaster ceiling.
Functional	Walls: Plaster, ceramic tile.
Functional	Floor: Ceramic tile.
Functional	Doors: Wood.
Functional	Windows: Glass block with ventilating panel.
Marginal	Electrical: Lighting, GFCI protected wall outlet, 2-prong non grounded light fixture receptacle. Recommend disconnection of unneeded non grounded light fixture receptacle.
Functional	Sink/Basin: Single bowl.
Marginal	Faucets/Traps: Sink faucet and drain. Slow, obstructed drain at sink needs maintenance
Functional	Tub/Surround: Cast iron tub.
Functional	Shower/Surround: Shower in tub, ceramic tile wall finish. Some mold/mildew on grout joints. Non original tiles around plumbing fixtures.
Functional	Toilets: American Standard, older.
Functional	HVAC Source: Heating/cooling system register.
Functional	Ventilation: Operable window.

Basement

The inspection cannot predict whether the basement area may or may not experience leakage or dampness in the future as any below grade space is subject to water penetration under varying circumstances. Frequently, homes offered for sale may have evidence of water penetration concealed by finished or painted surfaces, storage and furnishings. During periods of dry weather, symptoms of foundation leakage may not be discernible and the inspector is not able to positively determine whether or not moisture penetration has occurred or will reoccur.

Full Basement

Functional	Ceiling: Exposed framing.
Functional	Walls: Limestone foundation, painted.
Functional	Floor: Poured concrete slab.
Functional	Floor Drain: Near center of floor.
Functional	Windows: Glass block with ventilating panel.
Marginal	Electrical: Lighting, receptacles, electrical cable. Recommend to install GFCI protection for wall receptacles in bare floor areas.
Unsatisfactory	Smoke Detector: None provided. Advise installation of additional smoke detector(s) at basement ceiling.
Functional	HVAC Source: Heating/cooling system register.
Not Present	Insulation:
Functional	Ventilation: HVAC system and windows.
Not Present	Sump Pump:
Marginal	Moisture Location: Staining, mold, mildew at lower edge of foundation walls in various locations. Stone foundations will typically exhibit varying degrees of groundwater seepage, below grade space not generally suitable for finishing or habitation. Avoid storage of susceptible materials in direct contact with basement floor or foundation walls. No excessive wetness or dampness observed at time of inspection after heavy rains in prior week.
Marginal	Basement Stairs/Railings: Wood stair with railing. Recommend railing upgrade with properly vertical spaced balusters for improved safety.

Structure

Inspection or evaluation of any structural components or conditions will be severely limited in areas where finished walls, floors and ceilings, and storage or furnishings are present. Minor cracking in poured concrete or masonry foundations is quite common and in most cases does not represent a significant structural concern. Should evidence of excessive shifting, settling, cracking, bowing or any other form of differential movement be reported, the client is advised to consult a licensed professional engineer for further evaluation.

Functional	Structure Type: Masonry
Functional	Foundation: Limestone.
Functional	Differential Movement: Minimal. No significant movement or displacement noted.
Functional	Floor/Slab: Poured concrete slab.
Functional	Beams: Steel I-Beam
Functional	Piers/Posts: Steel posts in basement.
Functional	Bearing Walls: Masonry at exterior walls, wood frame at interior.

Structure (Continued)

Functional **Joists/Trusses:** 2 x 10 wood joists, 16" on center.
 Functional **Subfloor:** Diagonal wood boards.

Heating System**Basement Heating System**

Functional **Heating System Operation:** Serviceable.

Manufacturer: Carrier

Type: Gas forced air **Capacity:** 88,000 BTU

Area Served: Interior spaces. **Approximate Age:** 1999 model

Fuel Type: Natural gas

Functional **Heat Exchanger:** 4 Burner NOTE: Inspection of visible portion of heat exchanger only. See inspection by gas utility for in-depth review.

Functional **Combustion Air Adequate.**

Functional **Blower Fan/Filter:** Direct drive with reusable filter.

Functional **Distribution:** Galvanized metal ducting.

Functional **Draft Control:** Induction type.

Functional **Flue Pipe:** Single wall to flue liner in masonry chimney.

Functional **Controls:** Standard.

Not Inspected **Humidifier:** Carrier brand. NOTE: Humidifiers typically require rigorous periodic maintenance and are not evaluated in the home inspection procedure.

Functional **Thermostat:** Located at 1st floor.

Air Conditioning**Condensing unit at east exterior, air handler in basement. AC System**

Not Inspected **A/C System Operation:** Cooling system not operated. To avoid possible compressor damage due to outside temperature below 60 degrees during the past 24 hours, the air conditioning system was not operated.

The unit is nearing the end of typical service life expectancy - anticipate replacement costs.

Marginal **Condensate Removal:** Vinyl tubing. Drain tubing appears to be dirty or clogged, replacement or cleaning recommended.

Functional **Exterior Unit:** At ground level. Concrete pad mounted.

Manufacturer: Bryant, Carrier

Area Served: Interior spaces. **Approximate Age:** 1993 model

Fuel Type: 220 VAC electric. **Temperature Differential:** N/A

Type: Central A/C, split system. **Capacity:** 2.5 Ton

Not Inspected **Visible Coil:** Not visible, encased above furnace.

Functional **Refrigerant Lines:** Copper, insulated.

Functional **Electrical Disconnect:** Exterior pull-out disconnect.

Functional **Blower Fan/Filters:** Same as heating system.

Functional **Visible Ducting:** Same as heating system.

Functional **Thermostat** Same as heating system.

Plumbing

- Functional **Service Line:** 1" copper
- Functional **Main Water Shutoff:** Front basement.
- Marginal **Water Lines:** Approx. 50% newer copper, 50% older galvanized steel piping. Di-electric unions needed at intersection of copper and galvanized steel fittings to prevent galvanic corrosion.
- Marginal **Water Flow** Generally below average Installation of copper supply lines in place of old galvanized steel piping may provide increased rate of water flow.
- Functional **Drain Pipes:** PVC plastic, cast iron.
- Functional **Vent Pipes:** Cast iron, lead.
- Functional **Service Caps:** Accessible, located in basement.
- Not Inspected **Gas Meter:** East exterior. See "Home Sale Inspection" by Laclede Gas Co. for in-depth review of gas meter, valves and piping.
- Not Inspected **Main Gas Valve:** Located at gas meter.
- Not Inspected **Gas Service Lines:** Predominately black steel piping.

Basement Water Heater

- Functional **Water Heater Operation:** Serviceable. NOTE: Water heater is approaching end of typical service life expectancy, anticipate possible replacement costs.
- Manufacturer:** Mor-Flo
- Type:** Natural gas **Capacity:** 40 Gal.
- Approximate Age:** 1997 model **Area Served:** All hot water fixtures.
- Functional **Flue Pipe:** Single wall to flue liner in masonry chimney.
- Functional **TPRV and Drain Tube:** 150 PSI Temperature Pressure Relief valve with 3/4" metal overflow tube.
- Functional **Combustion Air** Adequate.

Laundry Room/Area

Basement Laundry Room/Area

- Functional **Washer Hose Bib:** Wall mounted hot and cold spigots.
- Marginal **Washer and Dryer Electrical:** Grounded 3-prong receptacle for washing machine and dryer. Preferable electrical wiring for laundry includes separate washing machine receptacle on "dedicated" circuit not serving other equipment or appliances.
- Marginal **Dryer Vent:** Flexible aluminum duct to exterior. Advise replacement of flexible aluminum dryer vent ducting with approved rigid metal ducting.
- Functional **Dryer Gas Line:** Black steel.
- Functional **Washer Drain:** PVC stand pipe

Electrical

A representative sampling of electrical receptacles and lighting fixtures are inspected. Electrical system components concealed or obscured by furnishings, storage, or finished surfaces cannot be inspected. Testing of smoke detectors, alarm systems, timers, low voltage equipment such as security systems, landscape lighting, speaker wiring, and pet containment systems, equipment controlled by timing devices, light, motion or heat sensors, telephone and intercom systems, cable and satellite TV equipment and antennas are beyond the scope of this inspection. Installation of functional smoke detectors are recommended at every level of the residence and in all sleeping areas. Installation of grounded and GFCI protected electrical receptacles are advisable at exterior, bathroom, kitchen, wet bar, garage, and unfinished basement spaces.

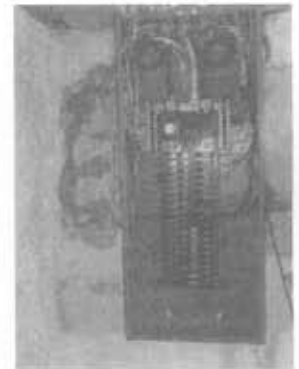
Service Size Amps: 200 Volts: 110-220 volt alternating current

- Functional **Exterior Service Overhead**
- Functional **Service Entry Cable Aluminum, 200 amp rated.**
- Functional **Meter Located at exterior east wall.**

Basement Electrical

Maximum Capacity: 200 Amps

- Functional **Manufacturer: Square D, newer.**
- Functional **Installation: No defects observed.**



- Functional **Service Ground Stranded copper wire to water main.**
- Functional **Main Breaker Size: 200 Amps**
- Functional **Breakers: Single and double pole type.**
- Not Present **Fuses:**

Is the panel bonded? Yes

Marginal **Circuitry** Approx. 95% non grounded circuitry. Limited quantity of modern grounded circuitry present, system due for significant upgrading, Note grounded circuitry/ 3-prong outlets required where surge suppressors are used for protection of electronic gear.

Marginal **Conductor Type:** Predominately copper non-metallic sheathed cable ("Romex" type), older and newer, small quantity of knob and tube type wire visible at basement. Plan to replace all knob and tube wiring in conjunction with system upgrades.

Functional **Outlets/Receptacles** 2-prong and 3-prong type.

Functional **Fixtures** Interior lighting, misc.

Not Present **Aluminum Wiring:** None visible on 110 branch circuits at service panel interior.

Functional **GFCI Protection** Provided by GFCI outlets.

Not Present **AFCI Protection** Arc Fault Circuit Interrupters. Provides protection from electrical arcing/sparking at bedroom area circuits. Typically found on bedroom circuits in newer homes. Consider installing AFCI protection as a safety improvement.

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.

Lots and Grounds

1. **Walks, Private Concrete, brick.** Approx. 1" offset in brick walkway landing at front presents tripping hazard. SEE PHOTO.
2. **Steps/Stoops:** Brick, wood, concrete. Recommend installation of stair railing at wood steps on rear side of front porch.
3. **Fences:** Brick garden wall with iron gate at rear. Brick wall leans slightly to north. Some tuckpointing of deteriorated mortar joints needed.

Roof

4. **Primary Roof Surface Material:** Fiberglass shingles, 1 layer. Exhibits minor hail damage in a few spots.
5. **Gutters:** Copper, old or original. Sagging gutter needs slope adjustment at front porch, above entry doors.
6. **West, Rear Corner, Not in Use Chimney Flue/Flue Cap:** No rain cap installed. Flue opening covered with galvanized wire mesh. Installation of cap and screen recommended at open flue pipe.

Attic

7. **Above Main Floor Attic Sheathing** Dimensional wood boards. Water damaged sheathing in restricted access area at front of attic needs repair. SEE PHOTO.
8. **Above Main Floor Attic Insulation Depth:** Average depth: 4" to 5" Recommend additional insulation be installed to R30 - R40 depth.

Exterior Surface and Components

9. **Paint/Caulking** Maintenance advised. Scraping/painting needed at: Downspouts and gutters, exterior surfaces of some older wood windows.
10. **Entry Doors:** Wood Screen door closer on primary entry door in need of repair.
11. **Windows:** Wood double hung. Recommend maintenance of deteriorated exterior paint finishes, glazing putty, caulking
12. **Storm Windows:** Steel, older - on several wood windows. Steel storm window frames exhibit rusting.

Interior Rooms

13. **Main Floor Living Space Doors:** Wood. Door sticks at frame, trimming or adjustment needed at rear bedroom.
14. **Main Floor Living Space Electrical:** Lighting and receptacles. Missing switch plate needs reinstallation at front bedroom.
15. **Main Floor Living Space Smoke Detector:** Battery operated at hall. IMPROVEMENT RECOMMENDATION: Install additional smoke detectors in all bedroom spaces.

Kitchen

16. **Main Floor Kitchen Range/Oven** Maytag gas range, newer. Installation of anti-tip safety device needed.

Marginal Summary (Continued)**Bathroom**

17. **Hall Bathroom Electrical:** Lighting, GFCI protected wall outlet, 2-prong non grounded light fixture receptacle. Recommend disconnection of unneeded non grounded light fixture receptacle.
18. **Hall Bathroom Faucets/Traps:** Sink faucet and drain. Slow, obstructed drain at sink needs maintenance

Basement

19. **Full Basement Electrical:** Lighting, receptacles, electrical cable. Recommend to install GFCI protection for wall receptacles in bare floor areas.
20. **Full Basement Moisture Location:** Staining, mold, mildew at lower edge of foundation walls in various locations. Stone foundations will typically exhibit varying degrees of groundwater seepage, below grade space not generally suitable for finishing or habitation. Avoid storage of susceptible materials in direct contact with basement floor or foundation walls.
No excessive wetness or dampness observed at time of inspection after heavy rains in prior week.
21. **Full Basement Basement Stairs/Railings:** Wood stair with railing. Recommend railing upgrade with properly vertical spaced balusters for improved safety.

Air Conditioning

22. **Condensing unit at east exterior, air handler in basement. AC System Condensate Removal:** Vinyl tubing. Drain tubing appears to be dirty or clogged, replacement or cleaning recommended.

Plumbing

23. **Water Lines:** Approx. 50% newer copper, 50% older galvanized steel piping. Di-electric unions needed at intersection of copper and galvanized steel fittings to prevent galvanic corrosion.
24. **Water Flow** Generally below average Installation of copper supply lines in place of old galvanized steel piping may provide increased rate of water flow.

Laundry Room/Area

25. **Basement Laundry Room/Area Washer and Dryer Electrical:** Grounded 3-prong receptacle for washing machine and dryer. Preferable electrical wiring for laundry includes separate washing machine receptacle on "dedicated" circuit not serving other equipment or appliances.
26. **Basement Laundry Room/Area Dryer Vent:** Flexible aluminum duct to exterior. Advise replacement of flexible aluminum dryer vent ducting with approved rigid metal ducting.

Electrical

27. **Circuitry** Approx. 95% non grounded circuitry. Limited quantity of modern grounded circuitry present, system due for significant upgrading, Note grounded circuitry/ 3-prong outlets required where surge suppressors are used for protection of electronic gear.
28. **Conductor Type:** Predominately copper non-metallic sheathed cable ("Romex" type), older and newer, small quantity of knob and tube type wire visible at basement. Plan to replace all knob and tube wiring in conjunction with system upgrades.

Unsatisfactory 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.

Lots and Grounds

1. **Front Porch Brick** Uneven tread depths on porch steps present tripping hazard.
Aluminum stair railing loose.
Additional railing needed on high right end of porch.
2. **Rear Porch** Wood frame, screened Porch structure severely deteriorated, pulling away from attachment to house. Advise removal, rebuilding. SEE PHOTOS.

Roof

3. **Decorative Wing Wall at Front Left Corner Roof Surface Material:** Cement asbestos Spanish tile. Tiles pulling apart, wood substrate exposed, water damage. Consult qualified tile roofing contractor for further review and repairs as needed. SEE PHOTO.
4. **Flashing:** Metal and mastic. Apparent leakage through large mastic flashing area behind south wall front parapet and low shingle roof behind. Dampness or active leakage detected in attic space and at interior plastered wall finishes below. Advise to consult qualified roofer for installation of improved flashings and repairs as required. SEE PHOTO.
Also see commentary in "Attic" and "Interior Rooms" sections of report.
5. **West, Serving Gas Appliances in Basement. Chimney Chimney Flashing:** Copper, aluminum, mastic, roofing material. Portion of copper counterflashing missing from north side of chimney base. Active leakage detected in damp roof sheathing in attic space under chimney. SEE PHOTOS.

Attic

6. **Above Main Floor Attic Moisture Penetration:** Ongoing water penetration noted. Active leakage indicated by moisture detector readings on wood roof sheathing adjacent to main chimney and in low roof area adjacent to front wall parapet (See photos above and at roofing section of report). Musty odor in low area at front attic suggests chronic dampness, likely from flashing leakage.

Exterior Surface and Components

7. **Exterior Lighting:** Front porch Improper unprotected surface mounted lamp cable stapled to door frame between switch and fixture.

Interior Rooms

8. **Main Floor Living Space Walls:** Plaster. Extensive moisture damage to plastered outside walls, particularly on east and south side of living room, south wall in front bedroom.
Damaged areas extensively probed with moisture detector.
Abnormal dampness found in portion of wall adjacent to living room entry door and near southeast corner of front bedroom by exterior door to porch. SEE PHOTOS. Dampness at these areas may be result of faulty flashing material at front parapet wall. Dampness also detected in attic area directly above (see "Attic" section of report).

Unsatisfactory Summary (Continued)

Kitchen

- 9. **Main Floor Kitchen Disposal:** In-Sinkerator Non functional, in need of repair or replacement.
- 10. **Main Floor Kitchen Electrical:** Lighting, GFCI receptacles at sink top area, grounded and non grounded 2-prong and 3-prong outlets. Open or missing ground (non grounded 3-prong receptacles) at: West wall by refrigerator, north wall.

Basement

- 11. **Full Basement Smoke Detector:** None provided. Advise installation of additional smoke detector(s) at basement ceiling.