Basten Home Inspection, Inc.
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BUILDING ANALYSIS REPORT

Client: *Tim Renkens*

Property Location: *2204 River Trail Ct*
De Pere, WI 54115

Date of Inspection: *2/15/2021*

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BUILDING ANALYSIS REPORT

SUMMARY

List of electrical, mechanical and plumbing items not operating, roof leaks and major deficiencies:

The house appears to be structurally sound, with no major structural defects noted. A few areas will need attention though:

1. Windows: One cracked pane was noted in the master bathroom. One failed pane was noted in the master bathroom. 2 failed, fogged panes were noted in the dining area. One cracked pane was noted at the upper dining area window. Plan on replacing these failed panes. REPAIRED CRACKED WINDOWS.

2. The siding at the patio shows some melted pieces of siding. This melted siding should ideally be replaced.

Minor repairs during the first year of occupancy are estimated to be between *$800.00* and *$1,000.00*

This estimated amount does not include costs listed above for correcting major deficiencies, roof leaks and items currently not operating.

List of some important items not at present defective or in need of repair or replacement, but may be within the next 3 years:

Item	Estimated Price Range
Budget for a new furnace and AC unit. *Plug one open knockout hole at bottom of the electric panel.*	

Remarks

It was too cool to test the AC unit.

The carbon monoxide alarms should be mounted. ✓ DONE.

The radon system should have a manometer gauge added and an air tight sump lid added per EPA standards. ✓ DONE

The following pages cover in greater detail the items which are a part of this inspection.
Additional recommendations may also be found on the following pages.

STRUCTURAL AND BASEMENT

TYPE OF BUILDING	☑ Single ☐ Duplex ☐ Rowhouse / Townhouse ☐ Multi-Unit ☑ Gable Roof ☐ Shed ☑ Hip ☐ Gambrel ☐ Mansard ☐ Flat
STRUCTURE	Foundation Wall: ☑ Poured Concrete ☐ Block ☐ Brick ☐ Brick and Block Posts/Columns: ☑ Steel ☐ Masonry ☐ Wood ☐ Concrete ☐ Not visible Floor structure: *2x10 floor joists* Wall structure: *2x6 walls* Roof structure: *Roof trusses* Water damage: ☐ Some signs ☐ Extensive ☑ None observed Signs of abnormal condensation: ☐ Some signs ☐ Extensive ☑ None observed ☑ No major structural defects noted -- in normal condition for its age
Remarks	*The house foundation appears to be structurally sound, with no signs of structural movement noted.*
BASEMENT	☑ Full ☐ Partial ☐ None ☐ Slab on grade Walls: ☑ Open ☐ Closed Ceiling: ☑ Open ☐ Closed ☐ ☐ Limited visibility due to extensive basement storage
FLOOR	☑ Concrete ☐ Dirt ☑ Satisfactory ☐ Resilient tile ☐ Sheet goods ☐ Carpeting ☐ N/A
FLOOR DRAIN	☑ Tested ☐ Not tested ☐ Water observed in trap ☑ Satisfactory ☐ French drain ☐ N/A
SUMP PUMP	☑ Tested ☐ Not tested ☐ Water observed in crock ☑ Satisfactory Pipes: ☐ Copper ☐ Galvanized ☐ Plastic ☑ *Pit is dry* ☐ N/A
BASEMENT DAMPNESS	☐ Some signs ☐ Extensive ☐ Past ☐ Present ☐ Not known ☑ None observed
CRAWL SPACE	☐ Readily accessible ☐ Not readily accessible ☐ Not inspected ☐ Satisfactory ☐ Conditions inspected ☐ Method: ☑ N/A Floor: ☐ Concrete ☐ Dirt ☐ Wood to earth contact Dampness: ☐ Some signs ☐ Extensive ☐ None observed ☐ Vapor barrier ☐ Insulation ☐ Ventilation
Remarks	*The basement walls appear to be in sound condition, with no signs of structural movement noted.* *There were no signs of any past water leakage stains into the basement noted.* *The sump pump appears to function.*

HEATING AND COOLING

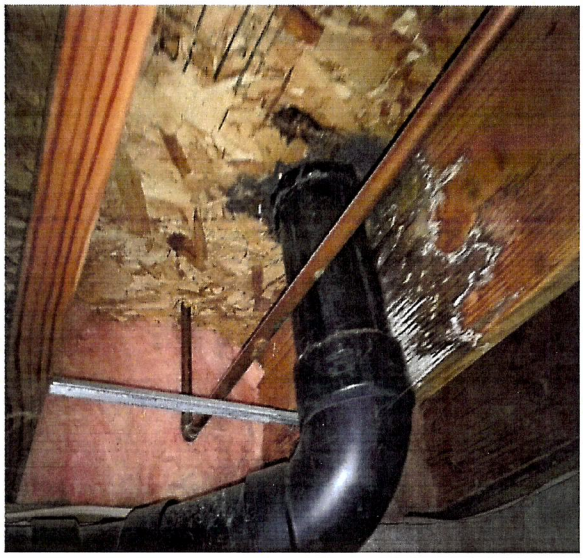
HEATING SYSTEM	Fuel: ☑ Gas ☐ Oil ☐ Electric ☑ Forced Air Furnace *(see page 11)* ☐ Gravity hot water ☐ Forced Hot Water Boiler ☐ Steam Boiler ☐ ☐ Radiant Heat ☐ Electric Baseboard ☐ Heat Pump *(see page 11)* No. 1Capacity: *80,000 BTU* Age: *22*Yrs. No. 2Capacity: Age: Yrs. No. 3Capacity: Age: Yrs. When turned on by thermostat: ☑ Fired ☐ Did not fire	☑ Satisfactory ☐ N/A
FUEL SUPPLY	☐ Oil tank in basement ☐ Buried ☑ Public gas supply ☐ Tank ☐ Electricity ☐ Fuel supply shutoff location: *Next to furnace*	
HEAT EXCHANGER	☐ Partially observed ☑ Not visible; enclosed combustion ☐ Have condition checked before settlement *(see page 11)*	☐ N/A
HEAT DISTRIBUTION	☐ Radiators ☐ Convectors ☐ Baseboard Convectors ☐ Radiant Pipes: ☐ Galvanized pipes ☐ Copper ☐ Black iron ☐ Pipes not visible ☑ Ductwork Heat source in each room: ☑ Yes ☐ No	☑ Satisfactory ☐ N/A
HUMIDIFIER	☐ Atomizer ☐ Evaporator ☐ Steam ☐ Not Functioning ☐ Not Tested	☑ N/A
FILTER	☐ Washable ☑ Disposable ☐ Electronic ☐ Electrostatic	☐ N/A
SUPPLE-MENTARY HEAT	Location Type *None noted*	☐ Satisfactory ☐ Satisfactory ☐ Satisfactory
Remarks	*Gas forced air furnaces will tend to last 15-20 years.* *Carbon monoxide was tested for in the flue, with no elevated levels noted. Some past condensate leakage stains noted.* *The exposed gas lines were tested, with no leaks noted.* *The furnace has outlived its expected life span, and a new one should be budgeted for.*	
COOLING	☑ Cooling system integral with heating system ☑ Central Air ☐ Room Units ☐ Heat Pump ☐ Through Wall ☑ Electric Compressor ☐ Gas Chiller ☑ Air Filter ☐ Air Handler ☐ Thermostat No. 1Condensing Unit Capacity: *2-1/2 tons* Age: *22*Yrs. No. 2Condensing Unit Capacity: Age: Yrs. No. 3Condensing Unit Capacity: Age: Yrs. ☐ Tested ☑ Not Tested *(see page 11)* ☐ Ductwork ☐ Window units not tested	☐ Satisfactory ☐ N/A
Remarks	*It was too cool to test the AC unit.* *AC units will tend to last 15-20 years.* *The AC unit has outlived its expected life span and a new one should be budgeted for.*	

PLUMBING AND BATHROOM

WATER SERVICE ENTRANCE PIPE	**Water Supply:** ☑ Public ☐ Private (see page 12) ☐ Not known ☑ Satisfactory Pipe: ☐ Copper ☐ Galvanized ☐ Brass ☑ Plastic ☐ N/A ☐ Lead ☐ Unknown Main shutoff location: *Front wall basement*
PIPES	☑ Copper ☐ Galvanized ☐ Brass ☑ Plastic ☐ Unknown ☑ Satisfactory Water Flow: ☐ Tested ☑ Not tested ☐ N/A Leaks: ☐ Some signs ☑ None observed Cross connections: *None noted* ☐ None observed Hose bibbs: ☐ Operating ☐ Frost free ☑ Not tested (see page 12)
DRAIN/WASTE/ VENT	Drain/Waste/Vent Pipes: ☐ Copper ☐ Galvanized ☐ Brass ☑ Plastic ☐ Lead ☐ Cast Iron ☐ Unknown ☐ Slow drain ☐ Leaks ☑ None observed Waste disposal: ☑ Public ☐ Private (see page 12) ☐ Not known
WATER HEATER	☑ Gas ☐ Electric ☐ Oil ☐ Tankless ☐ Integral with heating system ☑ Satisfactory ☐ In line system: Fuel cutoff location: *By water heater* Capacity: *40*Gal. Ample for: *4 - 5* people Age: 7Yrs. ☐ N/A ☑ Pressure relief valve ☑ Extension
Remarks:	*All plumbing was run, with no leaks noted.* *Water heaters will tend to last 8-12 years.*

BATHROOM NO. 1 Location: *Basement*	BATHROOM NO. 2 Location: *First floor*
☐ Built in tub ☐ Leg tub ☑ Stall shower ☐ Whirlpool ☑ Toilet ☐ Bidet ☐ Lavatory ☑ Vanity ☑ Fan ☐ Window Shower wall: ☐ Ceramic tile ☑ Fiberglass Room floor: ☐ Ceramic tile ☑ Resilient Leaks: ☐ Some signs ☑ None observed ☑ Satisfactory	☑ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☑ Toilet ☐ Bidet ☐ Lavatory ☑ Vanity ☑ Fan ☑ Window Shower wall: ☐ Ceramic tile ☑ Fiberglass Room floor: ☑ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☑ None observed ☑ Satisfactory
BATHROOM NO. 3 Location: *Master bedroom*	BATHROOM NO. 4 Location:
☑ Built in tub ☐ Leg tub ☑ Stall shower ☑ Whirlpool ☑ Toilet ☐ Bidet ☐ Lavatory ☑ Vanity ☑ Fan ☑ Window Shower wall: ☐ Ceramic tile ☑ Fiberglass Room floor: ☑ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☑ None observed ☑ Satisfactory	☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass Room floor: ☐ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory
BATHROOM NO. 5 Location:	BATHROOM NO. 6 Location:
☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass Room floor: ☐ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory	☐ Built in tub ☐ Leg tub ☐ Stall shower ☐ Whirlpool ☐ Toilet ☐ Bidet ☐ Lavatory ☐ Vanity ☐ Fan ☐ Window Shower wall: ☐ Ceramic tile ☐ Fiberglass Room floor: ☐ Ceramic tile ☐ Resilient Leaks: ☐ Some signs ☐ None observed ☐ Satisfactory

Remarks:
All bathroom outlets appear to be GFCI protected.
All bathroom plumbing was run, with no leaks noted.
The whirlpool tub plumbing was run, with no leaks noted.
The whirlpool tub pump is GFCI protected.
The master bath shows one cracked pane and one failed pane.



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The master toilet flange shows past leakage stains. The owner stated that the toilet has a new was ring. No active leakage was noted.

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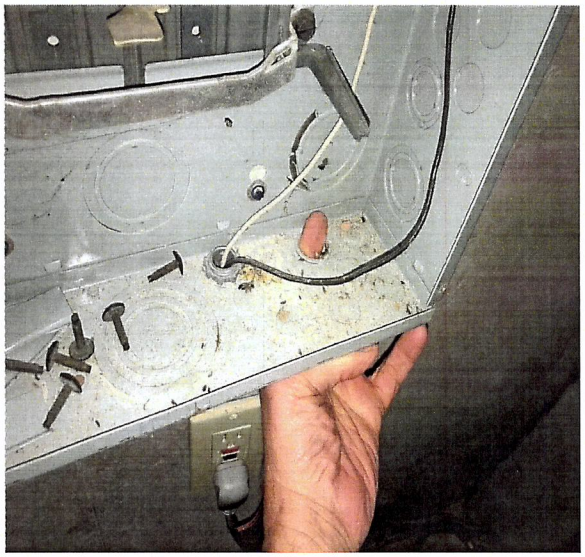
ELECTRICAL AND KITCHEN

SERVICE ENTRANCE CABLE	Capacity: *200* Amps, *120/240* Volts Service line entrance: ☐ Overhead ☑ Underground ☐ Raceway Conductor material: ☐ Copper ☑ Aluminum	☑ Satisfactory
MAIN PANEL BOX	Location: *Basement* ☑ Grounded ☑ Bonded *200* Amps ☐ Fuses ☑ Circuit Breakers ☐ Subpanel Location: Capacity of Main Current Disconnect: *200* Amps	☑ Satisfactory ☐ N/A
CIRCUITS AND CONDUCTORS	Quantity: ☑ Ample Branch Wiring: ☑ Copper ☐ Aluminum Wiring method: ☑ Romex ☐ BX ☐ Knob and Tube ☐ Raceway ☐ Conduit ☐ Overfused circuit ☐ Double tap breaker GFCI: ☑ Exterior ☑ Garage ☑ Kitchen *3* Bathroom(s)	☑ Satisfactory
OUTLETS, FIXTURES AND SWITCHES	☑ Random testing ☐ Reversed polarity ☐ Open ground ☐ Smoke detectors absent	☑ Satisfactory
Remarks	*The house appears to be consistently wired, with no hazards noted. There was one open knockout hole at the base of the electrical service panel. This open knockout hole should be plugged.*	
CABINETS AND COUNTER TOP		☑ Satisfactory
SINK	Plumbing Leaks: ☐ Some signs: ☑ None observed Disposal: ☑ Operating ☐ Not Operating Age: *3-5* Yrs.	☑ Satisfactory
DISHWASHER	☑ Operating ☐ Not Operating Age: *5-6* Yrs. ☐ Air gap or high loop	☑ Satisfactory ☐ N/A
RANGE/ OVEN	☑ Range ☐ Operating ☐ Gas ☑ Electric Age: *3* Yrs. ☐ Wall oven ☐ Operating ☐ Gas ☐ Electric Age: Yrs. ☐ Cooktop ☐ Operating ☐ Gas ☐ Electric Age: Yrs.	☑ Satisfactory ☐ N/A
REFRIGERATOR	#1 ☑ Operating ☑ Frost free ☑ Ice maker Age: *3* Yrs. #2 ☐ Operating ☐ Frost free ☐ Ice maker Age: Yrs.	☑ Satisfactory ☐ N/A
OTHER APPLIANCES	*Microwave* ☑ Operating Age: *3* Yrs. ☐ Operating Age: Yrs.	☑ Satisfactory ☐ N/A
FLOOR COVERING	☐ Resilient tile ☐ Sheet goods ☑ Ceramic ☐ Wood ☐ Laminate	☑ Satisfactory
VENTILATION	☑ Exhaust fan ☑ Ductless ☐ Vented to outside ☑ Filter ☑ Light	☑ Satisfactory ☐ N/A
CLOTHES WASHER	☐ Operating Age: Yrs. ☐ Not tested	☐ Satisfactory ☑ N/A
CLOTHES DRYER	☐ Operating ☐ Gas ☐ Electric Age: Yrs. ☐ Not tested ☐ Vented To:	☐ Satisfactory ☑ N/A
Remarks	*No major defects were noted in the kitchen. The dishwasher was run, with no leaks noted.*	



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One open knock out hole was noted at the base of the panel. This open knockout hole needs to be plugged.

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INTERIOR AND ATTIC

FLOOR	☐ Hardwood ☐ Softwood ☐ Plywood ☑ Wall-to-Wall Carpet ☐ Resilient ☐ Laminate ☑ *LVP* ☐ Not visible	☑ Satisfactory
WALLS	☑ Plaster ☐ Drywall ☐ Wood ☐ Masonry	☑ Satisfactory
CEILING	☑ Plaster ☐ Drywall ☐ Wood	☑ Satisfactory
STAIRS / RAILINGS	☐ Balcony ☐ Stairs ☑ Railings	☑ Satisfactory ☐ N/A
FIREPLACE	☐ Flue liner ☐ Partially observed ☐ Damper ☐ Operating ☐ Not operating ☑ Metal pre-fab ☐ Free-standing ☐ Wood stove ☐ Pellet stove ☑ Gas ☑ Operating ☐ Not operating ☐ Clean chimney before use	☑ Satisfactory ☐ N/A
DOORS (INSIDE)		☑ Satisfactory
WINDOWS AND SKYLIGHT	☑ Double hung ☐ Single hung ☑ Casement ☐ Awning ☐ Sliding ☐ Fixed ☑ Wood ☐ Vinyl or aluminum clad wood ☐ Vinyl ☐ Aluminum ☐ Steel ☑ Insulated Glass ☐ Single pane glass ☐ Roof windows and skylights ☐ Moisture stains ☐ Extensive	☐ Satisfactory ☐ N/A
Remarks	*Windows: One cracked pane was noted in the master bathroom. One failed pane was noted in the master bathroom. 2 failed, fogged panes were noted in the dining area. One cracked pane was noted at the upper dining area window. Plan on replacing these failed panes.*	
ACCESS	How Inspected: *walked through* ☐ Not inspected ☐ Stairs ☐ Pulldown ☐ Scuttlehole ☐ No access	☑ Satisfactory ☐ N/A
MOISTURE STAINS	☐ Some signs ☐ Extensive ☑ None observed ☐ Condensation	
STORAGE	☐ Heavy ☐ Light ☐ Floored ☐ Not floored ☑ No storage	
INSULATION	Type: *Blown fiberwool* Avg. Inches: *10-16* Installed in: ☐ Rafters ☐ Floor Approx. R Rating: *30+* ☐ Vapor retarders	☑ Satisfactory ☐ N/A
VENTILATION	☐ Window(s) ☐ Attic Fan ☐ Whole House Fan ☐ Turbine ☑ Ridge Vent ☑ Soffit Vent ☐ Roof Vent(s) ☐ Gable end louvers	☑ Satisfactory ☐ N/A
Remarks	*No moisture problems were noted in the attic.* *The attic appears to be adequately insulated and ventilated.* *The attic insulation is matted down in areas and shows mice tunnels.* *You may want to have a pest inspection.*	

ROOFING SYSTEM AND EXTERIOR

ROOF COVERING	Location / Materials / Age *All roofs* — *Fiberglass shingles* — *5*Yrs. Yrs. Yrs. Yrs. How inspected: *From ground* Roof leaks: ☐ Some signs ☐ Extensive ☑ None observed	☐ Satisfactory ☐ Satisfactory ☐ Satisfactory ☐ Satisfactory
FLASHING	☑ Aluminum ☐ Galvanized ☐ Copper ☐ Rubberized membrane	☑ Satisfactory ☐ N/A
GUTTERS AND DOWNSPOUTS	☑ Aluminum ☐ Galvanized ☐ Copper ☐ Vinyl ☐ Wood Extensions: ☑ Yes ☐ No	☑ Satisfactory ☐ N/A
Remarks	*Fiberglass shingles of this quality will tend to last 20-25 years. The roof appears to have been stripped and replaced in the last 5 years.* *The roof is snow and ice covered. I could not inspect the roof.*	
EXTERIOR DOORS		☑ Satisfactory
WINDOWS AND SKYLIGHTS		☑ Satisfactory
EXTERIOR WALL COVERING	Location / Materials *Front* — *Brick* *Sides* — *Vinyl siding*	☑ Satisfactory ☑ Satisfactory ☐ Satisfactory ☐ Satisfactory
EXTERIOR TRIM	☑ Eaves ☑ Fascia ☑ Soffits ☑ Rake ☐ Signs of deterioration ☐ Extensive ☑ None observed	☑ Satisfactory
CHIMNEY	☐ Brick ☑ Metal ☐ Block ☐ In chase ☐ Flue liner partially observed ☐ Clean before use	☑ Satisfactory ☐ N/A
GARAGE/ CARPORT	☑ Garage ☐ Carport ☑ Attached ☐ Detached ☑ Door Operator ☑ Operating ☑ Safety Reverse	☑ Satisfactory ☐ N/A
PORCH	Floor: ☐ Wood ☐ Concrete ☐ Railing / Guardrail	☑ Satisfactory ☐ N/A
Remarks:	*The siding at the patio shows some melted pieces of siding. This melted siding should ideally be replaced.*	

GROUNDS

GRADING	General grading, slope and drainage (see pages 10 and 16) Grading and slope at house wall(within 5 feet from building)	☑ Satisfactory ☐ N/A ☑ Satisfactory ☐ N/A
SIDEWALK AND WALKWAY	☑ Concrete ☐ Brick ☐ Flagstone	☑ Satisfactory ☐ N/A
DRIVEWAY	☑ Concrete ☐ Asphalt ☐ Gravel ☐ Brick	☑ Satisfactory ☐ N/A
WINDOW WELLS	☑ Metal ☐ Brick ☐ Concrete	☑ Satisfactory ☐ N/A
RETAINING WALL	☐ Brick ☐ Block ☐ Stone ☐ Timber	☐ Satisfactory ☑ N/A
TREES AND SHRUBBERY		☑ Satisfactory ☐ N/A
FENCING	☐ Metal ☑ Wood ☐ Plastic	☑ Satisfactory ☐ N/A
Remarks	*The grade is flat in areas. The grade should be maintained to pitch away from the foundation.* *The AC unit has sunk along side the house and should be leveled.*	
DECK/ BALCONY	☐ Signs of deterioration ☐ Extensive ☐ None observed ☐ On grade ☐ Raised ☐ Wood ☐ Metal ☐ Handrail	☐ Satisfactory ☑ N/A
PATIO, TERRACE	☐ Concrete ☐ Brick ☐ Flagstone ☑ *snow covered*	☑ Satisfactory ☐ N/A
STEPS TO BUILDING	Landing: ☑ Concrete/Masonry ☐ Wood Steps: ☑ Concrete/Masonry ☐ Wood ☐ Metal Handrails: ☐ Wood ☐ Metal ☐	☑ Satisfactory ☐ N/A
OUTBUILDING	☐ Not inspected	
Remarks		

FACTS ABOUT THIS HOME INSPECTION

Throughout this report where the age of applicances, roof, etc., is stated, the age shown is approximate. it is not possible to be exact, but an effort is made to be as accurate as possible based on the visible evidence.

When any item in the report is stated to be "Satisfactory," the meaning is that it should give generally satisfactory service within the limits of its age and any defects or potential problems noted during the inspection.

STRUCTURAL AND BASEMENT

Basement or Crawl Space Dampness

Basement dampness is frequently noted in houses and the conditions that cause it are usually capable of determination by an experienced home inspector. Often, how-ever, in houses that are being offered for sale, the visible signs on the interior of a basement which would indicate a past or present water problem are concealed. For example an area may be painted over, or basement storage may be piled against a wall where a problem has occurred. If there has been a dry period before the time of the inspection, signs of past water penetration may not be visible. In such cases, the inspector may not be able to detect the signs of basement dampness or water penetration.

Elimination of basement dampness, whether slight or extensive, can usually be accom-plished by one or both of the following actions: realigning gutters and extending downspouts to discharge some distance from the house; and regrading in the vicinity of the house so that the slope goes away from the house rather than toward it.

In most soils, a minimum recommended slope away from the house is a 5 inch drop over a 5 foot distance (one inch per foot).

Expensive solutions to basement dampness problems are frequently offered, and it is possible to spend many thousands of dollars for such unsatisfactory solutions as a system for pumping out water that has already entered the basement or the area around or under it. Another solution sometimes offered is the pumping of chemical preparations into the ground around the house. This has been found not to be of value.

Independent experts recommend solutions that prevent water from entering the basement around or under the building, and their solutions can be as simple as purchasing a splash block for $10 and placing it under a downspout outlet, or the purchasing of a load of fill dirt for building up the grade around the house.

Crawl spaces require the same care and water control as basements. Cross venti-ation is necessary and installation of a plastic vapor barrier over a dirt floor is strongly recommended.

If you have a basement dampness problem that persists in spite of efforts you have made in solving it, call the inspector for further consultation and advice.

Insect Boring Activity and Rot

If there is an inaccessible basement or crawl space, there is a possibility that past or present termite activity and/or rot exists in this area. Since no visual inspection can be made, it is not possible to make a determination of this damage if it exists.

Insect Boring Inspection

No inspection is made by this company to detect past or present insect boring activity or rot. We recommend you contact a qualified exterminator should you desire more information or a possible examination of the building and/or a warranty.

HEATING AND COOLING

Testing the Air Conditioning System

If the outside temperature has not been at least 65 degrees F. for the past 24 hours, an air conditioning system cannot be checked without possibly damaging the compressor. In this situation, it is suggested that the present owner of the property warrant the operational status of the unit on an one-time start-up and cool-down basis when warmer weather allows.

Compressor/Condensing Unit

The major components of an air conditioning condensing unit are the compressor and the condensing coil. A compressor has a normal life of 8 to 15 years; a condensing coil may last longer. The estimated age of a condensing unit is taken from the specification plate. Sometimes the compressor, which is not visible, may have been replaced since the original installation.

Electric Furnace

Electric furnaces have a normal life of 15 to 20 years, although at times the heating elements have to be replaced

Oil and Gas Fired Furnaces

Oil and gas fired forced air furnaces have a normal life of 15 to 20 years.

Heat Exchanger

The heat exchanger in a gas or oil furnace is partially hidden from view; it cannot be fully examined and its condition determined without being disassembled. Since this is not possible during a visual inspection, it is recommended that a service contract be placed on the unit and a service call made prior to settlement to check the condition of the heat exchanger

Air Filter

Air filters should be changed or cleaned every 30 to 60 days to provide proper air circulation throughout the house and help protect the heating and cooling system.

Humidifier

Since it is not possible during a visual inspection to determine whether the humidfier is operating properly, it is recommended that it be serviced at the same time as the furnace, and be cleaned regularly.

Cast Iron Boiler

Cast iron hot water boilers have a normal life of 30 to 50 years.

Steel Boiler

Steel hot water boilers have a normal life of 15 to 30 years.

Circulating Pump

Circulating pumps have a normal life of 10 to 15 years.

Heat Pump

Outside units have a normal life of 6 to 10 years. Heat pumps operate best when serviced at least once a year. Adequate air flow is more critical than with other forced air systems; it is important that the filter be kept clean. It is not advisable to shut off supply grilles to rooms except as required to balance heat and cooling.

Herat pumps cannot be checked on the heat cycle if the outside temperature has been over 65 degrees F. within the past 24 hours. The total heating capacity of a heat pump system varies with outside temperature conditions.

Electric Baseboard Heater

Electric baseboard heaters have a normal life of 10 to 15 years.

PLUMBING AND BATHROOM

Wells

Examination of wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought

Septic Systems

The check of septic systems is not included in our visual inspection. You should have the local health authorities or other qualified experts check the condition of a septic system.

In order for the septic system to be checked, the house must have been occupied within the last 30 days

Water Pipes

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 30 years. This is usually done in two stages: horizontal piping in the basement first, and vertical pipes throughout the house later as needed.

Copper pipes usually have more life expectancy and may last as long as 60 years before needing to be replaced.

Hose Bibbs

During the winter months it is necessary to make sure the outside faucets are turned off. This can be done by means of a valve located in the basement. Leave the outside faucets open to allow any water standing in the pipes to drain, preventing them from freezing. Hose bibbs cannot be tested when turned off.

Water Heater

The life expectancy of a water heater is 8 to 12 years. Water heaters generally are not replaced unless they leak.

The heating element in an electric water heater may require replacing prior to the end of life expectancy of the heater itself.

Leg Tubs

If the bathroom has a leg tub, it is probable that the waste lines are made of lead. In many jurisdictions, the lead waste pipes must be changed to copper or PVC pipes when remodeling work is performed in the bathroom.

Ceramic Tile

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub/shower caulked or sealed to prevent water spillage from leaking through and damaging the ceilings below.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wall board. Special attention should be paid to the area around faucets, other tile penetrations and seams in corners and along the floor.

Stall Shower

The metal shower pan in a stall shower has a probable life of 8 to 10 years. Although a visual inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may not soon develop. Shower pan leaks often do not show except when the shower is in actual use with a person standing in it.

ELECTRICAL AND KITCHEN

Aluminum Wiring

Houses built after 1960 may have aluminum lower branch wiring. Initially, this wiring was pure aluminum which proved unstable and subject to surface corrosion when placed in direct contact with dissimilar metals at fixture and outlet connections.

Later, aluminum alloy was used and although its performance was much better, special care and special connections must be used to prevent corrosion, overheating, arcing and fire. The practice of using aluminum alloy wiring was generally stopped around 1973; however, its use has continued on a limited basis.

Ground Fault Circuit Interrupters

Ground Fault Circuit Interrupters (GFICs) are recommended on all outdoor outlets and on interior outlets in wet areas such as bath-rooms and kitchen counter areas. GFICs should be tested monthly to insure they are functioning.

Smoke Detectors

If no smoke detectors are presently installed in the building, it is recommended that smoke detectors be installed at least in the ceiling of the basement near the mechanical equipment as well as in the hallway ceiling outside sleeping rooms

Carbon monoxide detectors are now required by some jurisdictions when the house contains any gas-burning appliances or has an attached garage. These devices should be placed and maintained in accordance with the manufacturer's directions.

Smoke detectors installed in the house should be checked every 2 to 3 weeks to ensure that they are functioning.

Power Usage of Appliances and Mechanical Equipment

Electric Range	30 - 50 Amps
Electric Dryer	25 - 40 Amps
Electric Hot Water Heater	25 - 30 Amps
Electric Central A/C	30 Amps
Room A/C	7 - 20 Amps
Electric Heat	50 - 75 Amps
Electric Heat Pump	50 - 75 Amps

Dishwashers and Disposals

Dishwashers and disposals have a normal life of 5 to 12 years

Ranges, Ovens and Refrigerators

Ranges, ovens, cook tops and refrigerators have a normal life of 15 to 20 years.

Clothes Washers and Dryers

Clothes washers and dryers cannot be inspected properly without a load of laundry, so these appliances are not tested other than to determine whether they are operating.

A washer or dryer has an average life of 6 to 12 years.

When hooking up a dryer, it must be kept vented to the exterior to prevent excessive moisture from building up in the house.

Washers and dryers often are not included in "as is" condition.

INTERIOR AND ATTIC

Fireplace

It is important that a fireplace be cleaned on a routine basis to prevent the buildup of creosote in the flue, which can cause a chimney fire.

Masonry fireplace chimneys are normally required to have a terra cotta flue liner or 8 inches of masonry surrounding each flue in order to be considered safe and to conform with most building codes.

During a visual inspection it is common to be unable to detect the absence of a flue liner either because of stoppage at the firebox, a defective damper, or lack of access from the roof.

Asbestos and Other Environmental Hazards

Asbestos fiber in some form is present in many homes, but it is often not visible or cannot be identified without testing.

If there is reason to suspect that asbestos fiber may be present and it is of particular concern, a sample of the material in question may be removed and examined in a testing laboratory. However, detecting or inspecting for the presence or absence of asbestos is not a part of our inspection.

Also excluded from this inspection and report are the possible presence of or danger from lead in water, radon gas, mold, mildew, lead paint, urea formaldehyde, EMF (electro-magnetic fields), toxic or flammable chemicals and all other similar or other potentially harmful substances and environmental hazards.

Plaster on Gypsum Lath (Rock Lath)

Plaster on gypsum lath will sometimes show the seams of the 16" wide gypsum lath, but this does not indicate a structural fault. The scalloping appearance can be leveled with drywall joint compound, or drywall can be laminated over the existing plaster.

Nail Pops

Drywall nail pops are due in part to normal expansion and contraction of the wood member to which the gypsum lath is nailed, and are usually only of cosmetic significance.

Wood Flooring

Always attenpt to clean wood floors first before making the decision to refinish the floor. Wax removers and other mild stripping agents plus a good waxing and buffing will usually produce satisfactory results. Mild bleaching agents help remove the deep stains.

Sanding removes some of the wood in the floor and can usually be done safely only once or twice in the life of the floor.

Animal odors and stains are common in older homes. These problems cannot be positively identified in a general or visual inspection.

Carpeting

Where carpeting has been installed, the materials and condition of the floor underneath cannot be determined.

Access to Attic

If there are no attic stairs or pulldown, the attic may be inaccessible and therefore uninspected. Lacking access, the inspector will not be able to inspect the attic insulation, framing, ventilation or search for evidence of current or past roof leaks

ROOFING

Inspection of Roof

Many roofs are hazardous to walk on and inmost cases can be satisfactorily inspected from the ground with or without binoculars or from a window with a good view of the roof. Some roofs, such as asbestos cement, slate, clay or concrete tile, shingles or shakes, may be seriously damaged by persons walking on them. Accordingly, the building analyst will base the inspection report on visible evidence which can be seen without walking on the roof.

The condition of a built-up or flat metal roof often cannot be determined unless it is possible for the building analyst to closely inspect its surface. Access to the roof from within the building is sometimes possible, but in many cases an additional inspection may be scheduled with special ladders to reach the roof from the outside.

"Satisfactory" Roof Covering

When the report indicates that a roof is "satisfactory," that means it is satisfactory for its age and general usefulness. A roof which is stated to be satisfactory may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

Asphalt and Fiberglass Shingles

In cold and temperate climates, asphalt and fiberglass shingle roofs have a normal life of 15 to 20 years. In the South and Southwest, they have a normal life of 12 to 15 years. If a new roof is required, it may be installed over the original roof unless prohibited by local building codes. If two layers of roofing have already been installed, most building codes require both layers to be removed before installing a new roof covering.

Built-up Roof

Four-ply built-up roofs have a normal life of 15 to 20 years if they drain properly. If there is standing water on the roof, the rate of deterioration is doubled. One-ply flexible sheet membrane roofs have a normal life of 15 to 20 years.

Roll Roofing

Selvage or asphalt roll roofing is an inexpensive type of roof with a life of 5 to 10 years.

Wood Shingles and Shakes

Wood shingles and shakes have more insulating value than other roofs. Wood shingles have a normal life of 12 to 15 years, and shakes have a normal life of 15 to 20

Slate Roof

Slate roofs have a normal life of 30 to 75 years depending upon the grade of slate. Slate roofs do need annual maintenance, and it is necessary to replace defective slates and tar ridges as required from time to time.

If improperly installed, the nails fastening slates may rust through; individual slates can be lifted and re-laid with copper slating nails. When one set of nails rusts through, it is likely it will happen soon to other slates, so lifting and relaying of all the slates may be required in the near future.

Clay Tile Roof

A clay tile roof has a normal life of 30 to 50 years, but individual pieces can become cracked or broken or the nails rust out. Tiles may have to be replaced periodically.

Asbestos Cement Shingles

Asbestos cement shingles have a normal life of 30 to 50 years, but they are brittle and individual shingles should be replaced as needed. In many states, removal of asbestos cement shingles must be according to EPA standards.

Metal Roof

Metal roofs have a very long life if the exposed metal is kept coated with paint. When a metal roof has been tarred, it is impossible to determine the condition of the metal under the tar. While there may be no evidence detected of any ongoing leaks, it is possible the roof has rusted through and will need replacement in the near future.

EXTERIOR AND GROUNDS

Wood Siding

Western red cedar and redwood are excellent siding materials and should be kept painted or stained to preserve them from deterioration.

Cedar shingles or shakes may be painted, stained or left to weather.

Aluminum and Vinyl Siding

Aluminum siding has a factory finish and vinyl siding has solid color throughout each piece.

Upkeep on aluminum and vinyl sidings is minimal and they only need to be cleaned periodically with a sponge and water solution.

Stucco

It is important to prevent cracks from forming in exterior stucco since water can seep into cracks, freeze, expand and cause deterioration of the framing as well as further cracking of the stucco.

Masonry

Solid brick, block or stone exterior walls require little maintenance, but it is necessary to inspect the walls regularly to detect signs of mortar deterioration.

At some point, masonry walls will always require tuckpointing of the mortar joints to prevent water penetration and wall damage.

Vines growing into the mortar joints of a masonry wall can also cause water penetration.

The brick walls of a brick veneer house are attached to the wall structure of the house and are not themselves structural. They should be cared for the same as a solid masonry wall, but cracks in the brick veneer wall do not necessarily indicate structural damage to the wall.

Exterior Wood Surfaces

All surfaces of untreated wood need regular applications of oil based paint or special chemicals to resist rot. Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will rot within a year or two.

All posts and wood members with ground contact should be of treated wood or constructed of wood which has natural resistance to rot, such as redwood.

Decks should always be nailed with galvanized or aluminum nails.

Sidewalks and Driveway

Spalling concrete cannot be patched with concrete because the new wall will not bond with the old. Water will freeze between the two layers, or the concrete will break up from movement or wear. Replacement of the damaged section is recommended.

Window Wells

The amount of water that enters a window well from falling rain is generally slight, but water will accumulate in window wells if the yard is improperly graded. See page 16 for proper corrective action.

Plastic window well covers are useful in keeping out leaves and debris, but they do block ventilation and light.

Retaining Walls

Retaining walls deteriorate because of excessive pressure build-up behind them, generally due to water accumulation. Often conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure.

Retaining walls sometimes suffer from tree root pressure or from general movement of top soil down the slope. Normally these conditions require rebuilding the retaining wall.

Roof and Surface Water Control

Roof and surface water must be controlled to maintain a dry basement. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and building up the grade so that roof and surface water are diverted away from the building.

A positive grade of approximately 1 inch per foot slope for at least 5 feet from the foundation walls is recommended. Where trees, air conditioning units and other obstructions do not permit the recommended slope, surface drains can be used instead. Failure to control surface water will usually result in a wet basement.