



GO WITH A PRO FOR COMPLETE SATISFACTION!



Building Inspection Report

Rockcliffe Mansion

1000 Bird,
Hannibal, MO

Inspection Date:
09/18/09

Prepared For:
Ken & Lisa Marks

Prepared By:
Quincy HomePro
1228 N 11th St
Quincy, IL. 62301

217-257-9053
quincy-homepro@sbcglobal.net

Report Number:
450173-7309

Inspector:
John Bertoni



Report Overview

CONVENTIONS USED IN THIS REPORT

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

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

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

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

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

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

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

MAJOR CONCERNS

- **Major Concern, Repair:** The window frames in the observatory room are dilapidated and should be replaced. Watch for unsafe loose glass.



- **Major Concern:** Auxiliary panel also has a double tap on its main.
- **Major Concern:** Inspection of the electrical system revealed the need for numerous repairs. These should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.



SAFETY ISSUES

- **Repair, Safety Issue:** The porch step railing is loose on the West porch. It is recommended that this be repaired for improved safety.
- **Repair, Safety Issue:** As there is a danger of falling, a railing should be provided for the porch steps on the back of the home.

Walkway

- **Repair, Safety Issue:** The front walkway steps present a trip hazard. This condition should be altered for improved safety.
- **Repair/Safety Issue:** There sounds like a possible short in the sconce on the West side of the second 2nd floor staircase landing.
- **Repair/Safety Issue:** There sounds like a possible short in the sconce on the West side of the second 2nd floor staircase landing.

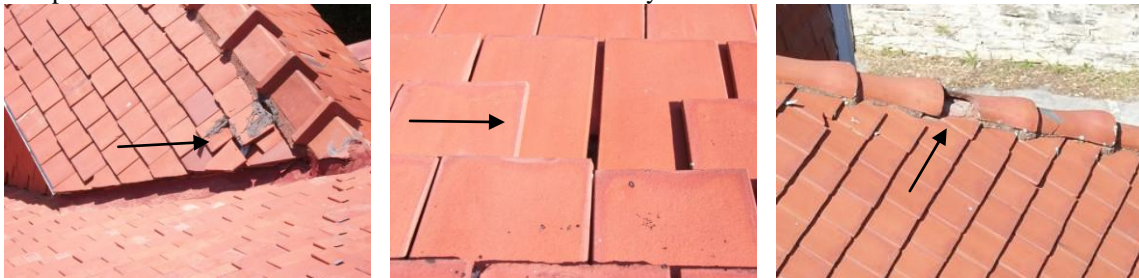
REPAIR ITEMS

Foundation

- **Repair:** Surface deterioration (spalling, crumbling material) was observed on foundation walls. This condition is common in many old homes and does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas. Lot drainage improvements and elimination of water or roof runoff splashing against foundation walls as outlined in the Exterior section of this report are also recommended.

Sloped Roofing

- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.



- **Repair:** The flashing is damaged around the boiler chimney and should be repaired to avoid leaks.



Chimneys

- **Repair, Safety Issue:** A vermin screen should be installed on all the chimneys to avoid possible flue blockage.

Exterior Eaves

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

- **Repair:** Localized rot and damage was observed in the fascia (the wooden board to which the gutter is typically fastened) and trim. Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.



Windows

- **Repair:** The window frames require painting and caulking.
- **Repair:** The old windows are in need of glazing (putty) improvements.
- **Repair:** Localized evidence of rot was visible at window sills. Repairs should be undertaken in when painting.
- **Repair, Safety Issue:** Damaged storm windows should, ideally, be repaired or replaced as necessary. Watch for unsafe loose glass.

Porch

- **Repair:** All porches show evidence of rot. Replacement may eventually be desired. In the interim, localized repairs should be undertaken. There is risk of additional hidden damage.



- **Repair:** Water damage was noted in the basement stairwell closet and in the servant stairwell.



Windows

- **Repair:** The windows in are in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration.
- **Repair:** Damaged screens were noted on some windows.
- **Repair:** Some sash bands (the bands that hold up the windows) are missing on windows.

Doors

- **Repair:** Some doors should be trimmed or adjusted as necessary to work properly.
- **Repair:** Damaged or non-functional door hardware should be improved.
- **Repair:** There is no gas supply provided for the gas fireplaces or it is disconnected.

- **Repair:** Cracked hearth in Mr. C room and the girl's room.



- **Repair:** Fireplace in red room has damage to some bricks.



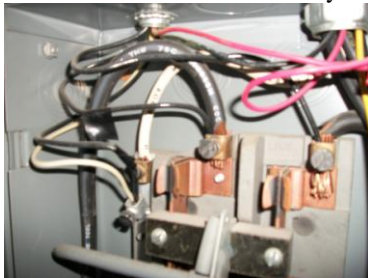
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.

Piping / Radiators

- **Repair:** No heat source was found in the sewing room on the third floor. If this area proves to be cool, a heat source or some form of supplemental heat should be provided.
- **Repair:** The following radiators did not produce any heat.
 - West side second floor landing.
 - Bathroom off of Mr. C Bedroom.
 - Bathroom side of girl's room.
 - Servant stairwell second floor landing.
 - Both units in office.
 - First servant's bedroom on the third floor.
 - Bathroom on the third floor.

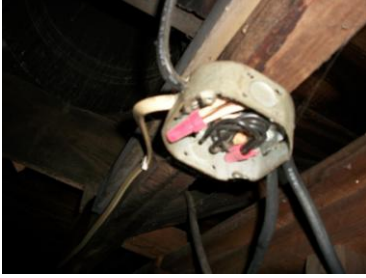
Auxiliary Panel(s)

- **Repair:** Circuits within the auxiliary panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.



Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.



- **Repair:** All spliced wiring should be covered in a junction box.



Outlets

- **Repair:** An outlet box is loose in the kitchen. It should be secured.



- **Repair:** Ungrounded 3-prong outlets should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.

Switches

- **Repair:** The inoperative light switch inside East entrance door should be repaired.

Lights

- **Repair:** The sconce light over the book case in the red room is inoperative. If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The sconce light in the rose room bathroom on the right side is inoperative.
- **Repair:** The sconce in Mr. Cruikshank bedroom is inoperative.
- **Repair:** Second floor hall closet light inoperative.
- **Repair:** Outlet hanging in washer room should be secured to wall.



IMPROVEMENT ITEMS

Cabinets

- **Improve:** Cabinet hardware is missing in the rose room closet.

ITEMS TO MONITOR

- **Monitor:** The design of the roofing system is such that several vulnerable areas exist most prominently around the dormers. There is a higher potential for leaks. Annual inspections and ongoing maintenance will be critical.
- **Monitor:** Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.



Flashings

- **Monitor:** The flashing around the boiler chimney is vulnerable and should be carefully monitored for leaks.

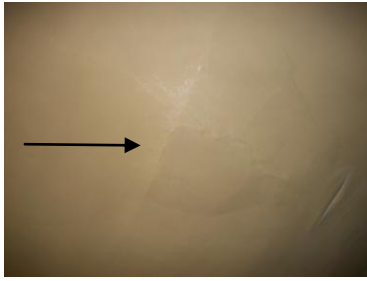


Wall / Ceiling Finishes

- **Monitor:** Water staining was noted in the ballroom and bathroom between Mr. C room and girl's room.



- **Monitor:** Evidence of patching was detected.
- **Monitor:** Minor cracks were noted in most rooms.
- **Monitor:** Loose or weakened finishes were detected in most rooms.
- **Monitor:** The plaster shows evidence of bulging in the music room. Repairs may be desirable.



- **Monitor:** The plaster finishes show localized evidence of weakening, as is common in many old homes.
- **Monitor:** The window(s) are painted shut. Improvement can be undertaken as desired.
- **Monitor:** Some window(s) are cracked. Improvement is not a high priority.
- **Monitor:** Most window(s) have lost their seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.

Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.
In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.
- **Monitor:** For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

Environmental Issues

- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to install of carbon monoxide detectors within the home.

Boiler

- **Monitor:** Old boilers tend to be less efficient than newer units. While replacement of the boiler would result in lower heating costs, replacement is often not cost justified if the present unit is reliable and if after cleaning and adjustment its efficiency is 74% or better.
- **Monitor:** Insulation on the boiler and/or distribution piping may contain asbestos. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if “friable” (damaged, crumbling, or in any state that allows the release of fibers).* If replacement of the boiler necessitates the removal of the asbestos containing insulation, an asbestos removal specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should also be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). There may be other materials within the home that contain asbestos but are not identified by this inspection report.



THE SCOPE OF THE INSPECTION

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

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

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Limestone •Basement Configuration
Columns:	•Limestone Walls
Floor Structure:	•Wood Joist
Wall Structure:	•Masonry
Ceiling Structure:	•Joist
Roof Structure:	•Roof Joists •Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

Exterior wall construction is solid masonry. The inspection did not discover evidence of substantial structural movement.

General Comments

No major defects were observed in the accessible structural components of the house. As is typical of homes of this age, the building exhibits many unusual conditions. In practice, however, many homes of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. In this report repairs will be recommended only where in the inspector's opinion they are critical.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Repair:** Surface deterioration (spalling, crumbling material) was observed on foundation walls. This condition is common in many old homes and does not usually represent a serious structural concern unless there is substantial loss of material. In an effort to prevent long term deterioration, it would be wise to consider parging (a concrete stucco-like coating) over deteriorated areas. Lot drainage improvements and elimination of water or roof runoff splashing against foundation walls as outlined in the Exterior section of this report are also recommended.

Floors

- **Monitor:** Minor unevenness was observed in the floor structure. This condition is common. It may be the result of the materials, framing design, installation methods and aging of the building. There was no evidence of need for immediate, costly repair.

Roof

- **Monitor:** Prior repairs to the roof sheathing are evident. Consult the current owner regarding this prior work.

LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Slate •Single Ply Membrane •Built Up Roofing
Roof Flashings:	•Metal
Chimneys:	•Masonry/Tile Lined
Roof Drainage System:	•Galvanized Steel •Some Built in at eave, some attached to fascia •Downspouts discharge above & below grade
Method of Inspection:	•Viewed from window •Walked on Attic roof •Viewed with binoculars and from observatory roof.

ROOFING OBSERVATIONS

Positive Attributes

The gutters are clean.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.
- **Monitor:** The design of the roofing system is such that several vulnerable areas exist most prominently around the dormers. There is a higher potential for leaks. Annual inspections and ongoing maintenance will be critical.
- **Monitor:** Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.

Flashings

- **Monitor:** The flashing around the boiler chimney is vulnerable and should be carefully monitored for leaks.
- **Repair:** The flashing is damaged around the boiler chimney and should be repaired to avoid leaks.

Chimneys

- **Repair, Safety Issue:** A vermin screen should be installed on all the chimneys to avoid possible flue blockage.

LIMITATIONS OF ROOFING INSPECTION

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

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

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Stone
Eaves, Soffits, and Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways and Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Wood
Surface Drainage:	•Graded Away From House

EXTERIOR OBSERVATIONS

Positive Attributes

The house has all brick constructed exterior walls.

General Comments

The exterior of the homes wood trim has not been well maintained. Repairs are needed.

RECOMMENDATIONS / OBSERVATIONS

Exterior Eaves

- **Repair:** The soffit and fascia should be painted.
- **Repair:** Localized rot was observed in the fascia (the wooden board to which the gutter is typically fastened). Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.

Windows

- **Repair:** The window frames require painting and caulking.
- **Repair:** The old windows are in need of glazing (putty) improvements.
- **Repair:** Localized evidence of rot was visible at window sills. Repairs should be undertaken in when painting.
- **Repair, Safety Issue:** Damaged storm windows should, ideally, be repaired or replaced as necessary. Watch for unsafe loose glass.
- **Major Concern, Repair:** The window frames in the observatory room are dilapidated and should be replaced. Watch for unsafe loose glass.

Porch

- **Repair:** All porches show evidence of rot. Replacement may eventually be desired. In the interim, localized repairs should be undertaken. There is risk of additional hidden damage.
- **Repair, Safety Issue:** The porch step railing is loose on the West porch. It is recommended that this be repaired for improved safety.
- **Repair, Safety Issue:** As there is a danger of falling, a railing should be provided for the porch steps on the back of the home.

Walkway

- **Repair, Safety Issue:** The front walkway steps present a trip hazard. This condition should be altered for improved safety.

Discretionary Improvements

At some point, it may be desirable to re-surface the walkways.

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Landscape components restricted a view of some exterior areas of the house.
- Access below decks and/or porches was extremely limited.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 400 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 400 Amps •Fuses
Service Panel & Overcurrent Protection:	•Fuses •Panel Rating: 400 Amp
Sub-Panel(s):	•Panel Rating: 200 Amp •Panel Rating: 100 Amp •Panel Rating: 60 Amp •Fuses and Breakers
Distribution Wiring:	•Copper
Wiring Method:	•Armored Cable "BX" • Non-Metallic Cable "Romex" •Fabric-Covered •Knob-and-Tube Copper
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s)
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

General Comments

Major Concern: Inspection of the electrical system revealed the need for numerous repairs. These should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Auxiliary Panel(s)

- **Repair:** Circuits within the auxiliary panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.
- **Major Concern:** Auxiliary panel also has a double tap on its main.

Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.
- **Repair:** All spliced wiring should be covered in a junction box.

Outlets

- **Repair:** An outlet box is loose in the kitchen. It should be secured.
- **Repair:** Ungrounded 3-prong outlets should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.
- **Repair:** Outlet hanging in washer room should be secured to wall.

Switches

- **Repair:** The inoperative light switch inside East entrance door should be repaired.

Lights

- **Repair:** The sconce light over the book case in the red room is inoperative. If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The sconce light in the rose room bathroom on the right side is inoperative.
- **Repair:** The sconce in Mr. Cruikshank bedroom is inoperative.
- **Repair:** Second floor hall closet light inoperative.
- **Repair/Safety Issue:** There sounds like a possible short in the sconce on the West side of the second 2nd floor staircase landing.

LIMITATIONS OF ELECTRICAL INSPECTION

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

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Hot Water Boiler •Electric Heaters/Baseboards •Manufacturer: Hart & Crouse •Serial Number: 42T00398
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Radiators •Baseboard Heaters

HEATING OBSERVATIONS

Positive Attributes

Adequate heating capacity is provided by the system.

General Comments

Minor repairs to the heating system are necessary. **The heating system not been maintained.** The heating system is old and may be approaching the end of its life.

RECOMMENDATIONS / OBSERVATIONS

Boiler

- **Monitor:** Old boilers tend to be less efficient than newer units. While replacement of the boiler would result in lower heating costs, replacement is often not cost justified if the present unit is reliable and if after cleaning and adjustment its efficiency is 74% or better.
- **Monitor:** Insulation on the boiler and/or distribution piping may contain asbestos. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).* If replacement of the boiler necessitates the removal of the asbestos containing insulation, an asbestos removal specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should also be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). There may be other materials within the home that contain asbestos but are not identified by this inspection report.
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.

Piping / Radiators

- **Repair:** No heat source was found in the sewing room on the third floor. If this area proves to be cool, a heat source or some form of supplemental heat should be provided.
- **Repair:** The following radiators did not produce any heat.
 - West side second floor landing.
 - Bathroom off of Mr. C Bedroom.
 - Bathroom side of girl's room.
 - Servant stairwell second floor landing.
 - Both units in office.
 - First servant's bedroom on the third floor.
 - Bathroom on the third floor.

LIMITATIONS OF HEATING INSPECTION

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

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

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Window units only.

COOLING / HEAT PUMPS OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:

- Small amount of blow-in, in Main Attic

Roof Ventilation:

- Roof Vents •Soffit Vents

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

Insulation levels are typical for a home of this age and construction.

General Comments

As is typical of homes of this age and construction, insulation levels are relatively modest. Most old homes have relatively low levels of insulation. The down side, of course, is that heating and/or cooling costs are higher. The up side is that these homes tend to be fairly well ventilated. Their natural ability to allow infiltration of outside air actually improves indoor air quality. Improving insulation levels will reduce energy costs; however, the potential benefit should be carefully weighed against the cost of improvements.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Steel
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper •Steel •Brass
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron •Steel •Lead
Water Heater:	•Gas •Approximate Capacity (in gallons): #1 50 and #2 40 •Manufacturer: #1 GE and #2 State •Serial Number: #1 GELN08065079560 and #2 A85558765

PLUMBING OBSERVATIONS

Positive Attributes

The water GE heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

General Comments

The plumbing system is showing signs of age. Updating the system will be required over time. The plumbing fixtures in the home, for the most part, are very old. Substantial improvements may be required in the short term.

RECOMMENDATIONS / OBSERVATIONS

Waste / Vent

- **Monitor:** The lead waste piping under the sinks is old and prone to leakage at the connections.

Fixtures

- **Repair:** Some bathroom faucets are inoperative.
- **Monitor:** Most faucets are showing signs of age. Updating faucets over time should be anticipated.
- **Monitor:** The sink was observed to drain slowly in the third bedroom on the third floor, suggesting that an obstruction may exist.
- **Repair:** The toilet base in the basement is loose.
- **Improve:** Hose faucet on the back of the West porch runs slow.
- **Repair:** Hose faucet near the front porch does not work. Investigate inside valve.
- **Repair:** With the exception of the tube the bathroom between Mr. C room and the girl's room is inoperative.

Discretionary Improvements

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

Faucets Updating Logical

During the process of plumbing fixture renovation, it would be wise to replace old piping that is exposed.

LIMITATIONS OF PLUMBING INSPECTION

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

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

- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

Interior

DESCRIPTION OF INTERIOR

Wall and Ceiling Materials:	•Plaster •Tile
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Casement
Doors:	•Wood-Solid Core •Pocket

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The windows have been lacking maintenance.

General Condition of Floors

The flooring system shows evidence of typical minor sags and unevenness.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted in the ballroom and bathroom between Mr. C room and girl's room.
- **Repair:** Water damage was noted in the basement stairwell closet and in the servant stairwell.
- **Monitor:** Evidence of patching was detected.
- **Monitor:** Minor cracks were noted in most rooms.
- **Monitor:** Loose or weakened finishes were detected in most rooms.
- **Monitor:** The plaster shows evidence of bulging in the music room. Repairs may be desirable.
- **Monitor:** The plaster finishes show localized evidence of weakening, as is common in many old homes.

Cabinets

- **Improve:** Cabinet hardware is missing in the rose room closet.

Windows

- **Repair:** The windows in are in mild disrepair. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well-maintained to avoid rot or water infiltration.
- **Monitor:** The window(s) are painted shut. Improvement can be undertaken as desired.
- **Monitor:** Some window(s) are cracked. Improvement is not a high priority.
- **Monitor:** Most window(s) have lost their seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **Repair:** Damaged screens were noted on some windows.
- **Repair:** Some sash bands (the bands that hold up the windows) are missing on windows.

Doors

- **Repair:** Some doors should be trimmed or adjusted as necessary to work properly.
- **Repair:** Damaged or non-functional door hardware should be improved.
- **Repair:** Lower hinge pin is missing for closet door in ballroom.

Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer.

Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

- **Monitor:** For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

Environmental Issues

- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to install carbon monoxide detectors within the home.

LIMITATIONS OF INTERIOR INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Wood burning fireplaces and gas operated.

FIREPLACES / WOOD STOVES OBSERVATIONS

All gas fireplaces are non functional

RECOMMENDATIONS / OBSERVATIONS

- **Repair:** There is no gas supply provided for the gas fireplaces or it is disconnected.
- **Repair:** Cracked hearth in Mr. C room and the girl's room.
- **Repair:** Fireplace in red room has damage to some bricks.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

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

House in Perspective

DESCRIPTION OF HOUSE IN PERSPECTIVE

This is a well built home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

HOUSE IN PERSPECTIVE OBSERVATIONS

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

RECOMMENDATIONS / OBSERVATIONS

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

LIMITATIONS OF HOUSE IN PERSPECTIVE INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection was limited by (but not restricted to) the following conditions:

- Components concealed behind finished surfaces could not be inspected.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 75 degrees F.

RECENT WEATHER CONDITIONS

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

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