

HOME CONDITION REPORT



InspectorNick.com
home inspection services



CERTIFIED INSPECTOR



Inspected By:

Nick Welty
InspectorNick.com LC
PO Box 1101, Lee's Summit
816-347-8955

Inspection Date:

February 1, 2019

1404 SW Market Street, #1101
Lees Summit, MO 64081
(816) 347-8955



February 1, 2019

Dear Buyer:

We appreciate the opportunity to have helped you with a very important purchase. We have tried our best to provide you with information that will enable your purchase go as smoothly as possible. We hope your purchase will be an enjoyable one.

InspectorNick.com LC will be proud to be of service to you or your friends in the future.

Sincerely,

A handwritten signature in black ink that reads "N.C. Welty". The signature is fluid and cursive, with a long, sweeping underline that extends to the right.

Nick C. Welty
Senior Inspector
InspectorNick.com LC

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February 1, 2019

Dear Buyer:

At your request, a visual inspection of the above referenced property was conducted on February 1, 2019. This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. **This report is not an insurance policy, nor a warranty service.**

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

We have listed concerns which were observed during the inspection. In the opinion of the inspector, the items listed under "major concerns" are concerns/deficiencies that fall into one of three categories:

- Repairs cost in excess of \$500
- Safety items with significant threat
- Lack of repair for concern/deficiency will result in further degradation causing major safety threat or cost in excess of \$500

These items should receive prompt attention. These items were selected in accordance with prevailing real estate purchase agreements. However, we do not attempt to interpret each contract; **it is the responsibility of the buyer** to decide which, if any, of the items are to be addressed.

The second section includes minor or information items that do not necessarily affect the habitability of the home. Please refer to the entire report for all information pertaining to this inspection.

SECTION 1 - MAJOR CONCERNS

EXTERIOR

EAVES, SOFFITS, FASCIA & TRIM:

2.3 MATERIAL AND CONDITION:

Wood decay and moisture damage was observed at window sills/brick molding on the rear main level bedroom.

Wood decay and moisture damage was observed on the exterior trim at the head trim above and at base of rear door deck.

Replacement of affected wood decayed area(s) recommended.

VENT SYSTEMS, FLUES & CHIMNEYS #1

2.5 CONDITION:

Cracks and significant weathering was observed in the crown of the chimney. The crown is the beveled concrete surface that provides watershed around the flue at the top of the chimney. These cracks occur due to the heat expansion of flue tiles in contact with chimney crown. Correct installation of the chimney crown would have a gap/bond break between chimney crown and flue tiles that is filled with fire rated sealant and allows the expansion of the flue tiles to occur without stress on the chimney crown. Due to the current condition of the crown or wash, replacement by a qualified chimney mason is recommended to prevent further erosion and water intrusion. Provisions for the gap/bond break, will prevent future cracking issues.

The flue tile system is not correct and offsets at flue tile joints were viewed. This condition allows harmful gases with water vapor to condensate on interior brick of chimney. It is recommended that the chimney and the liner condition be evaluated by a qualified chimney sweep prior to closing to determine needed repairs prior use.

FOUNDATION:

BASEMENT:

3.7 FLOOR JOISTS: TYPE AND CONDITION:

One joist in basement ceiling has a section of it removed or over notched to accommodate the ductwork and the integrity of the floor joist is compromised and sagging. Additional support under the "floating" joist ends or "heading" off the joist ends with an appropriately installed header board fastened to parallel joists on both sides of compromised joist is necessary. Consult qualified carpenter for further evaluation and necessary repairs.

3.9 OTHER OBSERVATIONS:

The growth of mold was present at floor joists throughout basement. Mold is often the result of continual or regular moisture on building materials. Some molds may cause illness or allergic reaction. Identification of airborne mold and risk assessment is beyond the scope of this level one cursory visual inspection. It is recommended that the home air quality be tested to determine the extent and type of molds that may be present. Consult with our office to schedule indoor air quality mold sampling for additional fee.

ROOF SYSTEM

ROOF:

4.9 CONDITION:

Asphalt composition roof coverings were installed over wood shingle roof coverings. Shorter life expectancy of asphalt composition roof should be anticipated and many homeowner insurance companies will not insure roofs installed in this manner. Replacement of entire roof maybe necessary to conform to the standards required by most homeowner insurance companies. There is excessive granular loss. This is a warning that the shingles are not protected from the ultraviolet rays that cause deterioration to the asphalt mat.

Hail damage was noted in the roof covering materials. This was confirmed by dents in the exposed metal vent covers and/or impact marks within roof covering. Considerable hail damage was noted. Replacement of affected areas recommended. It is recommended that the homeowner contact their insurance company to see if their coverage will replace the affected materials.

EXPOSED FLASHINGS:

4.10 TYPE & CONDITION:

The rubber boot flashing that provides watershed from around plumbing vent stack(s) through roof was cracked. Repair/Replacement is recommended.

PLUMBING

MAIN WATER SERVICE PIPE:

5.1 TYPE & CONDITION:

A leak was observed at the main water valve. Repair or improvement is recommended. Contact a qualified plumber for further evaluation and repair or improvement as necessary.

WASTE WATER PIPES:

5.3 TYPE & CONDITION:

Water leakage was observed at standpipe in basement under kitchen and lead drains in basement ceiling under bathroom. Repair or improvement is recommended as good maintenance. Contact a qualified plumber for further evaluation and repair or improvement as necessary.

Main waste stack vent pipe through roof is too short resulting in inability for flashing seal. Contact a qualified plumber for

FUEL SYSTEM:***5.10 METER/TANK LOCATION-CONDITION:***

A gas leak was present at the interior, in basement near furnace, identified with blue tape. See attached pictures for locations. Repair or improvement is recommended for safety purposes. Contact a the gas utility company for further evaluation and contact plumber for all necessary repairs or improvements as necessary. It is recommended that either the gas company or our team return after repairs are completed to verify no gas leaks remains, as our experience proves many times, gas leaks are overlooked and/or not repaired fully.

HEATING & COOLING SYSTEMS**HEATING SYSTEM for main level:*****6.8 BLOWER FAN/AIR HANDLER:***

Blower motor is noisy during operation indicating advanced wear. Replacement of affected components recommended. Consult a Heating Ventilation and Air Conditioning (HVAC) contractor for further evaluation and repair or improvement as necessary.

INTERIOR**FLOORS:*****8.10 CONDITION:***

Floor level variances noted in main level bedrooms due to insufficient joists under loaded wall, resulting in significant sag/overload of joist. Improvements and/or repairs recommended. Consult a carpenter or general contractor for further evaluation and repair or improvement as necessary.

FIREPLACE/WOOD BURNING DEVICES in living room:***8.13 CONDITION:***

The chimney does not have a proper liner installed. This is common in older homes where the flue consist of a brick chimney without a terra cotta liner. In some cases older terra cotta liners have failed and require replacement as well. The failure of a chimney liner can lead to leakage of deadly gases into the living spaces and carbon monoxide poisoning. Have the integrity of the chimney joints verified by a qualified chimney sweep or masonry contractor. Often brick lined chimney require installation of a metal liner or complete renovation to restore safe operation. Repairs should be performed as necessary.

Each of these items will likely require further evaluation and repair by licensed tradespeople. Obtain competitive estimates for these items.

Other minor items are also noted in the report and are listed below. They should receive eventual attention, but none of them affect the habitability of the house. The majority are the result of normal wear and tear.

SECTION 2 - MINOR CONCERNS OR INFORMATIONAL ITEMS**EXTERIOR****VENT SYSTEMS, FLUES & CHIMNEYS #1*****2.5 CONDITION:***

Deteriorated brick mortar was evident at the exterior of the chimney. Repointing is recommended to ensure future reliability of the chimney.

FOUNDATION:**BASEMENT:*****3.3 FLOOR DRAIN & SUMP PUMP: TYPE AND CONDITION:***

The basement floor drain clean-out plug was missing. It is recommended that a clean-out plug be installed to prevent potentially volatile and unhealthful sewage gas from escaping into the interior of the home. Floor drain appears clogged and will not drain. Recommend cleaning primary drain prior to capping cleanout hole. Consult with drain cleaning service company.

3.4 WALLS: TYPE AND CONDITION

The foundation wall has moved at NW corner. Indications of settlement or heaving was present by evidence of vertical and/or angular cracks. Full evaluation of these conditions is beyond the scope of this inspection. It is recommended that the condition be periodically monitored. If any worsening of the condition is detected, contact a professional engineer for further evaluation.

3.7 FLOOR JOISTS: TYPE AND CONDITION:

Joists hangers are missing at beam ends around opening for basement stairs. Installation recommended for proper load bearing support. Consult qualified carpenter for evaluation and installation of appropriately sized hangers and fasteners.

3.8 INSULATION

No Insulation was installed in the basement. Consider installing insulation in joists end bays near exterior walls for energy savings and comfort.

3.9 OTHER OBSERVATIONS:

One or more basement windows were cracked/broken, missing or have been improperly installed. Gap to exterior aside window. Repair or Replacement of affected windows recommended.

ROOF SYSTEM**ATTIC SPACE:****4.5 CONDITION:**

The insulation depth was insignificant resulting in nominal R-value. Insulation was installed between the ceiling joists on the floor in the attic. Installation of additional insulation in the attic area is recommended for energy savings and comfort. The standard level of insulation in this area is R-38.

Insulation was installed on the attic walls where 2nd level interior walls adjacent attic space, unfortunately one or more insulation batt were missing or have fallen. Re- Installation recommended to prevent unwanted heat loss in these areas.

4.6 VENTILATION: TYPE & CONDITION:

No attic ventilation was provided. Installation of intake air vents at the soffits and exhaust air vents at the roof peak is necessary for proper ventilation to conform to building standards. Correct attic ventilation will reduce heat build-up in the attic, lower cooling costs and reduce overall wear on roofing shingles.

EXPOSED FLASHINGS:**4.10 TYPE & CONDITION:**

Chimney flashing has separated from chimney. This condition provides potential leakage into attic space or interior of structure. Repair is recommended. Consult a qualified roofing contractor for further evaluation and repair or improvement as necessary.

GUTTERS & DOWNSPOUTS:**4.11 TYPE & CONDITION:**

Some old subsurface downspout leader pipes were observed and most likely drain to sewer. Due to the underground installation, operation and performance of the subsurface drainage system can not be evaluated within the scope of this inspection, and further evaluations with drain camera recommended. Sometimes these old underground systems leak, draining water next to foundation.

Due to excessive number of roof covering layers, the roof's edge extends well beyond the back of the gutter allowing roof water to overshoot gutter system. Recommend removal of gutter system in this location and installation of a shim board attached to original fascia board behind gutter to ensure roof's edge drains into the gutter properly.

The installation of gutter downspout extension leaders and splash blocks is recommended to direct water away from the foundation and avoid soil erosion and saturation at the foundation. Use of subsurface downspout pipes recommended when increased distance away from foundation is needed in excess of five feet.

PLUMBING**MAIN WATER SERVICE PIPE:****5.1 TYPE & CONDITION:**

The water pressure is over 90 psi. Water pressure this high can cause damage to fill valves in toilets, dishwasher, and clothes washer. A water pressure regulator valve should be installed to regulate the pressure to an acceptable 40 to 80 psi range. With the presence of the hot water tank creating "thermal expansion" in a closed water system, rapid and dangerous pressure increases in the water heater tank and system piping due to heating of water. Although the age of structure may predate requirement, installation of a thermal expansion tank in the line between the main water shut off/check valve and water heater tank is recommended to prevent possible leakage/failure of the Temperature and Pressure relief valve on the water heater tank and overall stress to the hot/cold water supply plumbing system. Consult a qualified plumber for further evaluations and installations.

HOSE FAUCETS:**5.4 TYPE & CONDITION:**

Exterior portion of south hose faucet is not properly secured to siding materials. This condition allows movement and possible leakage.

HEATING & COOLING SYSTEMSAIR SUPPLY DUCTWORK:*6.19 DUCTS/AIR SUPPLY:*

Insulation wrap is not continuous to duct transition in attic space allowing possible Heat/Cool loss and potential of condensation during cooling season. Consult a qualified heating, ventilation and air conditioning (HVAC) contractor for further evaluation and repair or improvement as necessary.

Insulation on the supply ducts in basement ceiling was suspected of containing asbestos. Testing for asbestos and evaluating the potential risk is beyond the scope of this inspection. Consult an asbestos testing specialist for further evaluation, as necessary.

ELECTRICAL SYSTEMELECTRICAL PANELS:*7.3 MAIN PANEL: TYPE & CONDITIONS:*

Oversized circuit breakers have been installed in the panel box. Such conditions may result in overloading of the wiring and potentially fire may occur. Installation of properly sized and rated circuit breakers is recommended. Consult an electrician for further evaluation and repair or improvement, as necessary.

INTERIORDOORS:*8.2 OTHER EXTERIOR DOORS:*

Rear entry door does not latch in door frame due to mis-aligned striker plate or incorrect door installation.

WINDOWS:*8.5 CONDITION:*

All windows throughout home were hard to operate or painted closed. Service windows and recheck and make all necessary repairs to restore proper operation to windows for convenience and reliability of safety for egress. A few windows were cracked. Replacement of the window pane(s) is recommended as good maintenance.

FLOORS:*8.10 CONDITION:*

High moisture readings present throughout both vinyl bathroom floors indicating trapped moisture from adhesives that has not dried. Consult qualified flooring contractor for further evaluation and necessary repairs.

STAIRS & HANDRAILS:*8.11 CONDITION:*

The spacing of balusters (spindles) in the railing was improper. Spacing of no more than four inches between the balusters is recommended to provide safety for small children.

KITCHENKITCHEN SINK:*9.1 TYPE & CONDITION:*

Hot and cold are reversed.

REFRIGERATOR:*9.4 CONDITION:*

No water supply line is installed for the addition of an icemaker. Consult qualified plumber or appliance technician if desired.

BATHROOMSBATHROOM in upper hall:*11.1 VENTILATION:*

The bathroom window was not operational. Repair of the window or installation of a vent fan is recommended to provide ventilation to the bathroom.

11.2 CONDITION OF SINK:

Drainage at the sink was slower than average. The drain pipe should be cleaned or serviced as necessary to restore good performance.

BATHROOM in main level hall:

11.6 VENTILATION:

The bathroom window was not operational. Repair of the window or installation of a vent fan is recommended to provide ventilation to the bathroom.

11.9 TUB/SHOWER PLUMBING FIXTURES:

The drain stop mechanism did not operate properly. Repair of the drain stop mechanism is recommended.

Tub will not drain. Consult a qualified plumber for further evaluation and repair or improvement, as necessary.

GROUNDS

SIDEWALKS & WALKWAYS:

12.1 TYPE & CONDITION:

The paving was cracked and has settled in places. The paved surface was offset at cracks. This condition should be monitored periodically. If the condition progresses, corrective action should be performed as needed.

GRADING:

12.3

Portions of the soil grade were not properly sloped away from the foundation. Fill low spots or re-grade and pitch the slope of the soil away from the foundation. The slope should fall away from the foundation at a minimum rate of half an inch per foot to at least a five foot distance from the foundation. Maintain the slope of the grade in the direction away from the foundation. Poor drainage around the foundation may result in structural problems.

Please read the full report thoroughly. There may be additional important comments or suggestions for maintenance or improvements that could be of value to you.

Thank you for selecting our firm to do your pre-purchase home inspection. **If you have any questions regarding the inspection report or the home, please feel free to call us.**

Sincerely,



InspectorNick.com LC

Nick C. Welty
Inspector

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

1.1 FILE #: 128970. **1.2 DATE OF INSPECTION:** February 1, 2019. **1.3 TIME OF INSPECTION:** 12:00 PM. **1.4 CLIENT NAME:**
1.5 INSPECTION SITE: **1.6 INSPECTION SITE CITY/STATE/ZIP:** **1.7 INSPECTED BY:** Nick Welty.

CLIMATIC CONDITIONS:

1.8 WEATHER: Cloudy. **1.9 SOIL CONDITIONS:** Wet. **1.10 OUTSIDE TEMPERATURE:** 60-69 degrees.

BUILDING CHARACTERISTICS:

1.11 MAIN ENTRY FACES: East. **1.12 ESTIMATED AGE OF HOUSE:** 50-100 years. **1.13 BUILDING TYPE:** Single family Two Story with conventional wood frame construction.

UTILITY SERVICES:

1.14 WATER SOURCE: Public. **1.15 WASTE DISPOSAL:** Public. **1.16 UTILITIES STATUS:** All utilities ON.

OTHER INFORMATION:

1.17 RESIDENCE STATUS:

The house was vacant at the time of the inspection. No furnishings remained at the property at the time of inspection.

1.18 PEOPLE PRESENT:

Purchaser(s), Selling Agent.

ENVIRONMENTAL ISSUES

1.19 Radon:

Radon screening was included in this inspection. The Radon results should be emailed shortly after the test has commenced. For further information on Radon, contact this inspection company or the Environmental Protection Agency. No mitigation system is installed. Radon gas is a natural substance that is present in most areas of the United States. Radon is a daughter of Radium. Radon itself is not of particular importance as a health risk. Radon has a half-life of 3.7 days, and chances are good that you will exhale any radon gas you inhale before it decays. Radon decays into Polonium, and this is where the health risk lies. Polonium has 2 daughters. One has a half-life of approximately one minute and the other daughter has a half-life of less than a second. This second daughter poses a health risk as the alpha particle emitted can strike a living cell and possibly cause the cell to become cancerous. For a more detailed analysis of Radon and its health risks, contact this inspection company or the EPA.

REPORT LIMITATIONS

This home inspection report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. **This report incorporates by reference the "Inspection Agreement" previously entered into by the parties on the date the parties signed said agreement. This inspection report is voided and invalid if "Agreement for Home Inspection Services" has not been reviewed and signed by client.**

Any and all pictures included within report are merely for representation of location and may not include full deficiency. Repairs of conditions cited in this report should be performed by qualified and properly licensed contractors in the appropriate trades. Employment of inexperienced, incompetent or otherwise unreliable contractors may result in additional damage or problems. Seek estimates from at least three contractors before authorizing any repair.

In the event of a claim, disagreement, dispute or complaint arising from this inspection or report, the Client will allow InspectorNick.com LC to inspect the claim prior to any repairs or waive the right to make the claim. The Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR

The integrity and moisture content of framing and sheathing behind finished coverings (exterior siding, cement stone coverings, fiber cement siding, drywall, etc.) is not visible to inspect and beyond the scope of our services and is excluded within our inspection. The lack of proper detailing and flashing may result in water penetration behind siding resulting in water penetration and structural damage which InspectorNick.com makes no guarantee, warranty, or implied in this inspection. If this home was built prior to 1978, this could indicate the potential for the presence of lead-based paint. Further evaluations maybe desired to determine if lead-based paint exist on or in this home. Contact InspectorNick.com for scheduling your EPA certified Lead-based paint inspection.

WALLS & SIDING:

2.1 MATERIAL:

The exterior walls were covered with brick siding, and stucco siding (Stucco is a masonry surface material put on in layers over an expanded wire mesh that is fastened to the substrate)

2.2 CONDITION:

The exterior walls and siding appear to be serviceable.

EAVES, SOFFITS, FASCIA & TRIM:

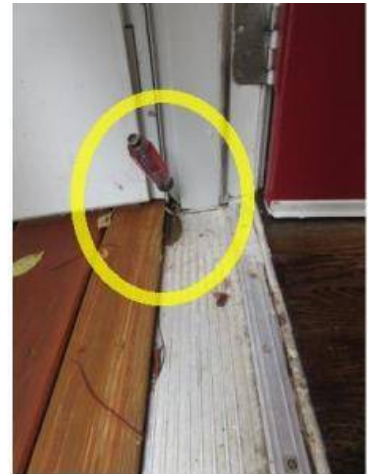
2.3 MATERIAL AND CONDITION:

The exterior trim was wood. Most of the exterior trim appears to be serviceable. However, some areas require attention as follows:

Wood decay and moisture damage was observed at window sills/brick molding on the rear main level bedroom.



Wood decay and moisture damage was observed on the exterior trim at the head trim above and base at rear door deck. Replacement of affected wood decayed area(s) recommended.



VENT SYSTEMS, FLUES & CHIMNEYS #1

2.4 TYPE:

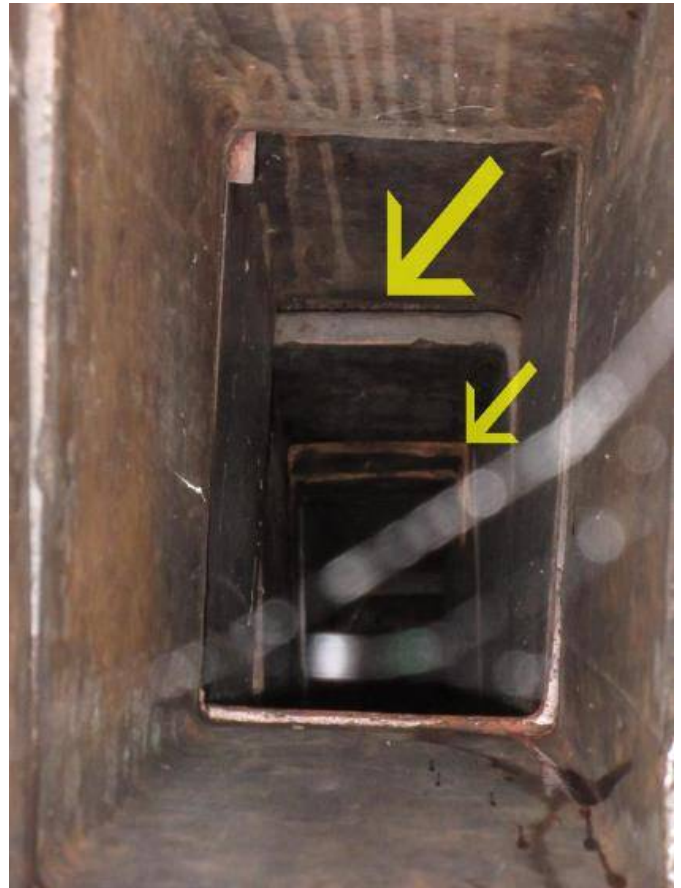
The brick chimney services the fireplace(s), and heating system and water heater.

2.5 CONDITION:

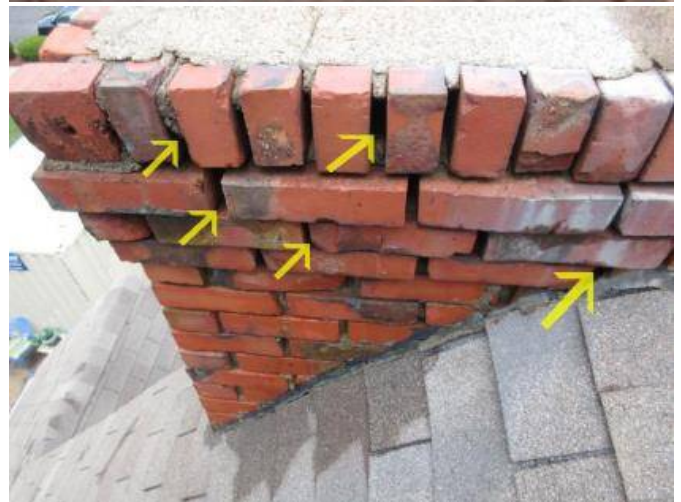
Cracks and significant weathering was observed in the crown of the chimney. The crown is the beveled concrete surface that provides watershed around the flue at the top of the chimney. These cracks occur due to the heat expansion of flue tiles in contact with chimney crown. Correct installation of the chimney crown would have a gap/bond break between chimney crown and flue tiles that is filled with fire rated sealant and allows the expansion of the flue tiles to occur without stress on the chimney crown. Due to the current condition of the crown or wash, replacement by a qualified chimney mason is recommended to prevent further erosion and water intrusion. Provisions for the gap/bond break, will prevent future cracking issues.



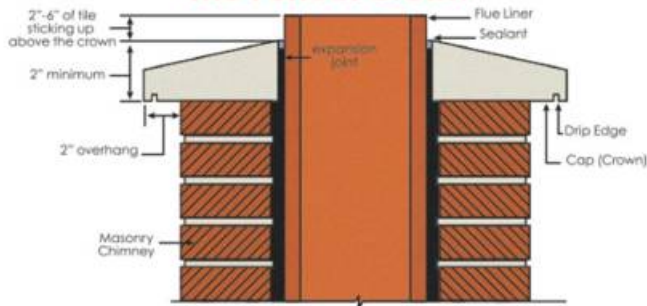
The flue tile system is not correct and offsets at flue tile joints were viewed. This condition allows harmful gases with water vapor to condensate on interior brick of chimney. It is recommended that the chimney and the liner condition be evaluated by a qualified chimney sweep prior to closing to determine needed repairs prior use.



Deteriorated brick mortar was evident at the exterior of the chimney. Repointing is recommended to ensure future reliability of the chimney.



The Perfect Crown



FOUNDATION:

Lack of positive drainage and expansive clay soil is the primary contributor to foundation problems. Drainage around a house generally depends upon two things: grading the slope of ground away from foundation and properly functioning gutters and downspouts discharging roof water four to six feet from foundation. Whether the house foundation is a basement, concrete slab or crawlspace; water management away from foundation is necessary to ensure the expansive clay soils found in this region do not cause hydraulic inward movement and/or heaving. In seasons of drought; where expansive clay soils have no moisture, the ground around and potentially under foundation suffers from shrinkage possibly creating voids under the foundation footings allowing settlement. It is imperative to water your soil four to six feet from foundation when the ground is excessively dry to help reduce the potential of settlement. Any question regarding these issues please consult your inspector.

BASEMENT:

3.1 ACCESSIBILITY:

The basement area was unfinished.

3.2 FLOOR: TYPE AND CONDITION

The basement floor was concrete. The basement floor appears to be serviceable.

3.3 FLOOR DRAIN & SUMP PUMP: TYPE AND CONDITION:

The basement floor drain clean-out plug was missing. It is recommended that a clean-out plug be installed to prevent potentially volatile and unhealthy sewage gas from escaping into the interior of the home. Floor drain appears clogged and will not drain. Recommend cleaning primary drain prior to capping cleanout hole. Consult with drain cleaning service company.

3.4 WALLS: TYPE AND CONDITION

The basement foundation walls were stone and mortar. The foundation wall has moved at NW corner. Indications of settlement or heaving was present by evidence of vertical and/or angular cracks. Full evaluation of these conditions is beyond the scope of this inspection. It is recommended that the condition be periodically monitored. If any worsening of the condition is detected, contact a professional engineer for further evaluation.



Fill crack & monitor

3.5 SUPPORT COLUMNS: TYPE AND CONDITION:

The support columns were steel. The support columns in the basement appear to be serviceable.

3.6 BEAMS: TYPE AND CONDITION:

The beams were steel. The main beam(s) appear(s) to be serviceable.

3.7 FLOOR JOISTS: TYPE AND CONDITION:

The floor joists were wood 2x8 floor joists set at 16" on center. Most of the floor joists appear to be serviceable. However, some areas require attention as follows:

One joist in basement ceiling has a section of it removed or over notched to accommodate the ductwork and the integrity of the floor joist is compromised and sagging. Additional support under the "floating" joist ends or "heading" off the joist ends with an appropriately installed header board fastened to parallel joists on both sides of compromised joist is necessary. Consult qualified carpenter for further evaluation and necessary repairs.



Joists hangers are missing at beam ends around opening for basement stairs. Installation recommended for proper load bearing support. Consult qualified carpenter for evaluation and installation of appropriately sized hangers and fasteners.



3.8 INSULATION

No Insulation was installed in the basement. Consider installing insulation in joists end bays near exterior walls for energy savings and comfort.

3.9 OTHER OBSERVATIONS:

One or more basement windows were cracked/broken, missing or have been improperly installed. Gap to exterior aside window. Repair or Replacement of affected windows recommended.



The growth of mold was present at floor joists throughout basement. Mold is often the result of continual or regular moisture on building materials. Some molds may cause illness or allergic reaction. Identification of airborne mold and risk assessment is beyond the scope of this level one cursory visual inspection. It is recommended that the home air quality be tested to determine the extent and type of molds that may be present. Consult with our office to schedule indoor air quality mold sampling for additional fee.



ROOF SYSTEM

The following report section is an opinion of the general quality and condition of the roofing material. **The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage.** The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Most often, this condition is not present at the time of the inspection.

ATTIC SPACE:

4.1 METHOD OF INSPECTION:

The attic area was walked. Visibility of attic area was limited by insulation covering ceiling joists and height restrictions at eaves.

4.2 FRAMING: TYPE:

Conventional framing was employed in the construction of the roof. The roof was framed with 2x4 wood rafters, set at 16" on center.

4.3 CONDITION:

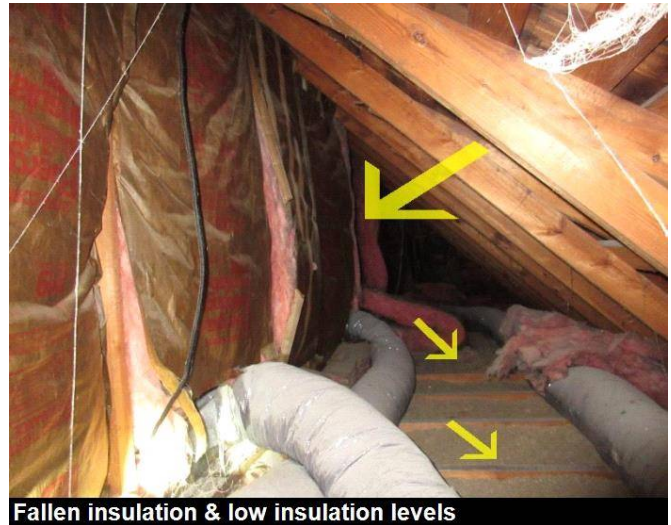
The attic framing appears to be serviceable. Not all reaches of the attic area were available for inspection due to framing, insulation, equipment, storage, and/or lack of walkways.

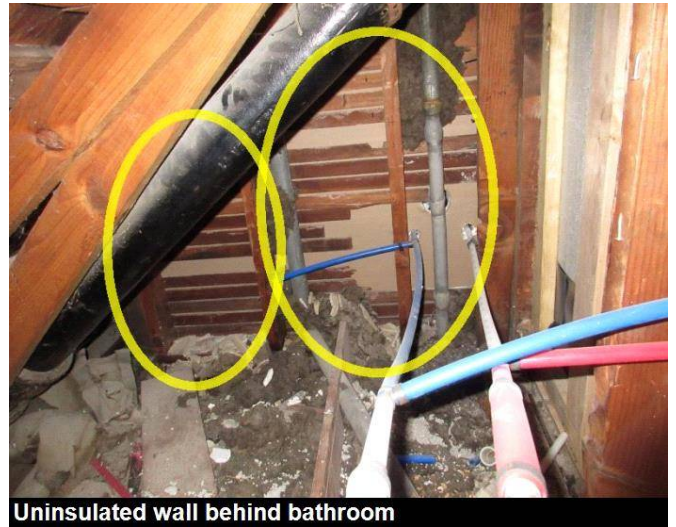
4.4 INSULATION: TYPE:

The attic insulation appeared to be blown-in cellulose. The R-value of this material is typically between 3.1 and 3.7 per inch of thickness. The resistance to heat moving through insulation is measured as "R-value", the higher the R-value, the greater the resistance to heat flow through the insulation.

4.5 CONDITION:

The insulation depth was insignificant resulting in nominal R-value. Insulation was installed between the ceiling joists on the floor in the attic. Installation of additional insulation in the attic area is recommended for energy savings and comfort. The standard level of insulation in this area is R-38. Insulation was installed on the attic walls where 2nd level interior walls adjacent attic space, unfortunately one or more insulation batt were missing or have fallen. Re- Installation recommended to prevent unwanted heat loss in these areas.





4.6 VENTILATION: TYPE & CONDITION:

No attic ventilation was provided. Installation of intake air vents at the soffits and exhaust air vents at the roof peak is necessary for proper ventilation to conform to building standards. Correct attic ventilation will reduce heat build-up in the attic, lower cooling costs and reduce overall wear on roofing shingles.

ROOF:

4.7 LOCATION/ACCESS/METHOD OF INSPECTION:

The main roof was walked on during this inspection.



4.8 STYLE & COMPOSITION:

The gable roof was covered with composition asphalt shingles.

4.9 CONDITION:

The approximate age of the roof appears to be 10-15 years. Three layers of roofing appear to be present. **Asphalt composition roof coverings were installed over wood shingle roof coverings. Shorter life expectancy of asphalt composition roof should be anticipated and many homeowner insurance companies will not insure roofs installed in this manner. Replacement of entire roof maybe necessary to conform to the standards required by most homeowner insurance companies.**

There is excessive granular loss. This is a warning that the shingles are not protected from the ultraviolet rays that cause deterioration to the asphalt mat.

Hail damage was noted in the roof covering materials. This was confirmed by dents in the exposed metal vent covers and/or impact marks within roof covering. Considerable hail damage was noted. Replacement of affected areas recommended. It is recommended that the homeowner contact their insurance company to see if their coverage will replace the affected materials.



Granule loss



Granule loss

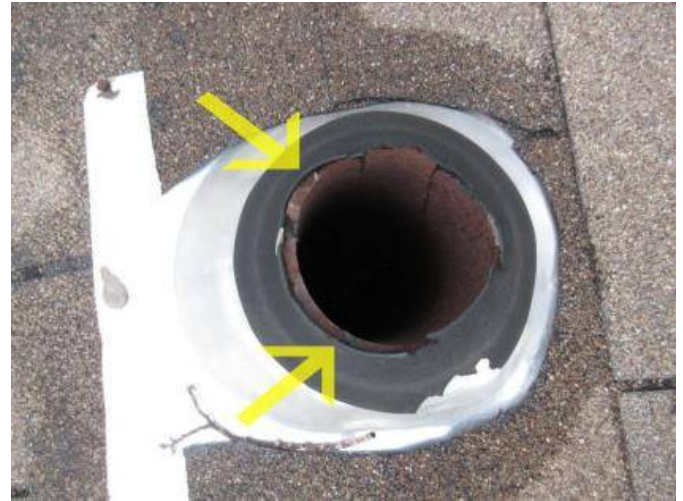


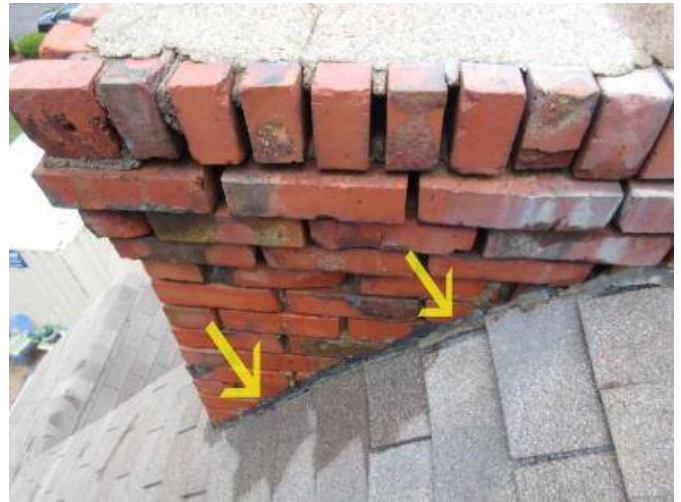
EXPOSED FLASHINGS:

4.10 TYPE & CONDITION:

Metal and rubber roof flashings were present. Most of the roof flashings appear to be serviceable. However, some areas require attention as follows: **The rubber boot flashing that provides watershed from around plumbing vent stack(s) through roof was cracked. Repair/Replacement is recommended.**

Chimney flashing has separated from chimney. This condition provides potential leakage into attic space or interior of structure. Repair is recommended. Consult a qualified roofing contractor for further evaluation and repair or improvement as necessary.





GUTTERS & DOWNSPOUTS:

4.11 TYPE & CONDITION:

A metal gutter system was present. Some old subsurface downspout leader pipes were observed and most likely drain to sewer. Due to the underground installation, operation and performance of the subsurface drainage system can not be evaluated within the scope of this inspection, and further evaluations with drain camera recommended. Sometimes these old underground systems leak, draining water next to foundation.



Due to excessive number of roof covering layers, the roof's edge extends well beyond the back of the gutter allowing roof water to overshoot gutter system. Recommend removal of gutter system in this location and installation of a shim board attached to original fascia board behind gutter to ensure roof's edge drains into the gutter properly.



The installation of gutter downspout extension leaders and splash blocks is recommended to direct water away from the foundation and avoid soil erosion and saturation at the foundation. Use of subsurface downspout pipes recommended when increased distance away from foundation is needed in excess of five feet.



PLUMBING

MAIN WATER SERVICE PIPE:

5.1 TYPE & CONDITION:

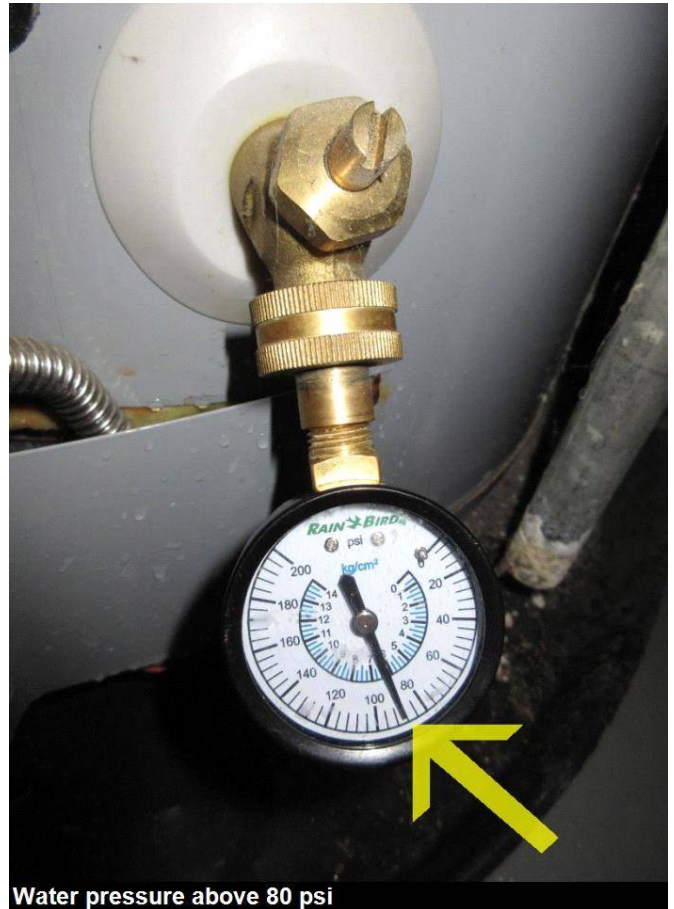
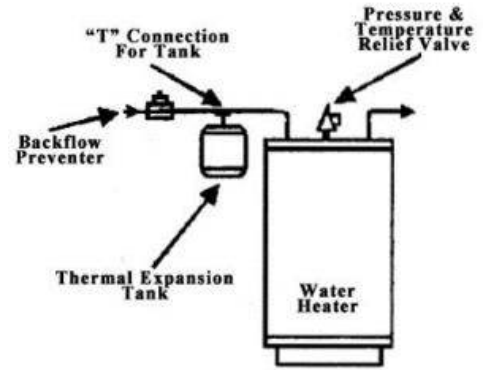
The main water supply pipe was copper. The main water pipe entering the house was 3/4" in diameter. The main water shut off valve was located in the basement. Main water shutoff valves are not operated during inspection due to extensiveness to determine if valve indeed does "stop" water. It is possible, should use of main shutoff valve be needed in future, that the valve may not be working correctly and at that time a secondary in-line valve would need to be installed. The main water service pipe appears to be serviceable. The water pressure is over 90 psi. Water pressure this high can cause damage to fill valves in toilets, dishwasher, and clothes washer. A water pressure regulator valve should be installed to regulate the pressure to an acceptable 40 to 80 psi range.

With the presence of the hot water tank creating "thermal expansion" in a closed water system, rapid and dangerous pressure increases in the water heater tank and system piping due to heating of water. Although the age of structure may predate requirement, installation of a thermal expansion tank in the line between the main water shut off/check valve and water heater tank is recommended to prevent possible leakage/failure of the Temperature and Pressure relief valve on the water heater tank and overall stress to the hot/cold water supply plumbing system. Consult a qualified plumber for further evaluations and installations.

A leak was observed at the main water valve. Repair or improvement is recommended. Contact a qualified plumber for further evaluation and repair or improvement as necessary.



Valve leaking



Water pressure above 80 psi

INTERIOR WATER SUPPLY PIPES:

5.2 TYPE & CONDITION:

The interior water supply pipes were plastic (PEX). The interior water supply pipes appear to be serviceable.

WASTE WATER PIPES:

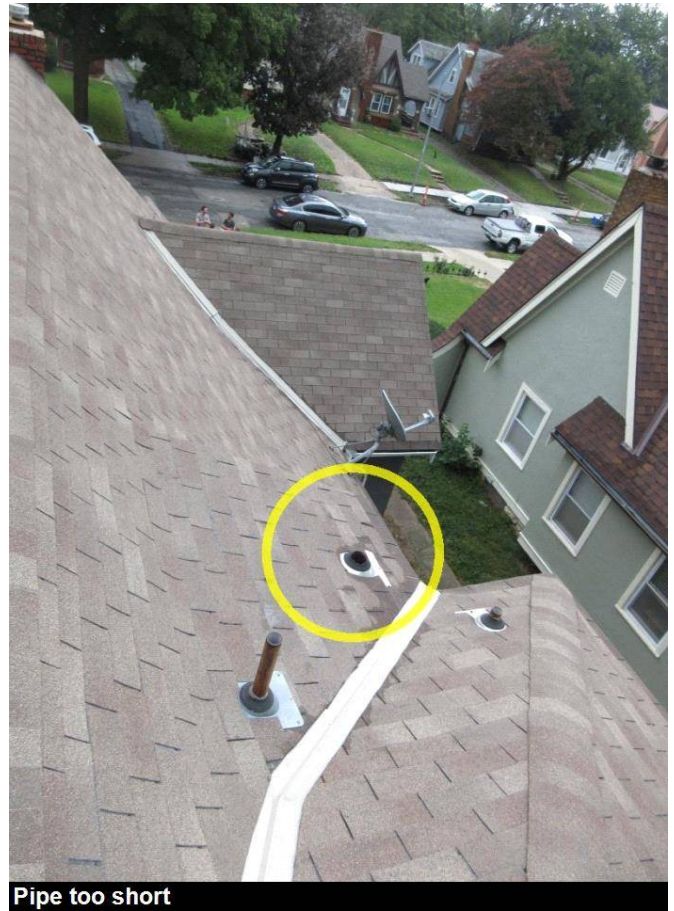
5.3 TYPE & CONDITION:

The waste water pipes were PVC (Polyvinyl chloride) plastic, ABS (Acrylonitrile Butadiene Styrene) plastic, lead and galvanized. Most of the waste water pipes appear to be serviceable. However, some attention is needed as follows: **Water leakage was observed at standpipe in basement under kitchen and lead drains in basement ceiling under bathroom. Repair or improvement is recommended as good maintenance. Contact a qualified plumber for further evaluation and repair or improvement as necessary.**





Main waste stack vent pipe through roof is too short resulting in inability for flashing seal. Contact a qualified plumber for further evaluation and repair or improvement as necessary.



HOSE FAUCETS:

5.4 TYPE & CONDITION:

The exterior hose faucets were the frost-proof type. No interior shutoff valves are required. Be sure that the hose or other devices are removed from this faucet before winter or else damage from freezing may result. Some frost proof faucets appear serviceable when tested with no back pressure as during this inspection. Faults in the faucets may be evident only when a hose and sprayer valve are connected. Such faults are not the responsibility of the inspector. A representative sample of the hose faucets were operated. Most of the hose faucets appear to be serviceable. However, some attention is needed as follows:

Exterior portion of south hose faucet is not properly secured to siding materials. This condition allows movement and possible leakage.

WATER HEATER:

5.5 TYPE:

Gas.



5.6 SIZE:

40 Gallons.

5.7 AGE:

5-10 years.

5.8 LOCATION:

Basement.

5.9 CONDITION:

The water heater appears to be serviceable.

FUEL SYSTEM:**5.10 METER/TANK LOCATION-CONDITION:**

The gas meter was located at the exterior. The main gas shutoff valve was present at the gas meter. Most of the fuel system appears to be serviceable. However, some areas need attention as follows:

A gas leak was present at the interior, in basement near furnace, identified with blue tape. See attached pictures for locations. Repair or improvement is recommended for safety purposes. Contact a the gas utility company for further evaluation and contact plumber for all necessary repairs or improvements as necessary. It is recommended that either the gas company or our team return after repairs are completed to verify no gas leaks remains, as our experience proves many times, gas leaks are overlooked and/or not repaired fully.



HEATING & COOLING SYSTEMS

HEATING SYSTEM for main level:

6.1 LOCATION OF HEATING SYSTEM:

The primary heating system was located in the basement.



6.2 HEATING SYSTEM TYPE:

Forced air furnace. The furnace is a newer mid efficiency type with a fan installed in the vent pipe to pull the burnt flue gases up and into the flue.

6.3 FUEL TYPE:

Natural Gas.

6.4 CAPACITY OF HEATING SYSTEM:

Approximately 80,000 BTUs.

6.5 APPROXIMATE AGE OF HEATING SYSTEM:

less than 1 year.

6.6 CONDITION OF OVERALL SYSTEM:

The heating system appears to be serviceable. Cleaning/servicing of HVAC system on an annual basis is recommended to extend of the system life and ensure optimal performance. Cleaning/servicing of HVAC system on an annual basis is recommended to extend of the system life and ensure optimal performance. During furnace operation, a test for carbon monoxide (CO) was conducted and 0 PPM was detected at one of the supply vents closest to the furnace unit.

6.7 BURNERS/HEAT EXCHANGERS:

The burners/heat exchanger appear to be serviceable.

6.8 BLOWER FAN/AIR HANDLER:

Blower motor is noisy during operation indicating advanced wear. Replacement of affected components recommended. Consult a Heating Ventilation and Air Conditioning (HVAC) contractor for further evaluation and repair or improvement as necessary.

6.9 COMBUSTION AIR SUPPLY:

The combustion air supply appears to be serviceable.

6.10 EXHAUST VENTING:

The exhaust venting appears to be serviceable.

6.11 AIR FILTERS:

A disposable type air filter was present. The air filter appears to be serviceable. Change or clean air filter at regular intervals as recommended in the manufacturers instructions or as necessary.

6.12 SYSTEM CONTROLS:

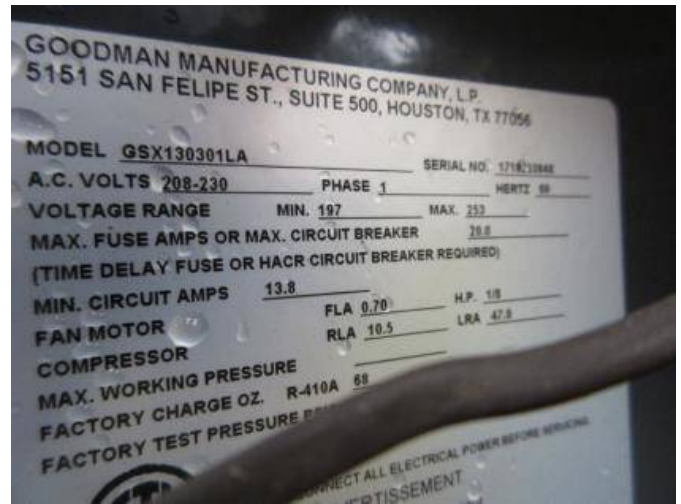
The system controls appear to be serviceable.

COOLING SYSTEM for main level:

6.13 TYPE:

The primary cooling system was a split system central air conditioner.





6.14 POWER SOURCE:

The cooling system was electric powered (220 volt). An electrical disconnect for the cooling system was present.

6.15 APPROXIMATE AGE OF COOLING SYSTEM:

less than 1 year.

6.16 COOLING EFFECT/AIR TEMPERATURE DIFFERENTIAL:

AIR TEMPERATURE DIFFERENTIAL:

The air temperature differential was 19 degrees Fahrenheit.

6.17 SYSTEM CONDITION:

The cooling system appears to be serviceable. The cooling system was producing an adequate air temperature drop as measured inside between the supply and return registers.

AIR SUPPLY DUCTWORK:

6.18 TYPE:

Sheet Metal Plenum. The air plenum appears to be serviceable.

6.19 DUCTS/AIR SUPPLY:

Insulation wrap is not continuous to duct transition in attic space allowing possible Heat/Cool loss and potential of condensation during cooling season. Consult a qualified heating, ventilation and air conditioning (HVAC) contractor for further evaluation and repair or improvement as necessary.



Insulation on the supply ducts in basement ceiling was suspected of containing asbestos. Testing for asbestos and evaluating the potential risk is beyond the scope of this inspection. Consult an asbestos testing specialist for further evaluation, as necessary.



ELECTRICAL SYSTEM

SERVICE:

7.1 SIZE,TYPE AND CONDITION:

120/240 Volt. - 100 Ampere. The electrical service drop appears to be serviceable. Overhead service drop.

ELECTRICAL PANELS:

7.2 MAIN PANEL: LOCATION:

Basement.



7.3 MAIN PANEL: TYPE & CONDITIONS:

Circuit breakers were present in the main panel box. Oversized circuit breakers have been installed in the panel box. Such conditions may result in overloading of the wiring and potentially fire may occur. Installation of properly sized and rated circuit breakers is recommended. Consult an electrician for further evaluation and repair or improvement, as necessary.



Oversized breakers

CONDUCTORS & WIRING:

7.4 ENTRANCE SERVICE CABLES:

The entrance service cables appear to be serviceable. The entrance service cable was aluminum.

7.5 BRANCH WIRING:

The conductors in the branch cables were copper.

7.6

The type of branch cables were Romex (plastic or fabric sheathed cable)
The branch wiring appears to be serviceable.

SWITCHES & OUTLETS:

7.7 CONDITION:

A representative sample of switches and outlets was evaluated. Those outlets and switches operated appeared to be serviceable.

LIGHT FIXTURES

7.8 CONDITION:

A representative sample of light fixtures was evaluated. Those light fixtures operated appeared to be serviceable.

INTERIOR

DOORS:

8.1 MAIN ENTRY DOOR:

The main entry door appears to be serviceable.

8.2 OTHER EXTERIOR DOORS:

Rear entry door does not latch in door frame due to mis-aligned striker plate or incorrect door installation.

8.3 INTERIOR DOORS:

The interior doors appear to be serviceable.

WINDOWS:

8.4 TYPE:

The windows were the wood frame, double hung type with single glass panes.

8.5 CONDITION:

All windows throughout home were hard to operate or painted closed. Service windows and recheck and make all necessary repairs to restore proper operation to windows for convenience and reliability of safety for egress.

A few windows were cracked. Replacement of the window pane(s) is recommended as good maintenance.



INTERIOR WALLS:

8.6 TYPE:

The interior walls were finished with drywall and plaster.

8.7 CONDITION:

The overall condition of the interior walls appears to be serviceable.

If this home was built prior to 1978, this could indicate the potential for the presence of lead-based paint. Further evaluations maybe desire to determine if lead-based paint exist on or in this home. Contact InspectorNick.com for scheduling your EPA certified Lead-based paint inspection.

Determination of the presence or absence of chinese or other defective drywall materials and related conditions or risks is outside the scope of this inspection. Please review <http://www.cpsc.gov/info/drywall/index.html> for more information.

CEILINGS:

8.8 TYPE:

The interior ceilings were finished with drywall.

8.9 CONDITION:

The general condition of the ceilings appears to be serviceable.

FLOORS:

8.10 CONDITION:

The overall condition of the floors appears to be serviceable.

Floor level variances noted in main level bedrooms due to insufficient joists under loaded wall, resulting in significant sag/overload of joist. Improvements and/or repairs recommended. Consult a carpenter or general contractor for further evaluation and repair or improvement as necessary.

High moisture readings present throughout both vinyl bathroom floors indicating trapped moisture from adhesives that has not dried. Consult qualified flooring contractor for further evaluation and necessary repairs.

STAIRS & HANDRAILS:

8.11 CONDITION:

The interior stairs appear to be serviceable. The handrail(s) at the stairs appear to be serviceable. The spacing of balusters (spindles) in the railing was improper. Spacing of no more than four inches between the balusters is recommended to provide safety for small children.

FIREPLACE/WOOD BURNING DEVICES in living room:

8.12 TYPE:

Wood Stove, inserted into the fireplace.

8.13 CONDITION:

The chimney does not have a proper liner installed. This is common in older homes where the flue consist of a brick chimney without a terra cotta liner. In some cases older terra cotta liners have failed and require replacement as well. The failure of a chimney liner can lead to leakage of deadly gases into the living spaces and carbon monoxide poisoning. Have the integrity of the chimney joints verified by a qualified chimney sweep or masonry contractor. Often brick lined chimney require installation of a metal liner or complete renovation to restore safe operation. Repairs should be performed as necessary.



Unlined throat of fireplace

SMOKE/FIRE DETECTOR:

8.14 COMMENTS:

Inspector does not evaluate placement and operation of smoke detectors and carbon monoxide detectors, it is the responsibility of the purchaser to determine the need, operation, battery replacement and placement of these safety devices prior to occupying. Installation of at least one Carbon Monoxide detector on the main living level of the residence is recommended. Smoke detectors are recommended by the U.S. Product Safety Commission to be installed inside each bedroom/sleeping area and adjoining hallway and on each living level of the home and basement level. They should be located at least ten feet from each bedroom door, at least six feet above the floor, preferably on the ceiling, and at least one foot from corners. Install detectors as per manufactures recommendations. More information about fire safety and alarm types can be resourced here - <https://www.cpsc.gov/PageFiles/119009/559.pdf>

KITCHEN**KITCHEN SINK:**

9.1 TYPE & CONDITION:

A stainless steel sink was present. The sink appears to be serviceable. The hand sprayer appears to be serviceable. Hot and cold are reversed.

RANGE/COOK TOP AND OVEN:

9.2 TYPE & CONDITION:

The range was electric powered. The cooking appliances appear to be serviceable.

VENTILATION:

9.3 TYPE & CONDITION:

No ventilation was present. Installation of ventilation may be desired.

REFRIGERATOR:

9.4 CONDITION:

None present. No water supply line is installed for the addition of an icemaker. Consult qualified plumber or appliance technician if desired.

DISHWASHER:

9.5 CONDITION:

The dishwasher appears to be serviceable.

GARBAGE DISPOSAL:

9.6 CONDITION:

The garbage disposal appears to be serviceable.

INTERIOR COMPONENTS:

9.7 COUNTERS & CABINETS:

The counter tops were stone. The counter tops appear to be serviceable. The cabinets were wood. The cabinets appear to be serviceable.

9.8 SWITCHES/FIXTURES/OUTLETS:

The switches, outlets and fixtures appear to be serviceable.

LAUNDRY

Only visible portions of laundry electrical, plumbing and venting are inspected visually and no operations of clothes washer/dryer appliances (if present) are performed. If laundry appliances are part of the sale; confirm in writing from the seller(s), the condition of the appliance(s) and obtain any manuals/warranty information prior to close of sale.

HomeOwner Tips -

#1 - It is recommended that the water supplies at the clothes washer be shut-off between uses to avoid damage from a burst supply hose. Alternatively, consider the installation of steel braided, re-inforced heavy duty supply hoses to connect the clothes washer.

#2 - Installation of 2" deep washer pan under clothes washing machine installed on finished flooring will prevent flooring damage if minor leak occurs.

#3 - Corrugated vent ducts for clothes dryers may be a fire hazard. Installation of a smooth metal duct is recommended. Consult the manufacturer's instructions for proper installation. The dryer vent duct should be inspected and cleaned on a regular basis.

Damaged, collapsed, kinked or constricted dryer ducts should be repaired or replaced to ensure optimal safety and performance.

CONNECTIONS & HOOK-UPS:

10.1 LOCATION:

The laundry area was located in the basement.

10.2 CONDITION:

Water supply shut offs are only visually checked, inspector did not operate valves. Ensure operation through current homeowner. The plumbing hook-ups for the clothes washer appear to be serviceable. The washer discharge and drain appear to be serviceable. Provisions for an electric powered (220 v.) clothes dryer were provided. An older 3-hole 220 volt power outlet was provided. A vent was provided for the clothes dryer. The visible portions of the dryer vent appeared to be serviceable. Provisions for a gas powered clothes dryer were provided. The gas pipe was capped for safety purposes.

BATHROOMS

BATHROOM in upper hall:

11.1 VENTILATION:

The bathroom window was not operational. Repair of the window or installation of a vent fan is recommended to provide ventilation to the bathroom.

11.2 CONDITION OF SINK:

Drainage at the sink was slower than average. The drain pipe should be cleaned or serviced as necessary to restore good performance.

11.3 CONDITION OF TOILET:

The toilet appears to be serviceable.

11.4 TUB/SHOWER PLUMBING FIXTURES:

The shower fixtures appear to be serviceable.

11.5 BATHTUB, SHOWER & WALLS:

The shower basin appears to be serviceable. The shower walls appear to be serviceable. It is important to maintain all grout and caulk joints in the bathing areas. Grout should be properly installed and maintained between joints in tile everywhere and caulk installed and maintained where tile changes planes (wall corners, tile to tub/shower pan and around protrusions through tile) Even minor imperfections at these joints can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required to ensure reliable performance. Shower pans and tub/shower surrounds are visually checked for leakage at the time of inspection. However, leaks often are not visually evident except when the shower is in normal use with a person showering. Determination of water-tightness of shower pans and tub/shower surrounds is beyond the scope of this limited visual inspection.

BATHROOM in main level hall:

11.6 VENTILATION:

The bathroom window was not operational. Repair of the window or installation of a vent fan is recommended to provide ventilation to the bathroom.

11.7 CONDITION OF SINK:

The bathroom sink(s) appear(s) to be serviceable.

11.8 CONDITION OF TOILET:

The toilet appears to be serviceable.

11.9 TUB/SHOWER PLUMBING FIXTURES:

The shower/bathtub fixtures appear to be serviceable. The drain stop mechanism did not operate properly. Repair of the drain stop mechanism is recommended.

Tub will not drain. Consult a qualified plumber for further evaluation and repair or improvement, as necessary.

11.10 BATHTUB, SHOWER & WALLS:

The bathtub and shower walls appear to be serviceable. It is important to maintain all grout and caulk joints in the bathing areas. Grout should be properly installed and maintained between joints in tile everywhere and caulk installed and maintained where tile changes planes (wall corners, tile to tub/shower pan and around protrusions through tile) Even minor imperfections at these joints can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required to ensure reliable performance.

GROUND

SIDEWALKS & WALKWAYS:

12.1 TYPE & CONDITION:

The sidewalks and/or walkways were concrete paved. The paving was cracked and has settled in places. The paved surface was offset at cracks. This condition should be monitored periodically. If the condition progresses, corrective action should be performed as needed.

DECKS:

12.2 TYPE & CONDITION:

The deck was wood. The deck appears serviceable.

GRADING:

12.3

Portions of the soil grade were not properly sloped away from the foundation. Fill low spots or re-grade and pitch the slope of the soil away from the foundation. The slope should fall away from the foundation at a minimum rate of half an inch per foot to at least a five foot distance from the foundation. Maintain the slope of the grade in the direction away from the foundation. Poor drainage around the foundation may result in structural problems.

TRADESMEN TO CONTACT FOR REAPPRAISAL

CONCLUSIONS: As you compare & contrast the issues disclosed by the home inspection, you should keep them in perspective relative to the age of the home and its sale price.

The task of a home inspector is to function as a "general practitioner" who identifies visible problems and then refers clients to applicable tradesmen or experts for further evaluation and /or repair estimates. **ALL REPAIRS SHOULD BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE BUILDING CODE, ELECTRICAL CODE, PLUMBING & GAS CODE OR APPLICABLE REGULATIONS. In my opinion, you should review this report and contact the following specialists prior to sale:**

TRADESMEN OR PROFESSIONAL TO CONSULT:

13.1 Trade or specialty:

Plumber, Carpenter, Roofer, Heating and Cooling contractor, and Certified chimney company.

CLOSING STATEMENTS

To all our clients:

Please remember that there is no such thing as a perfect home and that the owner is under no obligation to further negotiate for repairs or price adjustment. As with all homes, on-going maintenance is required and improvements will be needed over time. Nevertheless, the true cost of the home equals the negotiated sale price plus the cost of needed and/or desired repairs.

This impartial report provides you with documentation of the visible problems in the home that were disclosed to you during the home inspection. An earnest effort was made to provide you with the facts needed for intelligent decision making during the real estate purchasing process.

To prevent any surprises, you should consult a licensed expert relative to each area of concern, for reappraisal and cost estimates. Gather all the facts prior to commitment!

Be assured that as your professional representatives, We fully understand your nervousness and the stress associated with the biggest purchase of your life. Therefore, I urge you to telephone us or email us for free consultation should you require any further clarification or guidance. ("The only stupid question is one that is not asked!")

In closing, **it is not our intention our influence your decision to purchase or not to purchase real estate - that decision is yours alone!** But, we do urge you to "use your head as well as your heart" and achieve the American dream of home ownership with the peace of mind that comes from intelligent & patient decision making.

We hope that our services have been helpful and educational, and that we have gained your respect and friendship; for your referral is our greatest source of marketing and a recognition of our professionalism. Everyone seems to know someone who is buying or selling a home. **Please don't keep InspectorNick.com's great service a secret. The true meaning of a referral is sending someone you care about, to someone you respect.**

Can We Request A Favor?Our business hinges on great customers like you, Nick.If you were satisfied with our services, would you take a minute and write a review?Review us on Google! <http://bit.ly/XqHuwV>
Review us on Facebook! <http://on.fb.me/W52C0N>
Review us on Angie's List! <http://bit.ly/YHNCRp>

Thank you.

Sincerely,

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