



**Star
Home
Inspection Services**

Home Inspection Report

10400 E 79th Terr Raytown, MO 64138

Inspection Date: 05/19/2010

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Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *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.

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.

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

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

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.

All issues found in this report should be addressed with the appropriate parties to make any improvements, corrections or repairs necessary. All improvements, corrections and repairs should meet the satisfaction of the client named on this report and the inspection agreement associated with this report prior to closing. This report and the findings listed herein are intended for the client only and is not transferable without a signed written agreement.

Foundation

- **Monitor:** Larger than typical foundation settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Sloped Roofing

- **Recommend:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.
- **Monitor:** The roofing is near the end of its life. Watch for leaks and expect to replace the roof soon.
- It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.

Flashings

- **Monitor:** A plumbing vent flashing boot has been heavily caulked, leaked in the past and may be vulnerable to leaks. These flashings should be monitored closely.

Chimneys

- **Monitor:** The masonry chimney shows evidence of spalling (surface deterioration of the masonry). Repair is not necessary at this time but this condition should be monitored.
- **Monitor, Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked before winter to prevent damage from freezing water.
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.
- **Repair:** The top of the flue liner of the masonry chimney is deteriorating. The flue should be repaired.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

Exterior Walls

- **Monitor, Repair:** A laundry vent no longer in use should be covered to prevent vermin from entering the house.

Garage

- **Repair:** The garage door opens; however, it will not close. Adjustments to the opener likely will solve the issue.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

- **Monitor, Repair:** The grading should be improved and/or maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.*
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

Porch

- **Monitor, Repair:** The steps serving the porch have settled and there is an absence of soil underneath due to settlement and/or erosion. It's recommended the cavity be filled to help prevent further settlement.

Patio/Driveway/Walkway

- **Monitor:** The patio, driveway, and walkway have settled and cracked. Persisting movement may result in the need for repairs.

Landscaping

- **Monitor:** Shrubs, bushes and/or vines growing on exterior walls should be kept trimmed away from the structure to reduce the risk of water damage and insect infestation.

Main Panel

- **Possible Safety Issue:** The main distribution panel is located in a bathroom. This can possibly lead to electric shock.
Repair: Any openings in the main panel should be covered.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.
- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.

Outlets

- **Repair:** Ungrounded 3-prong outlets (marked with blue tape) 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 replacing with two-holed outlets.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the master bathroom did not respond correctly to testing during the inspection. This receptacle should be wired to function properly or replaced.

Lights

- **Repair:** Light bulbs are missing in some exterior light fixtures. If the fixtures do not operate with new bulbs, the circuit should be repaired.

Furnace

- **Repair:** The humidifier has lacked maintenance and may need to be replaced. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.

Supply Air Ductwork

- **Repair:** Return style register covers were noted on supply registers. Supply registers should have on/off functionality to control air flow.

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The tank drain faucet is slowly leaking.

Supply Plumbing

- **Repair:** The supply piping shutoff valve is leaking.

Gas Piping

- **Repair:** Flexible gas appliance connections should not pass through walls, floors or the appliance housing as is the case of the furnace. This connector should be replaced with one of suitable solid gas piping.

Plumbing Fixtures

- **Repair:** The faucet in the hallway bathroom is inoperative. The supply lines need to be connected to the faucet.

Wall / Ceiling Finishes

- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.
- **Monitor:** Signs of mildew/mold were observed behind the drywall where the main water supply shutoff is leaking.

Windows

- **Monitor:** The middle window in the living room is inoperative. Improvement can be undertaken as desired.
- **Monitor, Repair:** A loose screen was noted in the master bedroom.

Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the stairway to the basement.

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. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.

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.

Clothes Dryer

- **Repair:** Power was not detected at either of the two laundry dryer outlets. These circuits should be investigate.

Fireplaces

- **Note:** The current configuration of the fireplace is not conducive for burning wood. If wood burning is desired, a competent chimney and fireplace professional should inspect the fireplace and chimney.

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.

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.

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 65 degrees F.

RECENT WEATHER CONDITIONS

Occasional rain has been experienced in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •90% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Steel
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame, Brick Veneer
Ceiling Structure:	•Joist •Rafters
Roof Structure:	•Rafters •Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

Exterior wall construction is solid masonry.
The visible joist spans appear to be within typical construction practices.
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.
Typical minor flaws were detected in the structural components of the building.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Larger than typical foundation settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.



- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

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.
 - The roof space/attic was viewed from the access hatch only.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Multiple Layers(1 st is wood shingles)
Roof Flashings:	•Roofing Material (Shingles)
Chimneys:	•Masonry
Roof Drainage System:	
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

General Comments

The roof coverings are old and are at or near end of useful life.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Recommend:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.



- **Monitor:** The roofing is near the end of its life. Watch for leaks and expect to replace the roof soon.
- It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.

Flashings

- **Monitor:** A plumbing vent flashing boot has been heavily caulked, leaked in the past and may be vulnerable to leaks. These flashings should be monitored closely.

Chimneys

- **Monitor:** The masonry chimney shows evidence of spalling (surface deterioration of the masonry). Repair is not necessary at this time but this condition should be monitored.

- **Monitor, Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked before winter to prevent damage from freezing water.



- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.
- **Repair:** The top of the flue liner of the masonry chimney is deteriorating. The flue should be repaired.



Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

Discretionary Improvements

Covering the gutters with a protective mesh may help to avoid congestion with leaves and debris.

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 build up, 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.

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 •Board & Bat
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •French Doors
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Wood
Overhead Garage Door(s):	•Metal •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•None
Fencing:	•Chain Link

EXTERIOR OBSERVATIONS

Positive Attributes

The wood window frames are in generally good condition. The garage completely finished.

General Comments

The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor, Repair:** A laundry vent no longer in use should be covered to prevent vermin from entering the house.



Garage

- **Repair:** The garage door opens; however, it will not close. Adjustments to the opener likely will solve the issue.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

- **Monitor, Repair:** The grading should be improved and/or maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. *It should be understood that it is impossible to predict whether*

moisture penetration will pose a problem in the future. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.

- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

Porch

- **Monitor, Repair:** The steps serving the porch have settled and there is an absence of soil underneath due to settlement and/or erosion. It's recommended the cavity be filled to help prevent further settlement.

Patio/Driveway/Walkway

- **Monitor:** The patio, driveway, and walkway have settled and cracked. Persisting movement may result in the need for repairs.

Landscaping

- **Monitor:** Shrubs, bushes and/or vines growing on exterior walls should be kept trimmed away from the structure to reduce the risk of water damage and insect infestation.

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.
- Interior finishes and/or insulation restricted the inspection of the garage.
- Access below decks and/or porches was not possible.

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: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Main Panel
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Located: Bathroom in Basement
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex" •Fabric-Covered
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly unless otherwise noted below. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

General Comments

Inspection of the electrical system revealed the need for several minor repairs. Although these are not especially costly to repair, they 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

- **Important Safety Notice:** *All electrical repairs listed in this report should be considered as important safety items as they present risk of fire or shock. These items should receive high priority for action.*

Main Panel

- **Possible Safety Issue:** The main distribution panel is located in a bathroom. This can possibly lead to electric shock.
Repair: Any openings in the main panel should be covered.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.
- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.

Outlets

- **Repair:** Ungrounded 3-prong outlets (marked with blue tape) 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 replacing with two-holed outlets.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the master bathroom did not respond correctly to testing during the inspection. This receptacle should be wired to function properly or replaced.

Lights

- **Repair:** Light bulbs are missing in some exterior light fixtures. If the fixtures do not operate with new bulbs, the circuit should be repaired.

Discretionary Improvements

The size of the electrical service supplied to the home *may* not be sufficient, depending on the lifestyle of the occupants. A **marginally sized electrical service is not a safety concern**, but may represent an inconvenience if the main fuses (or breakers) blow, shutting down the power in all or part of the home. If it is found that the main fuses (or breakers) blow regularly, a larger electrical service may be desirable. If care is taken not to run major electrical appliances simultaneously, it is unlikely that the service will overload. The use of gas fired kitchen appliances will also reduce the load on the electrical service.

Additional outlets in the laundry room in the basement may be desirable.

It is impossible to predict whether the number of circuits within a home will be sufficient for the needs of the occupants, during a typical home inspection. However, the number of circuits within this home are less than ideal. If fuses blow (or breakers trip) regularly, this may indicate the need for additional circuits. It does not indicate that your electrical service is undersized, nor does it represent a safety concern. Circuits can be added on an as needed basis.

Grounded outlets may be desirable in some areas where ungrounded outlets exist. This will depend on electrical needs.

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:	•Manufacturer: Carrier •Serial Number: 5193A18253
Vents, Flues, Chimneys:	•Metal-Single Wall •Masonry-Lined
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier

HEATING OBSERVATIONS

Positive Attributes

The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs. The chimney has been lined. This is an important safety consideration for a heating system of this type.

General Comments

The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Repair:** The humidifier has lacked maintenance and may need to be replaced. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.

Supply Air Ductwork

- **Repair:** Return style register covers were noted on supply registers. Supply registers should have on/off functionality to control air flow.

Discretionary Improvements

A humidifier could be added to the heating system, if desired. Proper operation and maintenance of these units is important. A central humidifier needs to be properly located in the duct work so that if it leaks it won't damage the equipment; an inexpensive alternative is to use individual room humidifiers in sleeping areas.

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.
- Although the heating system was operated, there are significant testing limitations at this time of year.

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

Energy Source:	•Electricity
Central System Type:	•Air Cooled Central Air Conditioning •Manufacturer: Carrier •Serial Number: 0394E20777
Size of Circuit:	•Circuit Size: Minimum Circuit Size 23.3 Amps/Maximum Circuit Breaker Size 40 Amps •Breaker Size In Main Panel: 30 Amps
Through-Wall Equipment:	•Not Present
Other Components:	•House Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The system responded properly to operating controls.

General Comments

The system shows no visible evidence of major defects. No repairs are necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.

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:	•Loose Fiberglass/Mineral Wool in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible •None Visible
Basement Wall Insulation:	•None Visible
Roof Ventilation:	•Roof Vents •Gable Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

General Comments

Upgrading insulation levels in a home is an improvement rather than a necessary repair.

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.
- The attic was viewed from the access hatch only.

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:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron
Water Heater:	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: AO Smith •Serial Number: GA96-2963221-232
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

PLUMBING OBSERVATIONS

Positive Attributes

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded. The plumbing fixtures appear to have been well-maintained.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The tank drain faucet is slowly leaking.

Supply Plumbing

- **Repair:** The supply piping shutoff valve is leaking.



Gas Piping

- **Repair:** Flexible gas appliance connections should not pass through walls, floors or the appliance housing as is the case of the furnace. This connector should be replaced with one of suitable solid gas piping.



Plumbing Fixtures

- **Repair:** The faucet in the hallway bathroom is inoperative. The supply lines need to be connected to the faucet.

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:	•Drywall •Tile
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient
Window Type(s) & Glazing:	•Casement •Double/Single Hung •Single Pane
Doors:	•Wood-Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of the windows are average quality units.

General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.
- **Monitor:** Signs of mildew/mold were observed behind the drywall where the main water supply shutoff is leaking.

Windows

- **Monitor:** The middle window in the living room is inoperative. Improvement can be undertaken as desired.
- **Monitor, Repair:** A loose screen was noted in the master bedroom.

Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the stairway to the basement.

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. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.

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:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection. For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

Discretionary Improvements

Install new exterior lock sets upon taking possession of 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.
- Recent renovations and/or interior painting concealed historical evidence.
- Portions of the foundation walls were concealed from view.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Electric Range •Microwave Oven •Dishwasher •Waste Disposer

Laundry Facility:

•Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer

•Waste Standpipe for Washer

Other Components Tested:

•Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

Most of the major appliances in the home are newer. The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The fixtures employed in the kitchen are high quality.

RECOMMENDATIONS / OBSERVATIONS

Clothes Dryer

- **Repair:** Power was not detected at either of the two laundry dryer outlets. These circuits should be investigate.

LIMITATIONS OF APPLIANCES 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

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

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

- | | |
|--------------------------------|------------------------|
| Fireplaces: | •Masonry Firebox |
| Vents, Flues, Chimneys: | •Masonry Chimney-Lined |

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

On the whole, the fireplace and it's components were found to be in average condition. Typical flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Note:** The current configuration of the fireplace is not conducive for burning wood. If wood burning is desired, a competent chimney and fireplace professional should inspect the fireplace and chimney.

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.

Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys
- Heat distribution assists (gravity or fan)

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