Star
Home
Inspection Services

*Home Inspection Report*

# 11319 Sycamore Terr, Kansas City, MO 64134

**Inspection Date:** 12/22/2008

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**Report Number:** 12222008-2A

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# Report Overview

## THE HOUSE IN PERSPECTIVE

This is a well built 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:** Foundation bowing and cracking was observed. The foundation appears to have been properly reinforced with steel beams. This damage is usually the result of excessive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be monitored to keep water away from the building. If additional movement is observed more repairs may be necessary.
- **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.

### Wood Boring Insects

- **Monitor, Repair:** Evidence of termite damage was observed (example at subflooring in basement ceiling near front porch) and there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further termite activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.

### Sloped Roofing

- **Monitor, Repair:** Missing tabs were observed. Repairs are needed. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair.
- 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

- **Repair:** The furnace chimney vent flashing is rusting. It should be painted to extend its life.
- **Repair:** The furnace chimney vent flashing should be caulked to avoid leaks.

### Furnace Vent Chimney

- **Repair:** The metal furnace vent chimney is rusting. It should be painted with an appropriate paint or replaced.

### 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:** Localized minor damage was observed in the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Monitor:** The asbestos cement siding is a durable long term siding. It is relatively brittle and may be subject to physical damage. If removal of this siding is anticipated, special precautions may be necessary when handling and disposing of the material as it contains asbestos.

### Exterior Eaves

- **Repair:** The fascia and eaves are peeling and they should be painted to prevent water damage and rot.

### Windows

- **Repair:** Localized evidence of rot was visible on window trim/frame (example at south side of house). Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.

### Garage

- **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

- **Recommend:** The grading should be improved to promote the flow of storm water away from the house (example at back of house and north side).. 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 ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

### Driveway

- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs. Surface deterioration was observed.

### Walkway

- **Monitor:** The walkway has settled and cracked. Persisting movement may result in the need for repairs.

### Landscaping

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

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

### Switches
- **Repair:** The inoperative light switches (ceiling light fixture pull cord missing at north side of basement) should be repaired.

### Lights
- **Repair:** The damaged light fixture in the basement should be repaired or replaced.

### Smoke Detectors
- **Repair, Safety Issue:** The smoke detector in the hallway did not respond to testing.

### Distribution Wiring
- **Repair:** All junction boxes should be fitted with cover plates (example in attic), in order to protect the wire connections.

### Furnace
- **Improve:** The dirty air filter should be replaced.

### Attic / Roof
- **Repair:** Insulation is needed in attic.

### Water Heater
- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The water heater burner is dirty. It should be cleaned and adjusted.
- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.

### Gas Piping
- **Repair, Safety Issue:** ***A gas leak was detected (marked with blue tape) at the water heater gas pipe connection with a TIF 8800 gas/carbon monoxide detector and confirmed with soapy water. This is a serious safety concern. It is recommended that the gas utility, HVAC company or plumber be engaged as soon as possible to make the necessary repairs. The current occupants of the home should also be notified.***
- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe servicing the water heater be replaced with one of suitable material.
- **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.

### Waste / Vent
- **Monitor:** For the most part, the waste piping is old. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.

### Plumbing Fixtures
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced.
- **Repair:** The handle for the back hose bib is missing.
- **Repair:** The waste pipe for the sump pump is leaking.

### Gas Range
- **Monitor:** The gas range is an old unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.
- **Repair:** The burners on the gas range need servicing (lighting feature for cook top burners is inoperative unless done manually).

### Wall / Ceiling Finishes

- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

### Floors

- **Monitor, Repair:** The vinyl flooring in the hall bathroom is damaged
- **Monitor, Repair:** The carpet flooring is worn in the traffic areas.
- **Repair:** The installation of the trim in the kitchen and dining room is incomplete.

### Windows

- **Monitor:** The window in the garage is painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Repair:** Window hardware is missing for the bathroom window.
- **Monitor:** The window(s) have lost their seal (examples in both south bedrooms). This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **Repair:** Damaged screens were noted on windows in basement.
- **Monitor:** It may be desirable to replace window screens where missing (examples in basement). The owner should be consulted regarding any screens that may be in storage.
- **Monitor:** The southeast basement window is cracked. Repair is discretionary.

### Doors

- **Repair:** Front storm door should be trimmed or adjusted as necessary to work/latch properly.

### Kitchen Counters

- **Improve:** Kitchen countertop backsplash deteriorated caulk should be replaced.

### Stairways

- **Monitor:** The stairs to the basement have settled and cracked. Persisting movement may result in the need for repairs.

### 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. 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.

## 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

There was snow on the ground during the course of the inspection.
The estimated outside temperature was 20 degrees F.

### RECENT WEATHER CONDITIONS

Winter weather conditions have been experienced in the days leading up to the inspection.

# Structure

## DESCRIPTION OF STRUCTURE

| | |
|---|---|
| **Foundation:** | •Poured Concrete •Basement Configuration |
| **Columns:** | •Steel |
| **Floor Structure:** | •Wood Joist •Concrete |
| **Wall Structure:** | •Wood Frame |
| **Ceiling Structure:** | •Joist |
| **Roof Structure:** | •Rafters •Plywood Sheathing |

## STRUCTURE OBSERVATIONS

### Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. 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.

### RECOMMENDATIONS / OBSERVATIONS

### Foundation

- **Monitor:** Foundation bowing and cracking was observed. The foundation appears to have been properly reinforced with steel beams. This damage is usually the result of excessive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be monitored to keep water away from the building. If additional movement is observed more repairs may be necessary.
- **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.

### Wood Boring Insects

- **Monitor, Repair:** Evidence of termite damage was observed (example at subflooring in basement ceiling near front porch) and there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further termite activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.

## LIMITATIONS OF STRUCTURE INSPECTION

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

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

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

# Roofing

## DESCRIPTION OF ROOFING

**Roof Covering:** •Asphalt Shingle •Multiple Layers
**Roof Flashings:** •Metal
**Chimneys:** •Metal
**Roof Drainage System:** •Aluminum •Downspouts discharge above grade
**Skylights:** •None
**Method of Inspection:** •Walked on roof

## ROOFING OBSERVATIONS

### Positive Attributes
Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter.

### General Comments
In all, the roof coverings show evidence of normal wear and tear for a home of this age. The roof coverings are old and are at or near end of useful life.

### RECOMMENDATIONS / OBSERVATIONS

### Sloped Roofing
- **Monitor, Repair:** Missing tabs were observed. Repairs are needed. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair.
- 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

- **Repair:** The furnace chimney vent flashing is rusting. It should be painted to extend its life.
- **Repair:** The furnace chimney vent flashing should be caulked to avoid leaks.

### Furnace Vent Chimney

- **Repair:** The metal furnace vent chimney is rusting. It should be painted with an appropriate paint or replaced.




### Gutters & Downspouts

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

## 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.
- Unfavorable weather restricted the inspection of the roofing system.

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

# Exterior

## DESCRIPTION OF EXTERIOR

| | |
|---|---|
| **Wall Covering:** | •Asbestos Cement Siding |
| **Eaves, Soffits, And Fascias:** | •Wood |
| **Exterior Doors:** | •Metal •Solid Wood |
| **Window/Door Frames and Trim:** | •Wood |
| **Entry Driveways:** | •Concrete |
| **Entry Walkways And Patios:** | •Concrete |
| **Porches, Decks, Steps, Railings:** | •Concrete |
| **Overhead Garage Door(s):** | •Plastic |
| **Surface Drainage:** | •Level Grade |
| **Retaining Walls:** | •None |
| **Fencing:** | •Chain Link |

## EXTERIOR OBSERVATIONS

### Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The garage appears to be fully insulated. 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:** Localized minor damage was observed in the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.

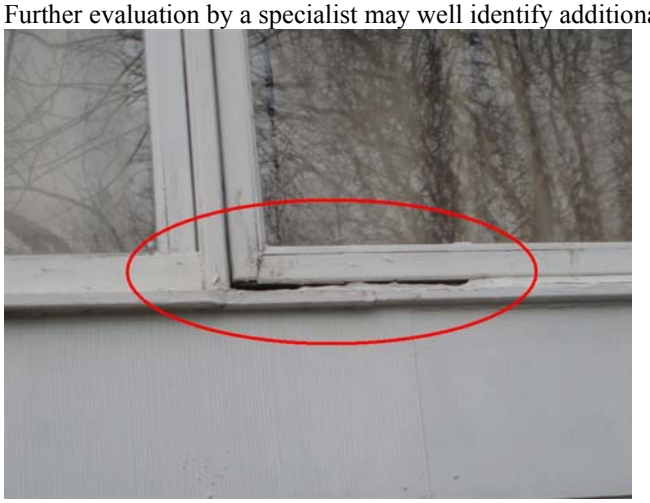
- **Monitor:** The asbestos cement siding is a durable long term siding. It is relatively brittle and may be subject to physical damage. If removal of this siding is anticipated, special precautions may be necessary when handling and disposing of the material as it contains asbestos.

### Exterior Eaves

- **Repair:** The fascia and eaves are peeling and they should be painted to prevent water damage and rot.

### Windows

- **Repair:** Localized evidence of rot was visible on window trim/frame (example at south side of house). Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.



### Garage

- **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

- **Recommend:** The grading should be improved to promote the flow of storm water away from the house (example at back of house and north side). 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 ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

### Driveway

- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs. Surface deterioration was observed.

### Walkway

- **Monitor:** The walkway has settled and cracked. Persisting movement may result in the need for repairs.

### Landscaping

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

### Discretionary Improvements

It would be wise to install a smoke detector in the garage.

## 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.
- Automobile(s) in the garage restricted the inspection.
- Storage in the garage restricted the inspection.
- Snow restricted an inspection of the lot and various other aspects of the exterior of the house.
- Unfavorable weather restricted the inspection of the roofing system.

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: Garage |
| **Service Grounding:** | •Ground Connection Not Visible |
| **Service Panel & Overcurrent Protection:** | •Panel Rating: 100 Amp •Breakers •Located: Garage |
| **Sub-Panel(s):** | •None Visible |
| **Distribution Wiring:** | •Copper |
| **Wiring Method:** | • Non-Metallic Cable "Romex" |
| **Switches & Receptacles:** | •Grounded and Ungrounded |
| **Ground Fault Circuit Interrupters:** | •Bathroom(s) |
| **Smoke Detectors:** | •Present |

## ELECTRICAL OBSERVATIONS

### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good.

### General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not 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

### Outlets

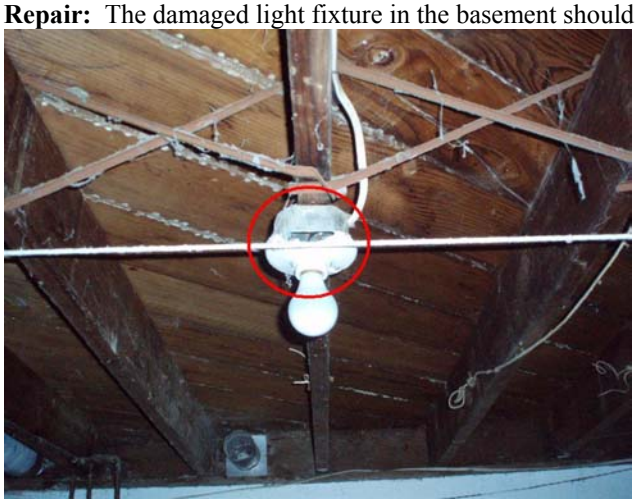
- **Repair:** Ungrounded 3-prong outlets marked with blue tape (garage, living room, and northwest bedroom) should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot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

### Switches

- **Repair:** The inoperative light switches (ceiling light fixture pull cord missing at north side of basement) should be repaired.

### Lights

- **Repair:** The damaged light fixture in the basement should be repaired or replaced.



### Smoke Detectors

- **Repair, Safety Issue:** The smoke detector in the hallway did not respond to testing.

### Distribution Wiring

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

### Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

## 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.
- The ground connection for the electrical service was not visible at the time of the inspection.

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:** •Forced Air Furnace •Manufacturer: Goodman •Serial Number: 0201604023
**Vents, Flues, Chimneys:** •Metal-Single Wall
**Heat Distribution Methods:** •Ductwork

## HEATING OBSERVATIONS

### Positive Attributes
The heating system is in generally good condition. Heating a home with a this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate.

### General Comments
The heating system shows no visible evidence of major defects.

### RECOMMENDATIONS / OBSERVATIONS

### Furnace
- **Improve:** The dirty air filter should be replaced.

### Discretionary Improvements
The installation of a "set back" thermostat may help to reduce heating costs.

## LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

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

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

**Energy Source:** •Electricity
**Central System Type:** •Air Cooled Central Air Conditioning •Manufacturer: Goodman •Serial Number: 0202489533
**Size of Circuit:** •Circuit Size: Minimum Circuit Size 18.9 Amps/Maximum Circuit Size 30 •Breaker Size In Main Panel: 30

## COOLING / HEAT PUMPS OBSERVATIONS

**Positive Attributes**
The capacity and configuration of the system should be sufficient for the home. The location of the return air vents is well suited to air conditioning.

**General Comments**
The system shows no visible evidence of major defects.

**RECOMMENDATIONS / OBSERVATIONS**

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.
- The system was not tested.

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:** | •R30 Fiberglass in Main Attic |
| **Roof Cavity Insulation:** | •None Visible |
| **Exterior Wall Insulation:** | •Not Visible |
| **Basement Wall Insulation:** | •None Visible |
| **Vapor Retarders:** | •Kraft Paper |
| **Roof Ventilation:** | •Gable Vents |
| **Exhaust Fan/vent Locations:** | •Dryer |

## INSULATION / VENTILATION OBSERVATIONS

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

**Attic / Roof**

- **Repair:** Insulation is needed in attic.

## 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.
- No access was gained to the wall cavities of the home.

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:** | •Cast Iron |
| **Water Heater:** | •Gas •Approximate Capacity (in gallons): not labeled (suspect 40 gal)<br>•Manufacturer: US Craftmaster •Serial Number: 8926111459 |
| **Fuel Shut-Off Valves:** | •Natural Gas Main Valve At Meter |
| **Other Components:** | •Sump Pump |

## PLUMBING OBSERVATIONS

### Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

### RECOMMENDATIONS / OBSERVATIONS

### Water Heater

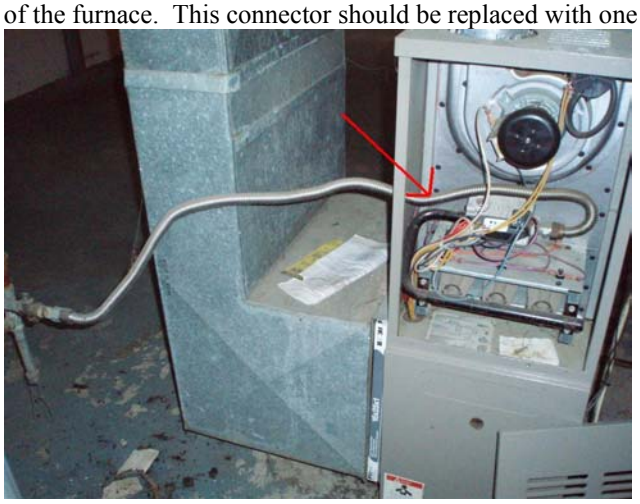
- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The water heater burner is dirty. It should be cleaned and adjusted.
- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.

**Gas Piping**

- **Repair, Safety Issue:** ***A gas leak was detected (marked with blue tape) at the water heater gas pipe connection with a TIF 8800 gas/carbon monoxide detector and confirmed with soapy water. This is a serious safety concern. It is recommended that the gas utility, HVAC company or plumber be engaged as soon as possible to make the necessary repairs. The current occupants of the home should also be notified.***

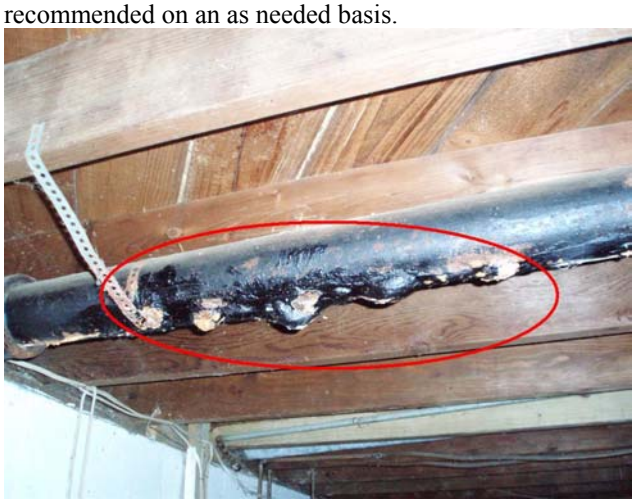
- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe servicing the water heater be replaced with one of suitable material.

- **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.



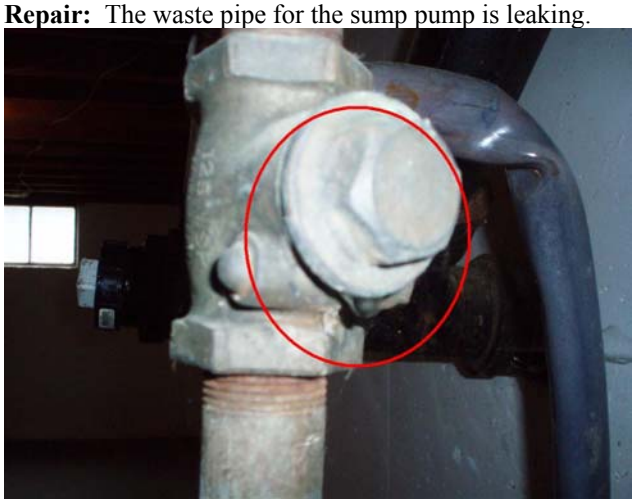
### Waste / Vent

- **Monitor:** For the most part, the waste piping is old. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.



### Plumbing Fixtures

- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced.
- **Repair:** The handle for the back hose bib is missing.
- **Repair:** The waste pipe for the sump pump is leaking.



## 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.
- Hose bibs that were shut off were not tested.

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 |
| **Floor Surfaces:** | •Carpet •Vinyl/Resilient •Wood •Concrete |
| **Window Type(s) & Glazing:** | •Awning •Fixed Pane •Double Glazed |
| **Doors:** | •Wood-Solid Core •Wood-Hollow Core •Plastic-Hollow Core •Metal •Storm Door(s) |

## INTERIOR OBSERVATIONS

### General Condition of Interior Finishes
On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

### General Condition of Windows and Doors
The majority of the doors and windows are good quality.

### 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 flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

### Floors
- **Monitor, Repair:** The vinyl flooring in the hall bathroom is damaged
- **Monitor, Repair:** The carpet flooring is worn in the traffic areas.
- **Repair:** The installation of the trim in the kitchen and dining room is incomplete.

### Windows
- **Monitor:** The window in the garage is painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Repair:** Window hardware is missing for the bathroom window.
- **Monitor:** The window(s) have lost their seal (examples in both south bedrooms). This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **Repair:** Damaged screens were noted on windows in basement.
- **Monitor:** It may be desirable to replace window screens where missing (examples in basement). The owner should be consulted regarding any screens that may be in storage.
- **Monitor:** The southeast basement window is cracked. Repair is discretionary.

### Doors
- **Repair:** Front storm door should be trimmed or adjusted as necessary to work/latch properly.

### Kitchen Counters
- **Improve:** Kitchen countertop backsplash deteriorated caulk should be replaced.

### Stairways
- **Monitor:** The stairs to the basement have settled and cracked. Persisting movement may result in the need for repairs.

### 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. 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.

## 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.

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

# Appliances

## DESCRIPTION OF APPLIANCES

**Appliances Tested:** •Gas Range •Gas Cooktop •Microwave Oven •Waste Disposer
**Laundry Facility:** •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer

## APPLIANCES OBSERVATIONS

### Positive Attributes
Most appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

### General Comments
The appliances are showing signs of aging. As such, they are more prone to breakdowns. A few years of serviceable life should still remain.

### RECOMMENDATIONS / OBSERVATIONS

### Gas Range
- **Monitor:** The gas range is an old unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.
- **Repair:** The burners on the gas range need servicing (lighting feature for cook top burners is inoperative unless done manually).

## 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.