



Star Home Inspection Services

Home Inspection Report

13203 S 15th St, Grandview, MO 64030

Inspection Date: 11/3/2008

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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. **Comments in red are made by seller**

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. **Engineer recommended the cracks be repaired with an epoxy patch and five I-beam strong braces installed along the front wall. That was completed by a foundation repair company on 11/21/08.**
- **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.

Floors

- **Monitor:** Floor joists are notched and or cut in the garage area for garage door opener operation. This weakens the joist and risks structural damage; if any further movement is or cracking is observed repairs or additional support will be needed.

Chimneys

- **Repair:** The masonry chimney needs re-pointing (mortar between the bricks) to avoid water damage. **Repaired**
- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water. **A company re-pointed the bricks and allied a crown coat to seal the cap**

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

- **Repair:** The exterior siding should be sealed at opening below deck where potential insect entry may occur. **Repaired**
- **Repair:** Seal openings at top of siding at corners of house to prevent water entry. Possible hidden damage in areas where potential water entry is present.
- **Repair:** The paint on the trim is peeling (door frames). These areas should be painted to prevent water damage and rot.

Windows

- **Repair, Improve:** The windows require caulking. Some of the windows require glazing/putty improvements.

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.
- **Repair:** The overhead garage door shows evidence of localized rot and needs repairs.

Lot Drainage

- **Repair:** The grading should be improved 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 ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. **Repaired**
- **Monitor, Repair:** The north drain near the basement window should be cleaned to allow proper water drainage away from the home. **Repaired**

Porch

- **Improve:** The porch railing shows evidence of rust. It is recommended that this be repaired. Further deterioration could compromise safety. **Repaired**

Deck

- **Repair, Safety Issue:** Nail pops in the deck floor were observed. This is a safety issue and the nails should be hammered flush. **Repaired**
- **Repair, Safety Issue:** The openings in the deck steps railing are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.

Driveway/Walkway

- **Monitor:** The driveway and walkway has settled and cracked. Persisting movement may result in the need for repairs.
- **Repair, Safety Issue:** The walkway presents a trip hazard from driveway to walkway towards front door. This condition should be altered for improved safety.

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. **Repaired**

Fencing

- **Repair:** The gate and/or latch mechanism needs adjustment to function properly.

Distribution Wiring

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

Outlets

- **Repair:** An outlet in the kitchen marked “rev pol” with blue tape has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.
- **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 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.

Lights

- **Repair:** The light is inoperative (examples at basement stairway and basement ceiling). If the bulbs are not blown, the circuit should be repaired. **Repaired**

Furnace

- **Monitor:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

Attic / Roof

- **Repair:** The attic fan is inoperative.

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:** Water heaters in garages should be on a raised platform so that the pilots, burner or heating elements are not closer than 18 inches from the garage floor.

Gas Piping

- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe be replaced with one of suitable material.
- **Monitor:** It is questionable whether the underground gas piping servicing the gas lamp in the backyard is disconnected. No connections were found in the garage area. The gas lamp is on its side in the backyard. The gas utility should be consulted prior to disconnecting the gas line to the lamp.

Supply Plumbing

- **Monitor:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.

Fixtures

- **Repair:** The faucet to the bathtub is leaking.
- **Repair:** The bathroom sink drain plug is inoperative or missing and needs repair. **Repaired (replaced vanity and fixtures)**
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced.
- **Repair:** The bathtub drain plug is inoperative or missing and needs repair.
- **Repair:** The hose bib is leaky at the shutoff handle in the garage. The pipe is also leaky near the washer shutoff connection.

Gas Range

- **Monitor, Repair:** 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. The oven portion of the gas range was inoperative.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted inside southwest bedroom closet at wall. **The water staining inside the southwest bedroom closet was sealed with Kilz stain blocker/sealer and a fresh coat of paint was applied.**
- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor, Repair:** The vinyl flooring in the kitchen has some minor damage.
- **Monitor:** The carpet is stained.
- **Monitor, Repair:** The carpet flooring is damaged

Windows

- **Monitor:** Some of the window(s) are painted shut. Improvement can be undertaken as desired.
- **Repair:** Window hardware (metal track at southwest bedroom) is damaged.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Doors

- **Repair:** The weather strip on the north side door is damaged and/or missing. Repair is needed. **Repaired**

Kitchen Counters

- **Improve:** Caulking of the tile countertops backsplash in the kitchen should be improved.

Stairways

- **Repair, Safety Issue:** The openings in the basement stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

Basement Leakage

- **Monitor:** Signs of mold were observed.
- **Monitor:** No evidence of current 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

Dry weather conditions prevailed at the time of the inspection.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry. The estimated outside temperature was 72 degrees F.

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 •Solid Plank 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:** 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. **Engineer recommended the cracks be repaired with an epoxy patch and five I-beam strong braces installed along the front wall. That was completed by a foundation repair company on 11/21/08.**
- **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.

Floors

- **Monitor:** Floor joists are notched and or cut in the garage area for garage door opener operation. This weakens the joist and risks structural damage; if any further movement is or cracking is observed repairs or additional support will be needed.



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 •Single Ply Membrane
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are to be in generally good condition. During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials. 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. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order.

RECOMMENDATIONS / OBSERVATIONS

Chimneys

- **Repair:** The masonry chimney needs re-pointing (replacing the mortar between the bricks) to avoid water damage.
- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water. **A company re-pointed the bricks and allied a crown coat to seal the cap.**



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.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Vinyl Siding
Eaves, Soffits, And Fascias:	•Vinyl
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Vinyl-Covered •Metal-Covered
Entry Driveways:	•Asphalt •Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Treated Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Towards House
Retaining Walls:	•Stone
Fencing:	•Chain Link

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.

General Comments

The exterior of the home is generally in good condition. The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The exterior siding should be sealed at opening below deck where potential insect entry may occur. **Repaired**
- **Repair:** Seal openings at top of siding at corners of house to prevent water entry. Possible hidden damage in areas where potential water entry is present.



- **Repair:** The paint on the trim is peeling (door frames). These areas should be painted to prevent water damage and rot.

Windows

- **Repair:** The windows require caulking.
- **Improve:** Some of the windows require glazing/ putty improvements.

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.
- **Repair:** The overhead garage door shows evidence of localized rot and needs repairs.

Lot Drainage

- **Repair:** The grading should be improved 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 ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. **Repaired**
- **Monitor, Repair:** The north drain near the basement window should be cleaned to allow proper water drainage away from the home. **Repaired**

Porch

- **Improve:** The porch railing shows evidence of rust. It is recommended that this be repaired. Further deterioration could compromise safety. **Repaired**

Deck

- **Repair, Safety Issue:** Nail pops in the deck floor were observed. This is a safety issue and the nails should be hammered flush. **Repaired**
- **Repair, Safety Issue:** The openings in the deck steps railing are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.

Driveway/Walkway

- **Monitor:** The driveway and walkway has settled and cracked. Persisting movement may result in the need for repairs.
- **Repair, Safety Issue:** The walkway presents a trip hazard from driveway to walkway towards front door. This condition should be altered for improved safety.

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. **Repaired**

Fencing

- **Repair:** The gate and/or latch mechanism needs adjustment to function properly.

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.
- There was an absence of historical evidence due to the installation of new siding.

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:	<ul style="list-style-type: none"> •120/240 Volt Main Service - Service Size: 100 Amps •120/240 Volt Main Service - Service Size: ??? Amps
Service Drop:	<ul style="list-style-type: none"> •Overhead
Service Entrance Conductors:	<ul style="list-style-type: none"> •Aluminum
Service Equipment & Main Disconnects:	<ul style="list-style-type: none"> •Main Service Rating 100 Amps •Breakers •Located: Basement
Service Grounding:	<ul style="list-style-type: none"> •Ground Connection Not Visible
Service Panel & Overcurrent Protection:	<ul style="list-style-type: none"> •Panel Rating: 100 Amp •Breakers •Located: Basement
Sub-Panel(s):	<ul style="list-style-type: none"> •None Visible
Distribution Wiring:	<ul style="list-style-type: none"> •Copper
Wiring Method:	<ul style="list-style-type: none"> • Non-Metallic Cable "Romex"
Switches & Receptacles:	<ul style="list-style-type: none"> •Grounded and Ungrounded
Ground Fault Circuit Interrupters:	<ul style="list-style-type: none"> •None Found
Smoke Detectors:	<ul style="list-style-type: none"> •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

Distribution Wiring

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



Outlets

- **Repair:** An outlet in the kitchen marked “rev pol” with blue tape has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.
- **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 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.

Lights

- **Repair:** The light is inoperative (examples at basement stairway and basement ceiling). If the bulbs are not blown, the circuit should be repaired. **The basement stairway light was replaced and is now operational.**

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: Bryant •Serial Number: Unreadable plate
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier

HEATING OBSERVATIONS

Positive Attributes

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 is old and may be approaching the end of its life.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Monitor:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.

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: York
	•Serial Number: EBAM040316
Size of Circuit:	•Circuit Size Minimum/Maximum:16/25 •Breaker Size In Main Panel: 20
Other Components:	•House Fan

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. The system responded properly to operating controls.

General Comments

As the system is old, it may require repairs or replacement soon.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

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 • Fiberglass in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
Vapor Retarders:	•Unknown
Roof Ventilation:	•Roof Vents •Gable Vents
Exhaust Fan/vent Locations:	•Bathroom •Kitchen •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated home.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Repair:** The attic fan is inoperative.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Steel
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Cast Iron •Lead
Water Heater	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: American •Serial Number: A2446263
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.

General Comments

The plumbing system requires some typical minor improvements.

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:** Water heaters in garages should be on a raised platform so that the pilots, burner or heating elements are not closer than 18 inches from the garage floor.

Gas Piping

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



- **Monitor:** It is questionable whether the underground gas piping servicing the gas lamp in the backyard is disconnected. No connections were found in the garage area. The gas lamp is on its side in the backyard. The gas utility should be consulted prior to disconnecting the gas line to the lamp.

Supply Plumbing

- **Monitor:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.

Fixtures

- **Repair:** The faucet to the bathtub is leaking.
- **Repair:** The bathroom sink drain plug is inoperative or missing and needs repair. **Repaired (replaced vanity and fixtures)**
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced.
- **Repair:** The bathtub drain plug is inoperative or missing and needs repair.
- **Repair:** The hose bib is leaky at the shutoff handle in the garage. The pipe is also leaky near the washer shutoff connection.



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:	•Plaster
Floor Surfaces:	•Carpet •Vinyl/Resilient •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Awning •Single Pane with Storm Window
Doors:	•Wood-Solid Core •Wood-Hollow Core •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:** Water staining was noted inside southwest bedroom closet at wall.
The water staining inside the southwest bedroom closet was sealed with Kilz stain blocker/sealer and a fresh coat of paint was applied.
- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor, Repair:** The vinyl flooring in the kitchen has some minor damage.
- **Monitor:** The carpet is stained.
- **Monitor, Repair:** The carpet flooring is damaged

Windows

- **Monitor:** Some of the window(s) are painted shut. Improvement can be undertaken as desired.
- **Repair:** Window hardware (metal track at southwest bedroom) is damaged.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Doors

- **Repair:** The weather strip on the north side door is damaged and/or missing. Repair is needed. **Repaired**

Kitchen Counters

- **Improve:** Caulking of the tile countertops backsplash in the kitchen should be improved.

Stairways

- **Repair, Safety Issue:** The openings in the basement stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

Basement Leakage

- **Monitor:** Signs of mold were observed.
- **Monitor:** No evidence of current 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.

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

Laundry Facility:

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

Other Components Tested:

•Cooktop Exhaust Vent/Fan •Door Bell

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, Repair:** 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. The oven portion of the gas range was inoperative.

Washer

- **Note:** No waste standpipe for washer.

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.