Star
Home
Inspection Services

Home Inspection Report

16 NW Main St, Lees Summit, MO 64063

Inspection Date: **06/18/2009**

Prepared For: **Robert Fish**

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Report Number: **06182009-1A**

Inspector: **Alan DeMoss**

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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 east.

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.

Seller comments are in red. Any items without seller comments should be considered "as is"

Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not 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.

Sloped Roofing

- **Repair:** 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.

Flat Roofing

- **Note:** Rolled roofing is prone to leaking and requires close monitoring and higher than normal maintenance.
- **Monitor:** Prior repairs to the roll roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.

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

Exterior Walls
- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (example at west building). These areas should be painted to prevent water damage or rot in the future.
- **Repair:** Any openings in the exterior siding should be sealed (example at north side of home). Caulking is needed.
- **Monitor:** Localized minor damage of the metal siding was noted.

Windows
- **Repair:** The window frames require painting and caulking.
- **Monitor:** Localized evidence of rot was visible on window trim/frame of the west building. These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future.

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

Deck
- **Repair, Safety Issue:** Nail pops in the deck floor were observed. This is a safety issue and the nails should be hammered flush.

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

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

Fencing
- **Improve:** Some of the fence posts need paint. **Repaired**

Auxiliary Panel(s)
- **Repair:** The oversized auxiliary panel main breaker should be replaced. The wire rating for this panel is a maximum of 60 amps.

Distribution Wiring
- **Repair:** Improper electrical connections should be repaired (example at furnace room). All electrical connections should be made inside junction boxes fitted with cover plates.

Outlets
- **Repair:** An outlet is inoperative (examples in southwest corner of west building). This outlet and circuit should be investigated.
- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards). This outlet at the back exterior of the west building marked “rev pol” with blue tape and the circuit should be investigated and repaired as necessary.
- **Repair:** Ungrounded 3-prong outlets should be repaired (example at GFCI at front exterior of west building marked with blue tape). In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** The ground fault circuit interrupter (GFCI) outlets at the west building did not respond correctly to testing during the inspection. These receptacles should be repaired or replaced.

Lights
- **Repair:** The light is inoperative (example at west outbuilding exterior, dining area and upstairs bath). If the bulbs are not blown, the circuit should be repaired.

Central Air Conditioning
- **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.

Fans
- **Note:** The master bath vent fan is noisy. Improvement is discretionary. **Repaired**

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.

Waste / Vent
- **Monitor:** The waste piping at the south crawl spaced shows evidence of deterioration (crack at top of waste piping). **Repaired crack**

Plumbing Fixtures
- **Improve:** Cracked, deteriorated and/or missing master bath shower stall caulk should be replaced.
- **Improve:** The chrome ring at the master shower handle is loose and should be caulked to prevent water damage behind the shower handle. **Repaired**

Wall / Ceiling Finishes
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include minor cracks, rough seams, , nail popping, minor patching, etc. Any repairs would be discretionary.

Windows
- **Monitor, Repair:** The south window in the family room is cracked. Improvement is not a high priority.
- **Repair:** Damaged screen was noted (example at the west building).
- **Repair:** Sash cords (the ropes that hold up the windows) are missing (example on the upstairs south window).
- **Improve:** The casement window at the west building does not close fully using the hardware crank. Adjustment may be desirable.

Doors
- **Repair:** Door dead bolt latch for the west outbuilding should be adjusted as necessary to latch properly. **Repaired**

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

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 90 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete Block •Stone •Basement Configuration •Crawl Space Configuration •Crawl Space Not Accessible •60% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Wood •Wood/Brick (Crawl Space)
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist •Rafters
Roof Structure:	•Not Visible

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:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not 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.

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.
- No access was gained to the crawl space(s).

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 •Roll Roofing
Roof Flashings:	•Roofing Material (Shingles)
Chimneys:	•Metal
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

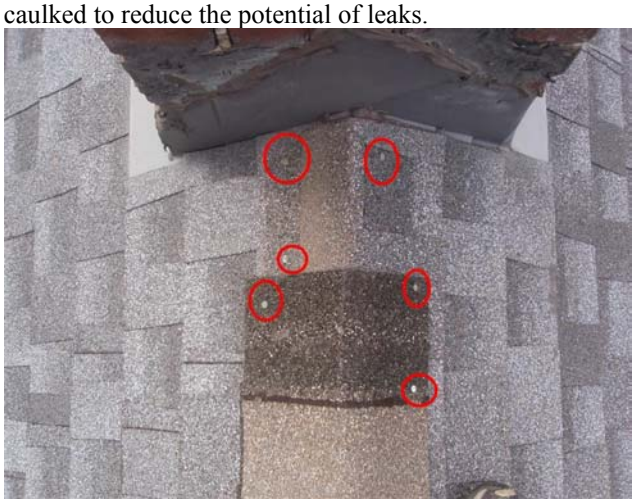
Positive Attributes

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. Better than average quality materials have been employed as roof coverings. 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. The chimneys do not show signs of significant deterioration. The gutters are clean.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** 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.



Flat Roofing

- **Note:** Rolled roofing is prone to leaking and requires close monitoring and higher than normal maintenance.
- **Monitor:** Prior repairs to the roll roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.

Chimneys

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

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:	•Wood Siding •Metal Siding
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •Solid Wood •Sliding Glass
Window/Door Frames and Trim:	•Wood •Vinyl-Covered
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete •Pavers
Porches, Decks, Steps, Railings:	•Wood
Overhead Garage Door(s):	•None
Surface Drainage:	•Level Grade
Retaining Walls:	•None
Fencing:	•Wood

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. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The driveway and walkways are in good condition. Freeze resistant hose bibs (exterior faucets) have been installed.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (example at west building). These areas should be painted to prevent water damage or rot in the future.

- **Repair:** Any openings in the exterior siding should be sealed (example at north side of home). Caulking is needed.

- **Monitor:** Localized minor damage of the metal siding was noted.

Windows

- **Repair:** The window frames require painting and caulking.

- **Monitor:** Localized evidence of rot was visible on window trim/frame of the west building. These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future.

Outbuilding Porch

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

Deck

- **Repair, Safety Issue:** Nail pops in the deck floor were observed. This is a safety issue and the nails should be hammered flush.

Driveway

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

Landscaping

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

Fencing

- **Improve:** Some of the fence posts need paint. **Repaired**

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.
- 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: 200 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: Dining area closet
Service Grounding:	•Ground Connection Not Visible
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Dining area closet
Sub-Panel(s):	•Panel Rating: 100 Amp •Breakers •Located: West Building
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded •Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. 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. 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.

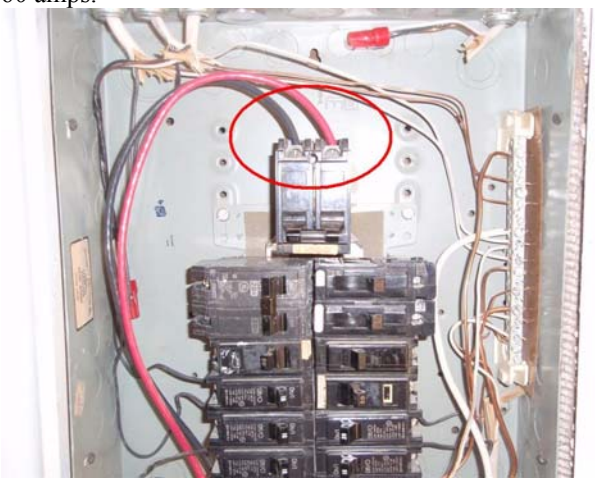
General Comments

Inspection of the electrical system revealed the need for 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

Auxiliary Panel(s)

- **Repair:** The oversized auxiliary panel main breaker should be replaced. The wire rating for this panel is a maximum of 60 amps.



Distribution Wiring

- **Repair:** Improper electrical connections should be repaired (example at furnace room). All electrical connections should be made inside junction boxes fitted with cover plates.

Outlets

- **Repair:** An outlet is inoperative (examples in southwest corner of west building). This outlet and circuit should be investigated.
- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards). This outlet at the back exterior of the west building marked "rev pol" with blue tape and the circuit should be investigated and repaired as necessary.
- **Repair:** Ungrounded 3-prong outlets should be repaired (example at GFCI at front exterior of west building marked with blue tape). In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.
- **Repair:** The ground fault circuit interrupter (GFCI) outlets at the west building did not respond correctly to testing during the inspection. These receptacles should be repaired or replaced.

Lights

- **Repair:** The light is inoperative (example at west outbuilding exterior, dining area and upstairs bath). If the bulbs are not blown, the circuit should be repaired.

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: International Comfort •Serial Number: A042901120
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

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: 9904407142
Size of Circuit:	•Circuit Size: Minimum Circuit Size 16.4 Amps Maximum Circuit Breaker Size 20Amps •Breaker Size In Main Panel: Unmarked
Through-Wall Equipment:	•Present At Outbuilding and Upstairs

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
The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning
- **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.

Fans
- **Note:** The master bath vent fan is noisy. Improvement is discretionary. **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:	•No Access
Roof Cavity Insulation:	•Not Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
Crawl Space Insulation:	•Not Visible
Vapor Retarders:	•Unknown
Roof Ventilation:	•None Visible
Crawl Space Ventilation:	•No Ventilation Found
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

General Comments
During any planned re-roofing, overhead insulation and ventilation levels should be investigated and improved where necessary.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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:	•Not Found
Interior Supply Piping:	•Copper •Steel
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron •Not Visible
Water Heater:	•Gas •Approximate Capacity (in gallons): 30 Manufacturer: Envirotemp •Serial Number: 0623127094
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Sump Pump •Backflow Preventers on Hose Bibs

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. 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.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

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.

Waste / Vent

- **Monitor:** The waste piping at the south crawl spaced shows evidence of deterioration (crack at top of waste piping). **Repaired crack**

Plumbing Fixtures

- **Improve:** Cracked, deteriorated and/or missing master bath shower stall caulk should be replaced.
- **Improve:** The chrome ring at the master shower handle is loose and should be caulked to prevent water damage behind the shower handle. **Repaired**

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 •Wood •Concrete
Window Type(s) & Glazing: •Casement •Double/Single Hung •Thermal Pane •Single Pane with Storm Window
Doors: •Wood-Solid Core •Plastic-Hollow Core •Metal •Sliding Glass •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 and/or plaster flaws were observed that could include minor cracks, rough seams, , nail popping, minor patching, etc. Any repairs would be discretionary.

Windows
- **Monitor, Repair:** The south window in the family room is cracked. Improvement is not a high priority.
- **Repair:** Damaged screen was noted (example at the west building).
- **Repair:** Sash cords (the ropes that hold up the windows) are missing (example on the upstairs south window).
- **Improve:** The casement window at the west building does not close fully using the hardware crank. Adjustment may be desirable.

Doors
- **Repair:** Door dead bolt latch for the west outbuilding should be adjusted as necessary to latch properly. **Repaired**

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.

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 •Electric Cooktop •Microwave Oven •Dishwasher •Waste Disposer

Laundry Facility: •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

APPLIANCES OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are high quality.

RECOMMENDATIONS / OBSERVATIONS

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: •Gas
Vents, Flues, Chimneys: •Metal Flue-Single Wall

FIREPLACES / WOOD STOVES OBSERVATIONS

Positive Attributes
On the whole, the fireplace and it's components are in above average condition.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

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

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