Star
Home
Inspection Services

Home Inspection Report

2119 W 47th Terr Westwood, KS 66205

Inspection Date: 03/24/2010

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Report Number: 03242010-1A

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Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

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

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

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:** Foundation bowing and cracking was observed. The foundation wall(s) 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.

Floors

- **Monitor:** Additional support post was observed at the basement east wall.
- **Monitor:** Repaired sill plate, rim joist and floor joist was noted at the basement area under the front porch.

Sloped Roofing

- 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.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **REPAIRED**
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house (i.e. disconnected downspout at front northeast corner.) Storm water should be encouraged to flow away from the building at the point of discharge. **REPAIRED**

Exterior Walls

- **Repair:** Any openings in the exterior siding should be sealed. An example is at the top corners of the metal siding. Caulking is needed.
- **Monitor:** Localized minor cosmetic damage of the metal siding was observed (i.e. front window frame and near dryer vent.)

Windows

- **Repair:** Some of the window frames require painting and caulking.
- **Repair:** The window at the upstairs back 2nd story is in need of glazing (putty) improvements. **REPAIRED**
- **Repair:** Localized evidence of rot was visible on the southwest basement window trim/frame. Repair to the window frame can usually be accomplished by a skilled carpenter.

Doors

- **Repair:** The paint on the front and back door frames/ trim/threshold is peeling and requires painting. **REPAIRED**

Lot Drainage

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

Steps

- **Recommend:** The rear steps should be painted or stained to improve durability. **REPAIRED**

Porch / Porch Cover/Steps

- **Repair:** The trim around the support posts for the porch cover need paint. If rot is uncovered the proper repairs should be made prior to painting. **REPAIRED**
- **Repair, Safety Issue:** The porch railing is loose. It is recommended that this be repaired for improved safety. **REPAIRED**
- **Monitor:** Surface deterioration was observed at the front steps and front porch. Persisting movement may result in the need for repairs. **REPAIRED**

Patio

- **Monitor, Repair:** Patio loose tile was observed.

Driveway

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

Walkway

- **Monitor, Repair:** The front brick walkway presents a trip hazard from walkway to the driveway. Surface deterioration brick spall was observed.

Main Panel
- **Repair:** The main panel cover plate (sometimes called the "Dead Front") is not installed. It should be replaced. **REPAIRED**

Distribution Wiring
- **Repair:** Loose electrical and cable wiring in the basement should be secured. **REPAIRED**

Knob & Tube Wiring
- **Recommend:** Any knob-and-tube wiring that is exposed during renovations should be replaced.

Outlets
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as replacing with two-holed outlets. **REPAIRED**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the kitchen did not respond correctly to testing during the inspection. This receptacle should be repaired.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (i.e. under kitchen sink.)

Switches
- **Note:** The light switch at the top of the 2nd story stairs is non-functional.

Lights
- **Repair:** The light is inoperative (i.e. back exterior and upper bedroom.) If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The loose light fixtures in the basement should be repaired. **REPAIRED**

Smoke Detectors
- **Repair:** It is suspected that the batteries in the smoke detectors are defunct. This should be investigated. **REPAIRED**

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

Central Air Conditioning
- **Improve:** The outdoor unit of the air conditioning system requires cleaning. **REPAIRED**

Water Heater
- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking slightly. Minor repairs or cleaning can usually rectify this condition.

Gas Piping
- **Repair, Safety Issue:** ***A gas leak was detected (at the front basement ceiling and marked "GAS LEAK" with blue tape) 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.*** **REPAIRED**
- **Monitor:** Galvanized steel pipe is no longer suitable for gas piping by most gas utility companies. This should be confirmed or verified with the local gas company and if confirmed it's recommended any galvanized pipe be replaced with one of suitable material.

Supply Plumbing
- **Monitor:** The old steel piping at the supply entry to the home 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
- **Repair:** The drain pipe below the kitchen sink is leaking. **REPAIRED**

Plumbing Fixtures
- **Repair:** The kitchen sprayer nozzle is leaking and needs repair. **REPAIRED (removed & capped)**

Refrigerator
- **Repair:** The icemaker is inoperative.

Door Bell
- **Repair:** The back door bell is inoperative.

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

Windows
- **Monitor, Repair:** The interior window trim at the upstairs back window is peeling. Repair is discretionary.
- **Repair:** The window in the kitchen is broken. **REPAIRED**
- **Monitor:** The window in the north front room has lost its seal. 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.
- **Monitor:** It may be desirable to replace window screens where missing (i.e. upstairs south window.) The owner should be consulted regarding any screens that may be in storage.
- **Repair:** Storm windows would be provided where missing (i.e. upstairs south window.) The owner should be consulted regarding any storm windows that may be in storage.

Doors
- **Repair:** Doors to the southwest bedroom, middle west bedroom and middle west bedroom closet should be trimmed or adjusted as necessary to work properly. **REPAIRED**
- **Improve:** The weather strip on the back storm door is damaged and/or missing.

Stairways
- **Recommend, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the top floor stairway. **REPAIRED**
- **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:** The basement shows evidence of moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is above average for a home of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.
  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 foundations. 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

Wet weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 52 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement and Crawl Space Configuration
Columns:	•Wood •Concrete
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Not Visible
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.

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 wall(s) 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.

Floors

- **Monitor:** Additional support post was observed at the basement east wall.
- **Monitor:** Repaired sill plate, rim joist and floor joist was noted at the basement area under the front porch.

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(1st is wood shingles)
Roof Flashings:	•Roofing Material (Shingles)
Chimneys:	•None
Roof Drainage System:	•Aluminum •Downspouts discharge above & below grade
Skylights:	•None
Method of Inspection:	•Walked on roof •Viewed from ladder at eave •Viewed with binoculars

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. 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.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- 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.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **REPAIRED**
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house (i.e. disconnected downspout at front northeast corner.) Storm water should be encouraged to flow away from the building at the point of discharge. **REPAIRED**

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.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Metal Siding
Eaves, Soffits, And Fascias:	•Aluminum
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood •Vinyl-Covered •Metal-Covered
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete •Brick • Tile
Porches, Decks, Steps, Railings:	•Concrete •Wood
Overhead Garage Door(s):	•None
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•None
Fencing:	•None

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. 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:** Any openings in the exterior siding should be sealed. An example is at the top corners of the metal siding. Caulking is needed.

- **Monitor:** Localized minor cosmetic damage of the metal siding was observed (i.e. front window frame and near dryer vent.)

Windows

- **Repair:** Some of the window frames require painting and caulking.
- **Repair:** The window at the upstairs back 2nd story is in need of glazing (putty) improvements. **REPAIRED**
- **Repair:** Localized evidence of rot was visible on the southwest basement window trim/frame. Repair to the window frame can usually be accomplished by a skilled carpenter.

Doors

- **Repair:** The paint on the front and back door frames/ trim/threshold is peeling and requires painting. **REPAIRED**

Lot Drainage

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

Steps

- **Recommend:** The rear steps should be painted or stained to improve durability. **REPAIRED**

Porch / Porch Cover/Steps

- **Repair:** The trim around the support posts for the porch cover need paint. If rot is uncovered the proper repairs should be made prior to painting. **REPAIRED**
- **Repair, Safety Issue:** The porch railing is loose. It is recommended that this be repaired for improved safety. **REPAIRED**
- **Monitor:** Surface deterioration was observed at the front steps and front porch. Persisting movement may result in the need for repairs. **REPAIRED**

Patio

- **Monitor, Repair:** Patio loose tile was observed.

Driveway

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

Walkway

- **Monitor, Repair:** The front brick walkway presents a trip hazard from walkway to the driveway. Surface deterioration brick spall was observed.

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.

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:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Basement
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Located: Basement
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex" •Knob-and-Tube Copper
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen •Basement
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. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

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

Main Panel

- **Repair:** The main panel cover plate (sometimes called the “Dead Front”) is not installed. It should be replaced. **REPAIRED**

Distribution Wiring

- **Repair:** Loose electrical and cable wiring in the basement should be secured. **REPAIRED**

Knob & Tube Wiring

- **Recommend:** Any knob-and-tube wiring that is exposed during renovations should be replaced.

Outlets

- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as replacing with two-holed outlets. **REPAIRED**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the kitchen did not respond correctly to testing during the inspection. This receptacle should be repaired.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (i.e. under kitchen sink.)

Switches

- **Note:** The light switch at the top of the 2nd story stairs is non-functional.

Lights

- **Repair:** The light is inoperative (i.e. back exterior and upper bedroom.) If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The loose light fixtures in the basement should be repaired. **REPAIRED**

Smoke Detectors

- **Repair:** It is suspected that the batteries in the smoke detectors are defunct. This should be investigated. **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.

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: 9908610537
Vents, Flues, Chimneys: •Plastic
Heat Distribution Methods: •Ductwork

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. This is a high efficiency heating system. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system is controlled by a "set back" thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

General Comments

The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Furnace

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

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: Heat Controller Inc
- Serial Number: CU181346063X

Size of Circuit:
- Circuit Size: Minimum Circuit Size 18.7 Amps
  Maximum Circuit Breaker Size 30 Amps
- Breaker Size In Main Panel: 30 Amps

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home. Regular maintenance will, of course, be necessary. 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

Central Air Conditioning

- **Improve:** The outdoor unit of the air conditioning system requires cleaning. **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.
- **The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.**

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:	•Not Visible
Roof Cavity Insulation:	•Not Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
Vapor Retarders:	•Unknown
Roof Ventilation:	•Roof Vents
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.

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:	•Plastic •Cast Iron
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: State •Serial Number: J99342000
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The plumbing fixtures appear to have been well-maintained.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking slightly. Minor repairs or cleaning can usually rectify this condition.

Gas Piping

- **Repair, Safety Issue:** ***A gas leak was detected (at the front basement ceiling and marked "GAS LEAK" with blue tape) 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.*** **REPAIRED**

- **Monitor:** Galvanized steel pipe is no longer suitable for gas piping by most gas utility companies. This should be confirmed or verified with the local gas company and if confirmed it's recommended any galvanized pipe be replaced with one of suitable material.

Supply Plumbing

- **Monitor:** The old steel piping at the supply entry to the home 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

- **Repair:** The drain pipe below the kitchen sink is leaking. **REPAIRED**

Plumbing Fixtures

- **Repair:** The kitchen sprayer nozzle is leaking and needs repair. **REPAIRED (removed & capped)**

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 •Plaster
Floor Surfaces:	•Tile •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Sliders •Awning •Thermal Pane •Single Pane
Doors:	•Wood-Solid Core •Storm Door(s)

INTERIOR OBSERVATIONS

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

General Condition of Windows and Doors
The majority of the 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, loose or bulging plaster, etc. Any repairs would be discretionary. Overall condition is above average.

Windows
- **Monitor, Repair:** The interior window trim at the upstairs back window is peeling. Repair is discretionary.
- **Repair:** The window in the kitchen is broken. **REPAIRED**
- **Monitor:** The window in the north front room has lost its seal. 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.
- **Monitor:** It may be desirable to replace window screens where missing (i.e. upstairs south window.) The owner should be consulted regarding any screens that may be in storage.
- **Repair:** Storm windows would be provided where missing (i.e. upstairs south window.) The owner should be consulted regarding any storm windows that may be in storage.

Doors
- **Repair:** Doors to the southwest bedroom, west middle bedroom and middle west bedroom closet should be trimmed or adjusted as necessary to work properly. **REPAIRED**
- **Improve:** The weather strip on the back storm door is damaged and/or missing.

Stairways
- **Recommend, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the top floor stairway. **REPAIRED**
- **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:** The basement shows evidence of moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is above average for a home of this age, construction and location. Further monitoring of the foundations will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

  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 foundations. 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 •Dishwasher •Waste Disposer •Refrigerator
Laundry Facility:	•Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•Door Bell

APPLIANCES OBSERVATIONS

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

General Comments
Only minor improvements to the appliances are needed.

RECOMMENDATIONS / OBSERVATIONS

Refrigerator
- **Repair:** The icemaker is inoperative.

Door Bell
- **Repair:** The back door bell is inoperative.

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.