Star
Home
Inspection Services

Home Inspection Report

21700 W 71st St Shawnee, KS 66218

Inspection Date: 02/24/2010

Prepared For: Leo Rycken

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Report Number: 02242010-2A

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Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, ***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 south.

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

- **Repair:** Surface deterioration (spalling, crumbling material) was observed on foundation walls. Larger than typical foundation settlement cracking was observed. This condition is common in many old homes and does not usually represent a serious structural concern unless there is substantial loss of material. Recommend a qualified foundation specialist be engaged for a second opinion and estimate of the necessary repairs. Lot drainage improvements and elimination of water or roof runoff splashing against foundation walls as outlined in the Exterior section of this report are also recommended. **REPAIRED**
- **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:** Water staining of the subflooring below the master bath was observed at the basement ceiling. Where only limited areas of damage exist this repair can be deferred until combined with other carpentry work at the property. Beware of damaged subfloor below carpet or vinyl flooring as it may be unsafe.

Sloped Roofing

- **Major Concern, Repair:** Missing tabs were observed. Repairs are recommended. What appears to be hail damage was observed on the roof. Hail damage can shorten the life of a roof. This should be investigated further and may eligible for an insurance claim. .The rofing is near the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Expect to replace the roof soon. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair. It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost. Replace the roof flashing materials when re-roofing to avoid leaks in these areas.

Flashings

- **Monitor, Repair:** The plumbing vent flashing boot(s) are split making them vulnerable to leaks. It's recommended that the boots be caulked or the flashing replaced.

Gutters & Downspouts

- **Repair:** Minor leaks in the gutters should be repaired. The old galvanized gutters and downspouts are rusting noticeably. Replacement should be anticipated over the next few years. In the interim, leaks that develop should be repaired.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **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:** Localized pointing of deteriorated mortar between the bricks of the exterior walls is advisable to prevent further deterioration (i.e. at front southwest corner.)
- **Repair:** The exterior of the house needs to be painted.
- **Repair:** Loose siding/siding trim should be secured secured and caulked.
- **Repair:** Any openings in the exterior siding should be sealed. An example is where the gas line enter the house. Caulking is needed.
- **Repair:** Localized rot was observed in the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** Localized rot was observed in the trim around the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** The front window shutters are damaged.

Exterior Eaves

- **Repair:** Localized rot was observed in the fascia (the wooden board to which the gutter is typically fastened).
- **Improve:** The loose soffit vent at the west side of the home should be better secured.

Windows

- **Repair:** The window frames require painting and caulking.
- **Repair:** Some of the windows are in need of glazing (putty) improvements.
- **Repair:** Localized evidence of rot was visible on several of the window trim/frames at the front and back of the home. . Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.

Doors
- **Repair:** The paint on the door frames/ trim is peeling and requires painting and caulking.
- **Repair:** Localized rot was visible on the back basement doors trim/frames. Repair to the door trim and frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window/door. repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.

Garage
- **Repair:** The paint on the garage door frame/ trim is peeling and requires painting and caulking.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Settlement cracks are very common and are not normally a concern. Surface deterioration of the garage floor was observed.
- **Repair, Safety Issue:** Nail pops in the garage stair treads were observed. This is a safety issue and the nails should be hammered flush.

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 five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. The void under the front porch should be filled. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.*** **REPAIRED**
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

Deck
- **Recommend:** The deck should be painted or stained to improve durability.
- **Repair:** The deck should be better secured to the house using lag bolts to reduce risk of separating from the house.
- **Monitor:** Non-standard construction of the deck was observed (decking support joists at non-standard spacing width.)
- **Repair, Safety Issue:** The openings in the deck and deck steps railings are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.
- **Repair:** The deck and deck steps lattice work is damaged.

Driveway/Walkway/Porch
- **Monitor:** The driveway, walkway and porch have settled and cracked. Persisting movement may result in the need for repairs.

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

Main Panel
- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 50 Amps and the one in the panel is 60 Amps.
- **Repair:** Any openings in the main panel should be covered.

Distribution Wiring
- **Repair:** Extension cords should not be used as permanent wiring. This wiring in the garage should be removed and replaced with permanent wiring and an outlet(s).
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. attic.)

Outlets
- **Repair:** An outlet in the northwest room 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.

Switches
- **Monitor, Repair:** The two-way switches for the dining room are wired improperly. One switch will not work unless the other is in a certain position. Repair is discretionary.

Lights
- **Repair:** The light is inoperative (i.e. basement, garage and dining room.) If the bulbs are not blown, the circuit should be repaired.
- **Improve:** The landscaping lights are damaged.

Furnace
- **Improve:** The dirty air filter should be replaced.
- **Repair:** The condensate line leading from the furnace appears dirty or to have been dirty (minor surface rust observed in furnace housing.) Further investigation is needed when air conditioner is in use, if needed this should be cleaned to avoid blockage and possible improper operation of the equipment.

Supply Air Ductwork
- **Repair:** Loose fitting joints and/or openings in the ductwork should be improved. Duct tape is not the appropriate material for this purpose, despite its name.

Central Air Conditioning
- **Repair:** The outdoor unit of the air conditioning system is out of level. This should be improved.
- **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.

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

Supply Plumbing
- **Monitor:** Water hammer in the supply piping was observed when operating plumbing fixtures. Over time, this condition can influence the integrity of pipe connections. Closing valves and faucets slowly is one approach to avoiding water hammer. Better securing pipes (where possible) and installing air chambers (shock absorbers) at the risers to fixtures would be another solution.

Waste / Vent
- **Repair:** The master bath shower drain is leaking.
- **Monitor:** A sewer odor was detected in the basement. The floor drain at the northwest corner appears to have been recently cleaned out. This area should be monitored. If odor persists, a plumber should be engaged. **REPAIRED – Cleaned floors.**

Plumbing Fixtures
- **Monitor, Repair:** Low water pressure was observed at the northwest bathroom sink. This should be investigated further and repaired if necessary. The faucet at this location is showing signs of age. Updating faucets over time should be anticipated.
- **Monitor:** Surface rust at the master bath sink drain was observed.
- **Monitor:** The kitchen sink was observed to have surface wear.
- **Repair:** The northwest bath sink drain plug is inoperative and needs repair.
- **Monitor, Repair:** The northwest bath toilet was observed to flush slowly at the time of the inspection. Improvement to the tank mechanism may be desirable.
- **Repair:** The hall bath shower head is leaky.
- **Repair:** The master shower stall should be replaced.
- **Improve:** Cracked, deteriorated and/or missing hall bath bathtub enclosure caulk could be improved.
- **Repair:** Evidence of water damage to the floor adjacent to the master shower enclosure was observed. The extent of damage is difficult to predict without removing floor coverings. Repairs are not high priority, but may eventually be desired.
- **Repair:** Cracked, deteriorated and/or missing grout at the tile at the hall bath sink requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary.
- **Improve:** Cracked, deteriorated and/or missing master bath and kitchen sink back splash caulk should be replaced.

Clothes Dryer
- **Repair:** The clothes dryer should be vented to the building exterior.

Fireplaces
- **Monitor, Repair:** The gas valve for the basement fireplace is stiff.

Wall / Ceiling Finishes
- **Monitor:** Water staining was noted in the garage.
- **Repair:** Damage to the drywall at the garage ceiling and basement stairway wall was observed.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.
- **Monitor:** The tile at the wall in the master bath is cracked.

Floors
- **Repair:** The vinyl flooring in the master bath is damaged
- **Monitor, Repair:** The vinyl flooring in the kitchen is damaged
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.
- **Monitor, Repair:** The carpet flooring in the master bedroom is damaged
- **Repair:** The installation of the trim is incomplete in some areas (i.e. hall bath and bedroom doorways.)

Windows
- **Monitor, Repair:** The interior window frames staining could be improved Repair is discretionary.
- **Monitor:** Some of the window(s) are painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** A window in the master bedroom and southeast bedroom are cracked. Improvement is not a high priority.
- **Repair:** The northeast basement window is broken.
- **Repair:** Damaged screens were noted on a few of the windows.
- **Repair:** Window screens are missing on some of the windows (i.e. basement.)

Doors
- **Repair:** Doors to the master bath, northwest bath and front storm door should be trimmed or adjusted as necessary to work properly.
- **Repair:** The lock for the sliding glass door is inoperative. Repairs are needed.
- **Repair:** The weather strip at the front storm door is damaged.
- **Improve:** The front door stain is wearing thin. Painting may be desirable.
- **Monitor, Repair:** Minor door damage was observed at the northwest room closet door.
- **Monitor:** Door to the laundry room has been removed.

Kitchen Cabinets
- **Monitor:** Painting/staining of the kitchen cabinets may be desirable.

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:** The basement shows evidence of previous 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 not unusual for a home of this age, construction and location. Further monitoring of the foundation 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. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration. For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

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

WEATHER CONDITIONS

There was snow on the ground during the course of the inspection.
The estimated outside temperature was 21 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration
Columns:	•Steel
Floor Structure:	•Concrete
Wall Structure:	•Wood Frame, Brick Veneer
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Plywood Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good.
The visible joist spans appear to be within typical construction practices.

RECOMMENDATIONS / OBSERVATIONS

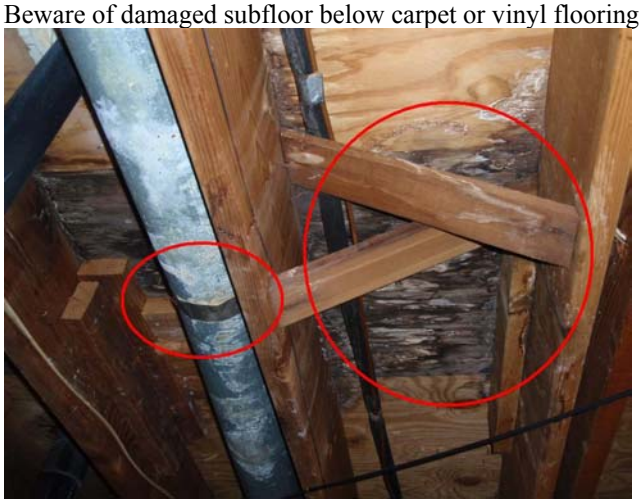
Foundation

- **Repair:** Surface deterioration (spalling, crumbling material) was observed on foundation walls. Larger than typical foundation settlement cracking was observed. This condition is common in many old homes and does not usually represent a serious structural concern unless there is substantial loss of material. Recommend a qualified foundation specialist be engaged for a second opinion and estimate of the necessary repairs. Lot drainage improvements and elimination of water or roof runoff splashing against foundation walls as outlined in the Exterior section of this report are also recommended. **REPAIRED**

- **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:** Water staining of the subflooring below the master bath was observed at the basement ceiling. Where only limited areas of damage exist this repair can be deferred until combined with other carpentry work at the property. Beware of damaged subfloor below carpet or vinyl flooring as it may be unsafe.



LIMITATIONS OF STRUCTURE INSPECTION

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

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

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Multiple Layers
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Galvanized Steel •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•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. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.

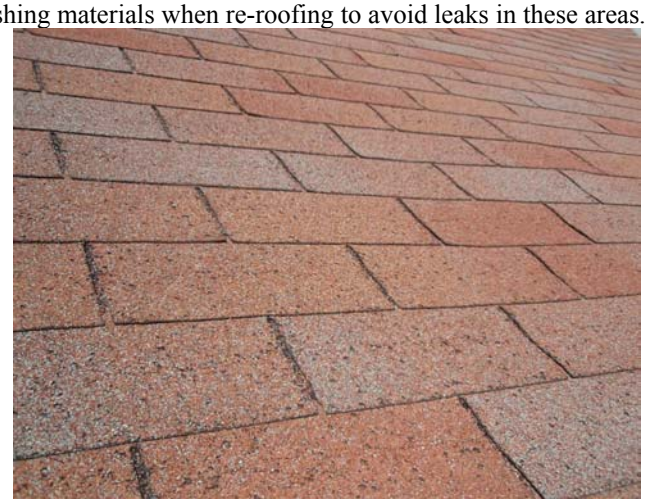
General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Major Concern, Repair:** Missing tabs were observed. Repairs are recommended. What appears to be hail damage was observed on the roof. Hail damage can shorten the life of a roof. This should be investigated further and may eligible for an insurance claim. .The roofing is near the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Expect to replace the roof soon. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair. It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost. Replace the roof flashing materials when re-roofing to avoid leaks in these areas.



Flashings

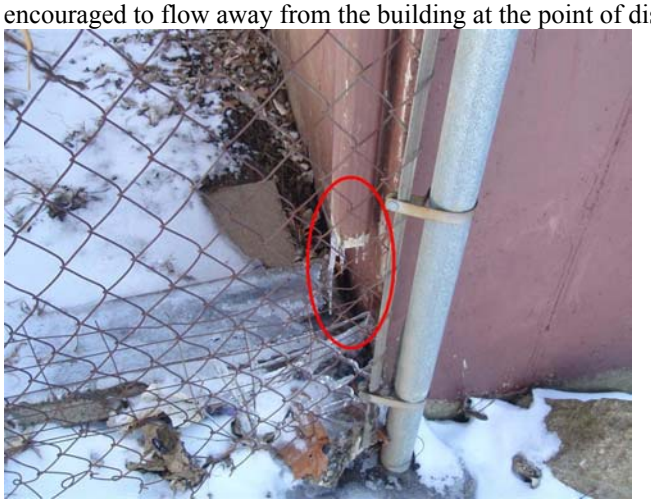
- **Monitor, Repair:** The plumbing vent flashing boot(s) are split making them vulnerable to leaks. It's recommended that the boots be caulked or the flashing replaced.

Attic View

Gutters & Downspouts

- **Repair:** Minor leaks in the gutters should be repaired. The old galvanized gutters and downspouts are rusting noticeably. Replacement should be anticipated over the next few years. In the interim, leaks that develop should be repaired.

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.



- **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.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.
- Snow on the roof restricted the inspection.
- A chimney was not entirely visible during the inspection of the roofing system.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Board & Bat
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •Solid Wood
Window/Door Frames and Trim:	•Wood •Metal
Entry Driveways:	•Asphalt
Entry Walkways And Patios:	•Concrete •Not visible due to snow
Porches, Decks, Steps, Railings:	•Concrete •Treated Wood •Not visible due to snow
Overhead Garage Door(s):	•Metal •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Towards House
Retaining Walls:	•Wood
Fencing:	•Wood •Chain Link

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. 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. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed.

General Comments

The exterior of the home has not been well maintained. Repairs are needed.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** Localized pointing of deteriorated mortar between the bricks of the exterior walls is advisable to prevent further deterioration (i.e. at front southwest corner.)

- **Repair:** The exterior of the house needs to be painted.

- **Repair:** Loose siding/siding trim should be secured and caulked.

- **Repair:** Any openings in the exterior siding should be sealed. An example is where the gas line enter the house. Caulking is needed.

- **Repair:** Localized rot was observed in the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** Localized rot was observed in the trim around the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** The front window shutters are damaged.

Exterior Eaves

- **Repair:** Localized rot was observed in the fascia (the wooden board to which the gutter is typically fastened).
- **Improve:** The loose soffit vent at the west side of the home should be better secured.

Windows
- **Repair:** The window frames require painting and caulking.
- **Repair:** Some of the windows are in need of glazing (putty) improvements.
- **Repair:** Localized evidence of rot was visible on several of the window trim/frames at the front and back of the home. . Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.

Doors
- **Repair:** The paint on the door frames/ trim is peeling and requires painting and caulking.
- **Repair:** Localized rot was visible on the back basement doors trim/frames. Repair to the door trim and frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window/door. repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.

Garage
- **Repair:** The paint on the garage door frame/ trim is peeling and requires painting and caulking.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Settlement cracks are very common and are not normally a concern. Surface deterioration of the garage floor was observed.
- **Repair, Safety Issue:** Nail pops in the garage stair treads were observed. This is a safety issue and the nails should be hammered flush.

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 five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. The void under the front porch should be filled. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.*** **REPAIRED**
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

Deck
- **Recommend:** The deck should be painted or stained to improve durability.
- **Repair:** The deck should be better secured to the house using lag bolts to reduce risk of separating from the house.
- **Monitor:** Non-standard construction of the deck was observed (decking support joists at non-standard spacing width.)
- **Repair, Safety Issue:** The openings in the deck and deck steps railings are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.
- **Repair:** The deck and deck steps lattice work is damaged.

Driveway/Walkway/Porch
- **Monitor:** The driveway, walkway and porch have settled and cracked. Persisting movement may result in the need for repairs.

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

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.
- Snow restricted an inspection of the lot and various other aspects of the exterior of the house.

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: Basement
Service Grounding:	•Copper •Ground Rod Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Basement
Sub-Panel(s):	•Panel Rating 50 Amp •Breakers •Located: Exterior Back
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Exterior
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 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly unless otherwise noted below. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

General Comments

Inspection of the electrical system revealed the need for 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:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 50 Amps and the one in the panel is 60 Amps.
- **Repair:** Any openings in the main panel should be covered.

Distribution Wiring

- **Repair:** Extension cords should not be used as permanent wiring. This wiring in the garage should be removed and replaced with permanent wiring and an outlet(s).
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. attic.)

Outlets

- **Repair:** An outlet in the northwest room 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.

Switches

- **Monitor, Repair:** The two-way switches for the dining room are wired improperly. One switch will not work unless the other is in a certain position. Repair is discretionary.

Lights

- **Repair:** The light is inoperative (i.e. basement, garage and dining room.) If the bulbs are not blown, the circuit should be repaired.
- **Improve:** The landscaping lights are damaged.

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.

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: York •Serial Number: ENJM556426
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork

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. The heating system is controlled by a "set back" thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

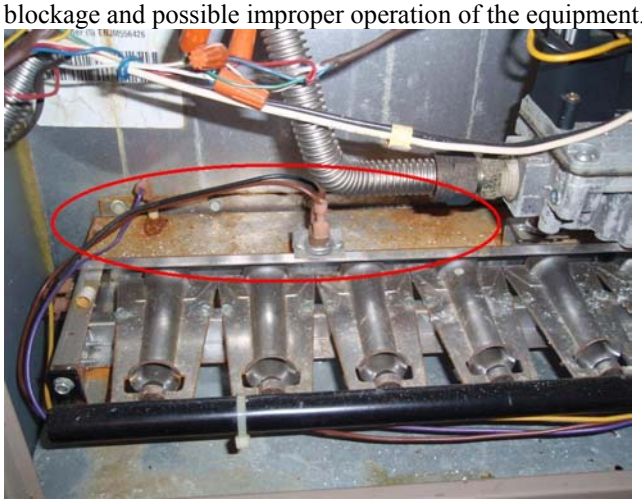
General Comments

The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Improve:** The dirty air filter should be replaced.
- **Repair:** The condensate line leading from the furnace appears dirty or to have been dirty (minor surface rust observed in furnace housing.) Further investigation is needed when air conditioner is in use, if needed this should be cleaned to avoid blockage and possible improper operation of the equipment.



Supply Air Ductwork

- **Repair:** Loose fitting joints and/or openings in the ductwork should be improved. Duct tape is not the appropriate material for this purpose, despite its name.

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: EFJM344815
Size of Circuit:	•Circuit Size: Minimum Circuit Size 31.9 Amps Maximum Circuit Breaker Size 50 Amps •Breaker Size In Main Panel: 60 Amps
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.

General Comments

As the system is a middle aged unit a higher level of maintenance can be expected.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** The outdoor unit of the air conditioning system is out of level. This should be improved.
- **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.
- **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:	•Rolled Fiberglass in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom

INSULATION / VENTILATION OBSERVATIONS

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

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

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:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: GE •Serial Number: GELN0506405414
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Gas Piping

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

Supply Plumbing

- **Monitor:** Water hammer in the supply piping was observed when operating plumbing fixtures. Over time, this condition can influence the integrity of pipe connections. Closing valves and faucets slowly is one approach to avoiding water hammer. Better securing pipes (where possible) and installing air chambers (shock absorbers) at the risers to fixtures would be another solution.

Waste / Vent

- **Repair:** The master bath shower drain is leaking.
- **Monitor:** A sewer odor was detected in the basement. The floor drain at the northwest corner appears to have been recently cleaned out. This area should be monitored. If odor persists, a plumber should be engaged. **REPAIRED – Cleaned floors**

Plumbing Fixtures

- **Monitor, Repair:** Low water pressure was observed at the northwest bathroom sink. This should be investigated further and repaired if necessary. The faucet at this location is showing signs of age. Updating faucets over time should be anticipated.
- **Monitor:** Surface rust at the master bath sink drain was observed.
- **Monitor:** The kitchen sink was observed to have surface wear.
- **Repair:** The northwest bath sink drain plug is inoperative and needs repair.
- **Monitor, Repair:** The northwest bath toilet was observed to flush slowly at the time of the inspection. Improvement to the tank mechanism may be desirable.
- **Repair:** The hall bath shower head is leaky.
- **Repair:** The master shower stall should be replaced.
- **Improve:** Cracked, deteriorated and/or missing hall bath bathtub enclosure caulk could be improved.
- **Repair:** Evidence of water damage to the floor adjacent to the master shower enclosure was observed. The extent of damage is difficult to predict without removing floor coverings. Repairs are not high priority, but may eventually be desired.
- **Repair:** Cracked, deteriorated and/or missing grout at the tile at the hall bath sink requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary.
- **Improve:** Cracked, deteriorated and/or missing master bath and kitchen sink back splash caulk should be replaced.

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.
- An inspection of the hot tub is outside the scope of this inspection.
- An inspection of the pool 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.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Sliders •Fixed Pane •Single Pane with Storm Window
Doors:	•Wood-Solid Core •Wood-Hollow Core •Metal •Storm Door(s)

INTERIOR OBSERVATIONS

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

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

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes
- **Monitor:** Water staining was noted in the garage.
- **Repair:** Damage to the drywall at the garage ceiling and basement stairway wall was observed.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.
- **Monitor:** The tile at the wall in the master bath is cracked.

Floors
- **Repair:** The vinyl flooring in the master bath is damaged
- **Monitor, Repair:** The vinyl flooring in the kitchen is damaged
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.
- **Monitor, Repair:** The carpet flooring in the master bedroom is damaged
- **Repair:** The installation of the trim is incomplete in some areas (i.e. hall bath and bedroom doorways.)

Windows
- **Monitor, Repair:** The interior window frames staining could be improved Repair is discretionary.
- **Monitor:** Some of the window(s) are painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** A window in the master bedroom and southeast bedroom are cracked. Improvement is not a high priority.
- **Repair:** The northeast basement window is broken.
- **Repair:** Damaged screens were noted on a few of the windows.
- **Repair:** Window screens are missing on some of the windows (i.e. basement.)

Doors
- **Repair:** Doors to the master bath, northwest bath and front storm door should be trimmed or adjusted as necessary to work properly.
- **Repair:** The lock for the sliding glass door is inoperative. Repairs are needed.
- **Repair:** The weather strip at the front storm door is damaged.
- **Improve:** The front door stain is wearing thin. Painting may be desirable.
- **Monitor, Repair:** Minor door damage was observed at the northwest room closet door.
- **Monitor:** Door to the laundry room has been removed.

Kitchen Cabinets

- **Monitor:** Painting/staining of the kitchen cabinets may be desirable.

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:** The basement shows evidence of previous 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 not unusual for a home of this age, construction and location. Further monitoring of the foundation 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. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration. For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

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
Other Components Tested:	•Cooktop Exhaust Vent/Fan •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes
All 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

Clothes Dryer
- **Repair:** The clothes dryer should be vented to the building exterior.

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: •Masonry Chimney-Lined

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Monitor, Repair:** The gas valve for the basement fireplace is stiff.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

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

Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys

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