



**Star
Home
Inspection Services**

Home Inspection Report

2926 W 50th Terr Westwood, KS 66205

Inspection Date: 10/06/2009

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Report Overview

THE HOUSE IN PERSPECTIVE

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

CONVENTIONS USED IN THIS REPORT

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

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

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

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

Improve: denotes improvements which are recommended but not required.

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

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

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

Foundation

- **Monitor:** Common settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Crawl Space

- **Improve:** All wood debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage.

Floors

- **Monitor:** Floor joist at the west side of the basement is notched and or cut. This weakens the joist and risks structural damage; if any further movement is or cracking is observed repairs or additional support will be needed.
- **Monitor:** Additional metal support posts have been added in the basement near the stairs.

Sloped Roofing

- **Repair:** Missing and/or damaged tabs was observed. Repairs are needed. Split, loose or damaged ridge caps of the roofing require repair.
- **Monitor, Repair:** What appears to be hail damage was observed on the south side of 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. Watch for leaks and 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. Recommend engaging a qualified roofing contractor for a second opinion.
- It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.

Flashings

- **Monitor:** The plumbing vent flashing boot(s) have been heavily caulked, leaked in the past and may be vulnerable to leaks. These flashings should be monitored closely.
- **Repair:** The siding flashings where the roof steps up and the chimney flashing should be caulked to avoid leaks.

Chimneys

- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.

Gutters & Downspouts

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

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas including the bottom edge of the siding at some areas. These areas should be painted to prevent water damage or rot in the future.
- **Repair:** The loose siding to the left of the overhead door should be re-secured to avoid water and/or wind damage.
- **Repair:** Any openings in the exterior siding should be sealed. An example is where the air conditioner refrigerant lines enter the house and at east side of house. Caulking is needed.

Windows

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

Garage

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

Lot Drainage

- **Recommend:** The grading should be 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 ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

Deck

- **Recommend:** The deck should be painted or stained to improve durability.
- **Monitor:** The deck shows evidence of minor fire damage.

Driveway

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

Landscaping

- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building.
- **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.

Distribution Wiring

- **Repair:** Loose wiring at the basement ceiling should be secured.

Outlets

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

Switches

- **Monitor, Repair:** The function of the light switches upstairs marked with blue tape is unknown. Consult the seller as to its function and repair if needed.

Lights

- **Repair:** The light is inoperative (i.e. basement, west exterior, sunroom, upstairs, upstairs bath and family room closet). If the bulbs are not blown, the circuit should be repaired.

Smoke Detectors

- **Repair, Safety Issue:** Missing smoke detectors should be replaced.

Furnace

- **Monitor:** Given the age of the furnace, it may be near the end of its useful life. The unit was tested for carbon monoxide spillage and gas leaks using a TIF 8800 gas and CO2 sniffer and no positive readings were observed. Due to the age and/or overall condition it would be wise to reserve funds for the purchase a new furnace.
- **Repair:** The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.
- **Improve:** The dirty air filter should be replaced.
- **Note:** The electronic air filter was inoperative at the time of inspection and has been replaced with a standard filter.

Supply Air Ductwork

- **Improve:** No heat supply was found for the sunroom. If this area proves to be cool, a heat supply or some form of supplemental heat should be provided.

Combustion / Exhaust

- **Repair, Safety Issue:** *Poor exhaust flue connections for the furnace and water heater should be improved immediately.* Rusted exhaust piping should be replaced. Poor connections risk flue gas and carbon monoxide leakage or other unsafe conditions.

Central Air Conditioning

- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

Attic / Roof

- **Improve:** Insulation improvements are needed at the sunroom ceiling.

Water Heater

- **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:** The gas pipe to the dryer should be capped when not in use.
- **Monitor, Repair:** Copper tubing 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 this pipe be replaced with one of suitable material.
- **Monitor, Repair:** 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 this pipe be replaced with one of suitable material.

Plumbing Fixtures

- **Repair:** The hall bath toilet is loose.
- **Monitor:** The old steel piping (i.e. to the basement sink) 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.
- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk in the upstairs shower should be replaced.

Laundry Pump

- **Monitor:** The laundry pump is old. As with any old mechanical device, its useful remaining life is difficult to predict.

Fireplaces

- **Repair:** The fireplace damper requires repair.
- **Repair:** The gas portion of the fireplace is inoperative.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted at the upstairs east ceiling.
- **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:** Installation of the garage drywall/finish is incomplete.

Floors

- **Monitor:** The carpet is stained (i.e. sunroom).

Windows

- **Monitor:** Some of the basement window(s) are inoperative (i.e. basement). Improvement can be undertaken as desired.
- **Monitor, Repair:** The window(s) are cracked (i.e. two in basement). Improvement is not a high priority.
- **Repair:** The window in the sunroom is broken.
- **Improve:** Window paint peel was noted at some of the windows (i.e. breakfast room).
- **Repair:** Sash cords (the ropes that hold up the windows) are missing on the garage window.
- **Repair:** Window locking hardware is missing and/or damaged on some windows.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (i.e. front door, basement door, northwest and southwest bedroom closets).
- **Repair:** Damaged or non-functional door hardware at the door to the top floor should be improved.

Stairways

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

Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.*** The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced. For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

THE SCOPE OF THE INSPECTION

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

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

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

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 65 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	<ul style="list-style-type: none"> •Concrete Block •Basement Configuration •Crawl Space Configuration •Crawl Space(s) Viewed From Entry Opening •20% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	<ul style="list-style-type: none"> •Steel
Floor Structure:	<ul style="list-style-type: none"> •Wood Joist •Concrete
Wall Structure:	<ul style="list-style-type: none"> •Wood Frame
Ceiling Structure:	<ul style="list-style-type: none"> •Joist •Rafters
Roof Structure:	<ul style="list-style-type: none"> •Rafters •Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The visible joist spans appear to be within typical construction practices. The inspection did not discover evidence of substantial structural movement.

General Comments

No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Common settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Crawl Space

- **Improve:** All wood debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage.

Floors

- **Monitor:** Floor joist at the west side of the basement is notched and or cut. This weakens the joist and risks structural damage; if any further movement is or cracking is observed repairs or additional support will be needed.



- **Monitor:** Additional metal support posts have been added in the basement near the stairs.



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.
- There was no access to the roof space/attic.

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(1 st is wood shingles)
Roof Flashings:	•Roofing Material (Shingles)
Chimneys:	•Masonry
Roof Drainage System:	•Galvanized Steel •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

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

- **Repair:** Missing and/or damaged tabs was observed. Repairs are needed. Split, loose or damaged ridge caps of the roofing require repair.
- **Monitor, Repair:** What appears to be hail damage was observed on the south side of 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. Watch for leaks and 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. Recommend engaging a qualified roofing contractor for a second opinion.





- It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.

Flashings

- **Monitor:** The plumbing vent flashing boot(s) have been heavily caulked, leaked in the past and may be vulnerable to leaks. These flashings should be monitored closely.



- **Repair:** The siding flashings where the roof steps up and the chimney flashing should be caulked to avoid leaks.



Chimneys

- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.



Gutters & Downspouts

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



- **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 (i.e. northwest corner).

LIMITATIONS OF ROOFING INSPECTION

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

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Wood Siding
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Treated Wood
Overhead Garage Door(s):	•Plastic •Automatic Opener Installed
Surface Drainage:	•Level Grade
Retaining Walls:	•None
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. 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 driveway and walkways are in good condition.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas including the bottom edge of the siding at some areas. These areas should be painted to prevent water damage or rot in the future.
- **Repair:** The loose siding to the left of the overhead door should be re-secured to avoid water and/or wind damage.



- **Repair:** Any openings in the exterior siding should be sealed. An example is where the air conditioner refrigerant lines enter the house and at east side of house. Caulking is needed.



Windows

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

Garage

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

Lot Drainage

- **Recommend:** The grading should be 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 ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

Deck

- **Recommend:** The deck should be painted or stained to improve durability.
- **Monitor:** The deck shows evidence of minor fire damage.



Driveway

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

Landscaping

- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building.
- **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.
- Storage in the garage restricted the inspection.
- Storage shed excluded from the inspection at seller request.
- Access below decks and/or porches was not possible.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Garage
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Located: Garage
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded (Grounded marked with blue tape)
Ground Fault Circuit Interrupters:	•Bathroom(s) •Garage •Kitchen •Basement
Smoke Detectors:	•Absent

ELECTRICAL OBSERVATIONS

Positive Attributes

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

Distribution Wiring

- **Repair:** Loose wiring at the basement ceiling should be secured.

Outlets

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

Switches

- **Monitor, Repair:** The function of the light switches upstairs marked with blue tape is unknown. Consult the seller as to its function and repair if needed.

Lights

- **Repair:** The light is inoperative (i.e. basement, west exterior, sunroom, upstairs, upstairs bath and family room closet). If the bulbs are not blown, the circuit should be repaired.

Smoke Detectors

- **Repair, Safety Issue:** Missing smoke detectors should be replaced.

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: Lennox •Serial Number: 5891K10986
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier

HEATING OBSERVATIONS

Positive Attributes

Heating a home with a this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. 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 is old and may be approaching the end of its life.

RECOMMENDATIONS / OBSERVATIONS

Furnace

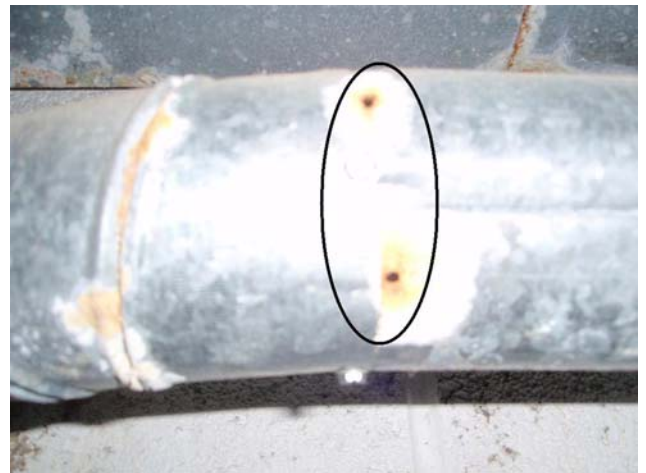
- **Monitor:** Given the age of the furnace, it may be near the end of its useful life. The unit was tested for carbon monoxide spillage and gas leaks using a TIF 8800 gas and CO2 sniffer and no positive readings were observed. Due to the age and/or overall condition it would be wise to reserve funds for the purchase a new furnace.
- **Repair:** The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.
- **Improve:** The dirty air filter should be replaced.
- **Note:** The electronic air filter was inoperative at the time of inspection and has been replaced with a standard filter.

Supply Air Ductwork

- **Improve:** No heat supply was found for the sunroom. If this area proves to be cool, a heat supply or some form of supplemental heat should be provided.

Combustion / Exhaust

- **Repair, Safety Issue:** *Poor exhaust flue connections for the furnace and water heater should be improved immediately.* Rusted exhaust piping should be replaced. Poor connections risk flue gas and carbon monoxide leakage or other unsafe conditions.



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: Lennox
	•Serial Number: 5191H14764
Size of Circuit:	•Circuit Size: Minimum Circuit Size 24.1 Amps Maximum Circuit Breaker Size 40 Amps •Breaker Size In Main Panel: 30
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 old, it will require repairs or replacement soon.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- **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 in the previous 48 hours.**

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:	•Bat Fiberglass in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
Crawl Space Insulation:	•None Visible
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Gable Vents
Crawl Space Ventilation:	•Vents to Interior of House
Exhaust Fan/vent Locations:	•Bathroom •Dryer

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

Attic / Roof

- **Improve:** Insulation improvements are needed at the sunroom ceiling.

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.
- The crawl space was viewed from the access hatch only.

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron
Water Heater:	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: US Craftmaster •Serial Number: 041412565
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Sump Pump

PLUMBING OBSERVATIONS

Positive Attributes

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

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **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:** The gas pipe to the dryer should be capped when not in use.



- **Monitor, Repair:** Copper tubing 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 this pipe be replaced with one of suitable material.
- **Monitor, Repair:** 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 this pipe be replaced with one of suitable material.



Plumbing Fixtures

- **Repair:** The hall bath toilet is loose.
- **Monitor:** The old steel piping (i.e. to the basement sink) 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.
- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk in the upstairs shower should be replaced.

Laundry Pump

- **Monitor:** The laundry pump is old. As with any old mechanical device, its useful remaining life is difficult to predict.

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 •Paneling •Tile
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Awning •Single Pane with Storm Window
Doors:	•Wood-Solid Core •Metal •French Doors •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 at the upstairs east ceiling.
- **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:** Installation of the garage drywall/finish is incomplete.

Floors

- **Monitor:** The carpet is stained (i.e. sunroom).

Windows

- **Monitor:** Some of the basement window(s) are inoperative (i.e. basement). Improvement can be undertaken as desired.
- **Monitor, Repair:** The window(s) are cracked (i.e. two in basement). Improvement is not a high priority.
- **Repair:** The window in the sunroom is broken.
- **Improve:** Window paint peel was noted at some of the windows (i.e. breakfast room).
- **Repair:** Sash cords (the ropes that hold up the windows) are missing on the garage window.
- **Repair:** Window locking hardware is missing and/or damaged on some windows.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (i.e. front door, basement door, northwest and southwest bedroom closets).
- **Repair:** Damaged or non-functional door hardware at the door to the top floor should be improved.

Stairways

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

Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced. For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Gas Range •Gas Cooktop •Microwave Oven •Dishwasher •Waste Disposer

Laundry Facility:

•Gas Piping for Dryer •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

All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

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

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

- | | |
|--------------------------------|------------------------|
| Fireplaces: | •Masonry Firebox |
| 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

- **Repair:** The fireplace damper requires repair.
- **Repair:** The gas portion of the fireplace is inoperative.

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.
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.

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.