



Star Home Inspection Services

Home Inspection Report

310 E 70th Terr Kansas City, MO 64113

Inspection Date: 02/15/2010

Prepared For: George Green

Prepared By: Star Home Inspection Services LLC
705B SE Melody Lane, Suite 124
Lee's Summit, MO 64063
(816) 554-1110
(816) 554-2135 Fax

Report Number: 02152010-2A

Inspector: Alan DeMoss



Table Of Contents

REPORT OVERVIEW	3
STRUCTURE	9
ROOFING	10
EXTERIOR	12
ELECTRICAL	14
HEATING	16
COOLING / HEAT PUMPS	17
INSULATION / VENTILATION	18
PLUMBING	19
INTERIOR	21
APPLIANCES	23
FIREPLACES / WOOD STOVES	24
ADDITIONAL PICTURES	25

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

- **Monitor:** Larger than typical foundation settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.
- **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:** Minor unevenness was observed in the floor structure. This condition is common. It may be the result of the materials, framing design, installation methods and aging of the building. There was not evidence of need for immediate, costly repair.
- **Monitor, Repair:** Damaged subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found below the hall bath. This material should be re-supported or replaced to reduce risk of finish floor damage. Where only limited areas of damage exist this repair can be deferred until combined with other carpentry work at the property.

Sloped Roofing

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

Flat Roofing

- **Monitor, Repair:** The back north roofing is at or near the end of its life. Watch for leaks and expect to replace the roof soon.
- **Note:** Rolled roofing is prone to leaking and requires close monitoring and higher than normal maintenance.

Flashings

- **Repair:** The chimney flashing should be caulked to avoid leaks.

Chimneys

- **Repair:** The north masonry chimneys needs re-pointing (replacing the mortar between the bricks) to avoid water damage.
- **Monitor:** The north masonry chimney shows evidence of spalling (surface deterioration of the masonry). Repair is not necessary at this time but this condition should be monitored.
- **Major Concern, Repair, Safety Issue:** The south masonry chimney shows evidence of substantial deterioration. Rebuilding is needed to assure a safe and functional flue.

Gutters & Downspouts

- **Repair:** Minor leaks in the gutters should be repaired.
- **Monitor:** The gutters do not appear to have sufficient slope to drain properly (i.e. northeast corner). If they do not perform as intended, the slope should be adjusted 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.
- **Repair:** Loose downspout(s) should be repaired (i.e. northwest corner).

Exterior Walls

- **Repair:** The loose vinyl siding siding should be re-secured to avoid water and/or wind damage.
- **Repair:** Any openings in the exterior siding should be sealed. An example is at the west side of the house. Caulking is needed.
- **Repair:** The siding trim needs caulking improvements in localized areas to prevent water damage and rot (i.e. near north chimney.)
- **Repair:** The paint on the trim around the siding is peeling. These areas should be painted to prevent water damage and rot.
- **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.

Exterior Eaves

- **Repair:** The eaves are peeling and they should be painted to prevent water damage and rot.
- **Repair:** Localized rot was observed in the eaves. 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 soffit and fascia should be painted.
- **Repair:** Localized rot was observed in the soffit. Repairs and painting is needed.

Windows

- **Repair:** The window frames require painting and caulking.
- **Repair:** Localized evidence of rot was visible on window trim/frames (i.e. northwest corner and upstairs west window). 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.
- **Repair:** As is very typical, the basement windows have been neglected. They should be repaired or replaced as desired. Wood/soil contact should be avoided to reduce insect and rot-damage risk.
- **Repair, Safety Issue:** Damaged and/or missing storm window in the north sunroom should, ideally, be repaired or replaced as necessary. Watch for unsafe loose glass.

Doors

- **Repair:** The auto closer and safety chain on the north room storm door is missing.

Lot Drainage

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

Driveway/Walkway

- **Monitor:** The driveway and walkway have settled and cracked. Persisting movement may result in the need for repairs.
- **Repair:** Surface deterioration was observed at the driveway. This condition presents a trip hazard safety concern.

Landscaping

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

Fencing

- **Repair:** The east side gate and/or latch mechanism needs repair/replacement to function properly

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 30 Amps and the one in the panel is 40 Amps. **Repaired by Arbuckle Electric**
- **Repair:** Any openings in the main panel should be covered. **Repaired by Arbuckle Electric**

Distribution Wiring

- **Repair:** Improper electrical connections in the attic should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Repair:** The installation of the distribution wiring at the basement 220 outlet is non-standard. The loose outlet should be secured and the wiring should be in conduit.

Knob & Tube Wiring

- **Repair:** Any knob-and-tube wiring that is exposed during renovations should be replaced (i.e attic.)

Outlets

- **Repair:** The outlets in the southeast bedroom at the north floor trim are inoperative. These outlets and circuit should be investigated. The wiring to these outlets should be in conduit .
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as replacing with two-holed outlets.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (i.e. northeast basement and under kitchen sink.)

Switches

- **Monitor, Repair:** The function of the light switch in the living room marked with blue tape is unknown. **Not wired, has no function**

Lights

- **Repair:** The light is inoperative (i.e. basement ceiling, attic, kitchen and front exterior.) If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The ceiling fan in the north main floor room and at the northeast bedroom is out of balance at high speed and needs repair.
- **Repair:** The light fixture pull cord in the basement marked with blue tape is inoperative and needs repair.

Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas is recommended.

Furnace

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

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.

Unitary Heater

- **Monitor, Repair:** The main floor north room heater is old. Gas was turned off to this unit and was therefore not tested.

Central Air Conditioning

- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is older. 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.

House Fan

- **Monitor, Repair:** The basement house fan is old and was unplugged and therefore not tested. Improvement is discretionary.

Water Heater

- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The water heater burner is dirty. It should be cleaned and adjusted.

Gas Piping

- **Repair, Safety Issue:** *A gas leak was detected (at the southeast basement marked “GAS LEAK” with blue tape) with a TIF 8800 gas/carbon monoxide detector and confirmed with soapy water. This is a serious safety concern. It is recommended that the gas utility, HVAC company or plumber be engaged as soon as possible to make the necessary repairs. The current occupants of the home should also be notified. Repaired by B&L Plumbing Service Inc.*

Waste / Vent

- **Repair:** The trap below the hall bath sink is leaking. **Repaired by B&L Plumbing Services Inc.**

Plumbing Fixtures

- **Repair:** The upstairs bath sink drain plug is inoperative and needs repair.
- **Improve:** The knob for the hall bath sink drain plug is missing.
- **Improve:** Cracked, deteriorated and/or missing kitchen counter back splash caulk could be improved.

Supply Plumbing

- **Repair:** The shutoff handle for the supply plumbing to the upstairs toilet is missing.
- **Monitor:** The old steel supply piping at the main supply line 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.

Microwave Oven

- **Repair:** The controls for the microwave oven are damaged (button #1 is inoperative.)
- **Repair:** The high fan setting on the microwave oven is inoperative.

Door Bell

- **Repair:** The door bell is inoperative.

Fireplaces

- **Note:** The living room fireplace is not fully plumbed for gas. Extension tube is needed.
- **Repair:** The fireplace dampers requires repair.

Wall / Ceiling Finishes

- **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.

Floors

- **Monitor, Repair:** The tile floor in the kitchen and at the north fireplace flooring is damaged/cracked.
- **Monitor, Repair:** The vinyl flooring in the upstairs bath is damaged
- **Monitor:** The hardwood floor is scuffed, stained and/or worn.

Windows

- **Monitor, Repair:** The interior window trim is peeling at localized areas. Repair is discretionary.
- **Monitor:** Most of the window(s) are painted shut. Improvement can be undertaken as desired.
- **Repair:** Some of the windows are in need of glazing (putty) improvements.
- **Repair:** The window frame is damaged in the northeast bedroom, dining room and upstairs bedroom at west side.)
- **Monitor, Repair:** The window(s) are cracked, (i.e. basement and east side of main floor north room.) Improvement is not a high priority.
- **Repair:** The window at the northwest basement is broken.
- **Repair:** Window locking hardware is loose and or misaligned on some windows.
- **Repair:** Damaged screens were noted on a some windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Repair:** Sash cords (the ropes that hold up the windows) are missing on some windows.

Doors

- **Repair:** Doors to the upstairs bath, dining room and hall bath should be trimmed or adjusted as necessary to work properly.
- **Repair:** Missing striker plate on door to the hall bath
- **Repair:** The doors for the north main floor room and southeast bedroom are missing.

Cabinets

- **Improve:** Loose or cabinet door closers in the north room could be improved.

Stairways

- **Repair, Safety Issue:** The stair tread to the basement is loose.

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 25 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Stone •Concrete Block •Basement Configuration
Columns:	•Steel
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•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:** Larger than typical foundation settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.
- **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:** Minor unevenness was observed in the floor structure. This condition is common. It may be the result of the materials, framing design, installation methods and aging of the building. There was not evidence of need for immediate, costly repair.
- **Monitor, Repair:** Damaged subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found below the hall bath. This material should be re-supported or replaced to reduce risk of finish floor damage. Where only limited areas of damage exist this repair can be deferred until combined with other carpentry work at the property.

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

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

In all, the roof coverings show evidence of normal wear and tear for a home of this age. It should be noted that flat roofs have a higher potential for leaks (over back north room). Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior. Some roofers will insist on re-roofing rather than patching flat roofs. The back north room roof coverings are old and are at or near end of useful life.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

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

Flat Roofing

- **Monitor, Repair:** The back north roofing is at or near the end of its life. Watch for leaks and expect to replace the roof soon.
- **Note:** Rolled roofing is prone to leaking and requires close monitoring and higher than normal maintenance.

Flashings

- **Repair:** The chimney flashing should be caulked to avoid leaks.

Chimneys

- **Repair:** The north masonry chimneys needs re-pointing (replacing the mortar between the bricks) to avoid water damage.
- **Monitor:** The north masonry chimney shows evidence of spalling (surface deterioration of the masonry). Repair is not necessary at this time but this condition should be monitored.
- **Major Concern, Repair, Safety Issue:** The south masonry chimney shows evidence of substantial deterioration. Rebuilding is needed to assure a safe and functional flue.

Gutters & Downspouts

- **Repair:** Minor leaks in the gutters should be repaired.
- **Monitor:** The gutters do not appear to have sufficient slope to drain properly (i.e. northeast corner). If they do not perform as intended, the slope should be adjusted 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.
- **Repair:** Loose downspout(s) should be repaired (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.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.
- Snow on the roof restricted the inspection.
- Unfavorable weather restricted the inspection of the roofing system.
- Some sections of the roofing surface were concealed from view.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Wood Siding •Vinyl 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
Overhead Garage Door(s):	•None
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•Wood
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. Freeze resistant hose bibs (exterior faucets) have been installed.

General Comments

The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The loose vinyl siding siding should be re-secured to avoid water and/or wind damage.
- **Repair:** Any openings in the exterior siding should be sealed. An example is at the west side of the house. Caulking is needed.
- **Repair:** The siding trim needs caulking improvements in localized areas to prevent water damage and rot (i.e. near north chimney.)
- **Repair:** The paint on the trim around the siding is peeling. These areas should be painted to prevent water damage and rot.
- **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.

Exterior Eaves

- **Repair:** The eaves are peeling and they should be painted to prevent water damage and rot.
- **Repair:** Localized rot was observed in the eaves. 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 soffit and fascia should be painted.
- **Repair:** Localized rot was observed in the soffit. Repairs and painting is needed.

Windows

- **Repair:** The window frames require painting and caulking.
- **Repair:** Localized evidence of rot was visible on window trim/frames (i.e. northwest corner and upstairs west window). 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.

- **Repair:** As is very typical, the basement windows have been neglected. They should be repaired or replaced as desired. Wood/soil contact should be avoided to reduce insect and rot-damage risk.
- **Repair, Safety Issue:** Damaged and/or missing storm window in the north sunroom should, ideally, be repaired or replaced as necessary. Watch for unsafe loose glass.

Doors

- **Repair:** The auto closer and safety chain on the north room storm door is missing.

Lot Drainage

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

Driveway/Walkway

- **Monitor:** The driveway and walkway have settled and cracked. Persisting movement may result in the need for repairs.
- **Repair:** Surface deterioration was observed at the driveway. This condition presents a trip hazard safety concern.

Landscaping

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

Fencing

- **Repair:** The east side gate and/or latch mechanism needs repair/replacement to function properly.

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- 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: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Basement
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Located: Basement
Sub-Panel(s):	•Panel Rating 40 Amp •Fuses •Located: Beside Main Panel
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly 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 30 Amps and the one in the panel is 40 Amps. **Repaired by Arbuckle Electric**
- **Repair:** Any openings in the main panel should be covered. **Repaired by Arbuckle Electric**

Distribution Wiring

- **Repair:** Improper electrical connections in the attic should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Repair:** The installation of the distribution wiring at the basement 220 outlet is non-standard. The loose outlet should be secured and the wiring should be in conduit.

Knob & Tube Wiring

- **Repair:** Any knob-and-tube wiring that is exposed during renovations should be replaced (i.e attic.)

Outlets

- **Repair:** The outlets in the southeast bedroom at the north floor trim are inoperative. These outlets and circuit should be investigated. The wiring to these outlets should be in conduit .
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as replacing with two-holed outlets.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (i.e. northeast basement and under kitchen sink.)

Switches

- **Monitor, Repair:** The function of the light switch in the living room marked with blue tape is unknown. **Not wired, has no function**

Lights

- **Repair:** The light is inoperative (i.e. basement ceiling, attic, kitchen and front exterior.) If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The ceiling fan in the north main floor room and at the northeast bedroom is out of balance at high speed and needs repair.
- **Repair:** The light fixture pull cord in the basement marked with blue tape is inoperative and needs repair.

Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas is recommended.

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 •Unitary (Individual Room Unit at back north room)
	•Manufacturer: Lennox •Serial Number: 5894L53741
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork •Unitary Heater (Back north room)

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.

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.

Unitary Heater

- **Monitor, Repair:** The main floor north room heater is old. Gas was turned off to this unit and was therefore not tested.

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.
- The north room unitary heating system was shut off and could not be operated at the time of the inspection.
- Not all electric heaters were tested at the time of the inspection.

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: 5894M02233
Size of Circuit:	•Circuit Size: Minimum Circuit Size 18.1 Amps Maximum Circuit Breaker Size 30 Amps
	•Breaker Size In Main Panel: 40 Amps
Through-Wall Equipment:	•Present At Upstairs bedroom
Other Components:	•House Fan (Basement)

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 an older unit a higher level of maintenance can be expected.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is older. 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.

House Fan

- **Monitor, Repair:** The basement house fan is old and was unplugged and therefore not tested. Improvement is discretionary.

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.**
- The house fan was not tested.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Loose Vermiculite in Main Attic
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•Fiberglass on some Basement Wall Rim Joists
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•None Visible
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Steel
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Rheem •Serial Number: 0994128403
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 above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The water heater burner is dirty. It should be cleaned and adjusted.

Gas Piping

- **Repair, Safety Issue:** *A gas leak was detected (at the southeast basement marked "GAS LEAK" with blue tape) with a TIF 8800 gas/carbon monoxide detector and confirmed with soapy water. This is a serious safety concern. It is recommended that the gas utility, HVAC company or plumber be engaged as soon as possible to make the necessary repairs. The current occupants of the home should also be notified. Repaired by B&L Plumbing Service Inc.*

Waste / Vent

- **Repair:** The trap below the hall bath sink is leaking. **Repaired by B&L Plumbing Service Inc.**

Plumbing Fixtures

- **Repair:** The upstairs bath sink drain plug is inoperative and needs repair.
- **Improve:** Cracked, deteriorated and/or missing kitchen counter back splash caulk could be improved.
- **Improve:** The knob for the hall bath sink drain plug is missing.

Supply Plumbing

- **Repair:** The shutoff handle for the supply plumbing to the upstairs toilet is missing.
- **Monitor:** The old steel supply piping at the main supply line 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.

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 •Wood
Floor Surfaces:	•Tile •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Awning •Fixed Pane •Single Pane with Storm Window
Doors:	•Wood-Solid Core •Storm Door(s)

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in 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. The windows have been lacking maintenance.

General Condition of Floors

The flooring system shows evidence of typical minor sags and unevenness.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **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.

Floors

- **Monitor, Repair:** The tile floor in the kitchen and at the north fireplace flooring is damaged/cracked.
- **Monitor, Repair:** The vinyl flooring in the upstairs bath is damaged
- **Monitor:** The hardwood floor is scuffed, stained and/or worn.

Windows

- **Monitor, Repair:** The interior window trim is peeling at localized areas. Repair is discretionary.
- **Monitor:** Most of the window(s) are painted shut. Improvement can be undertaken as desired.
- **Repair:** Some of the windows are in need of glazing (putty) improvements.
- **Repair:** The window frame is damaged in the northeast bedroom, dining room and upstairs bedroom at west side.)
- **Monitor, Repair:** The window(s) are cracked, (i.e. basement and east side of main floor north room.) Improvement is not a high priority.
- **Repair:** The window at the northwest basement is broken.
- **Repair:** Window locking hardware is loose and or misaligned on some windows.
- **Repair:** Damaged screens were noted on a some windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Repair:** Sash cords (the ropes that hold up the windows) are missing on some windows.

Doors

- **Repair:** Doors to the upstairs bath, dining room and hall bath should be trimmed or adjusted as necessary to work properly.
- **Repair:** Missing striker plate on door to the hall bath
- **Repair:** The doors for the north main floor room and southeast bedroom are missing.

Cabinets

- **Improve:** Loose or cabinet door closers in the north room could be improved.

Stairways

- **Repair, Safety Issue:** The stair tread to the basement is loose.

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.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

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

APPLIANCES OBSERVATIONS

Positive Attributes

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

General Comments

The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

RECOMMENDATIONS / OBSERVATIONS

Microwave Oven

- **Repair:** The controls for the microwave oven are damaged (button #1 is inoperative.)
- **Repair:** The high fan setting on the microwave oven is inoperative.

Door Bell

- **Repair:** The door bell is inoperative.

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

- Fireplaces:** •Masonry Firebox •Steel Firebox •Gas (South fireplace)
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

- **Note:** The living room fireplace is not fully plumbed for gas. Extension tube is needed.
- **Repair:** The fireplace dampers requires repair.

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.

ADDITIONAL PICTURES













