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Star Home Inspection Services

Home Inspection Report

3726 Madison Ave Kansas City, MO 64111

Inspection Date: 09/17/2010

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Report Overview

THE HOUSE IN PERSPECTIVE

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

CONVENTIONS USED IN THIS REPORT

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

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

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

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

Improve: denotes improvements which are recommended but not required.

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

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

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

All issues found in this report should be addressed with the appropriate parties to make any improvements, corrections or repairs necessary. All improvements, corrections and repairs should meet the satisfaction of the client named on this report and the inspection agreement associated with this report prior to closing. This report and the findings listed herein are intended for the client only and is not transferable without a signed written agreement.

Foundation

- **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:** Water stained subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found at the south and middle west area of the basement. This condition suggest previous leakage has occurred in these areas.

Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

Sloped Roofing

- **Repair:** Damaged tiles were observed. Repairs are recommended.
- **Repair:** The garage roofing is near the end of its life. Exposed sheathing is visible where the roofing is damaged. Damaged or missing roofing material should be repaired. Watch for leaks and expect to replace the roof soon. The flat roofing is in fair condition. 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.
- **Improve:** Debris should be removed from the roofing to reduce risk of leaks and early roof wear.
- It is recommended that the present layers of garage roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.

Flat Roofing

- **Monitor:** The flat roofing is in fair condition. We did not see evidence of active leaks nor need for immediate major repair.
- **Note:** Rolled roofing is prone to leaking and requires close monitoring and higher than normal maintenance.

Flashings

- **Repair:** The flashing should be caulked to avoid leaks (i.e. chimney flashing, south side flat roof and back flat roof where air conditioners are located.)

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Note:** Cosmetic damage to the guttering was observed.
- **Repair:** The old galvanized gutters and downspouts are rusting noticeably. Replacement should be anticipated over the next few years. In the interim, leaks that develop should be repaired.

Exterior Walls

- **Repair:** The exterior stones should be re-pointed in localized areas (replacement of the mortar between the stones) to prevent further deterioration (i.e. front porch area and south side porch.)
- **Repair:** Any openings in the exterior siding trim should be sealed. An example is at the northwest corner of the garage. Caulking is needed.
- **Repair, Safety Issue:** The birds nest should be removed from the north side light fixture to prevent insect infestation.
- **Repair:** The siding trim needs caulking improvements in localized areas to prevent water damage and rot.
- **Repair:** The loose/damaged siding trim at the back of the home needs repair.
- **Monitor, Note:** While stucco is an aesthetically appealing and maintenance free product, it has a tendency to present moisture issues from water intrusion, especially when not applied properly or when the surface has been compromised.

How does water intrusion occur?

Water intrusion occurs through and/or around building components such as windows, doors, gable vents, penetrations, and a variety of flashing and construction details. Water intrusion also occurs when maintenance is ignored for these components and other critical areas, such as caulk joints. It is important to discover the occurrence of water intrusion, because water can enter behind the cladding and wet unprotected sheathing, and in some cases, the wood structural members. Depending upon climate and the overall make-up of the wall assembly, the wall may not readily dry out. As water intrusion continues to occur undetected in a particular area, it can accrue to levels substantial enough to cause damage. Early detection of water intrusion is the key to minimizing and preventing such damage.

Is the location of water entry visible, and is the damage visible?

The location of water entry is often difficult to see, and the damage to the substrate and structural members behind the exterior wall cladding frequently cannot be detected by a visual inspection.

Should I have my stucco home periodically checked for elevated moisture levels?

Yes, but testing for moisture using invasive methods (probing) is not part of this inspection. Testing should be done at least annually. A combination of two moisture meters should be used: (1) a non-invasive meter that scans through the wall without penetrating the stucco lamina, and (2) a probe-type meter that penetrates the stucco lamina and gives moisture readings of materials in contact with the probes. Only a professional experienced in stucco water intrusion inspections should perform these tests and consequently is not part of a general home inspection such as this.

Exterior Eaves

- **Repair:** Localized rot was observed in the soffit (i.e. soffit at front porch.) Repairs and painting is needed.

Windows

- **Repair:** The front northeast window frame/trim requires mortar and/or caulking.

Doors

- **Repair:** Localized damage of the back door window trim/frame was observed.
- **Repair:** The back door frame/ trim requires caulking.
- **Repair, Safety Issue:** The sliding garage door frame is damaged/loose and needs repair.
- **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

- **Monitor, Repair:** The grading should be improved and/or 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.*

Deck

- **Repair:** The top floor northwest deck shows evidence of rot at the rail and balusters.

Driveway

- **Monitor:** The driveway, walkway, steps and porch have settled and cracked. Persisting movement may result in the need for repairs. Surface deterioration was observed.
- **Repair, Safety Issue:** The driveway, walkway and public walkway presents a trip hazard. This condition should be altered for improved safety.

Retaining Wall

- **Monitor:** The driveway retaining wall shows evidence of movement. This condition should be monitored. It is impossible to determine the rate of movement during a one time visit to the house.
- **Repair:** The back west driveway retaining wall is damaged and needs repair.

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 of the house and/or garage need to be trimmed away from the structure to reduce the risk of water damage and insect infestation.

Fencing

- **Repair:** Minor repairs are needed.

Auxiliary Panel(s)

- **Repair:** Any openings in the junction box panel beside the main panel should be covered.
- **Repair:** Circuits within the auxiliary panel at the boiler room ceiling that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.

Distribution Wiring

- **Repair:** Loose wiring in the boiler room and at the back porch should be secured.
- **Repair:** Improper electrical connections in the basement should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. basement.)

Knob & Tube Wiring

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

Outlets

- **Repair:** An outlet has an open neutral wire (i.e. it neutral wire disconnected). This outlet at the top of the basement stairs marked “OPEN NEUT” with blue tape and the circuit should be investigated and repaired as necessary.
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired (i.e. basement, dining room, top floor family room and 2nd floor south bath GFCI outlet.) 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:** A ground fault circuit interrupter (GFCI) outlet in the 2nd floor south bath 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.

Switches

- **Monitor, Repair:** The function of the light switch in the entryway and top floor family room marked with blue tape is unknown. Consult the seller as to its function and repair if needed.
- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard.

Lights

- **Repair:** The light is inoperative (i.e. garage and kitchen.) If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The damaged light fixtures in the dining room and 2nd floor southwest bedroom closet should be repaired or replaced.
- **Repair:** The loose light fixtures should be repaired or replaced (i.e. back porch, basement, top floor northwest bedroom and top floor northwest bedroom closet.)
- **Repair:** The ceiling fan in the 2nd floor southeast bedroom is out of balance and needs repair.

Smoke Detectors

- **Repair, Safety Issue:** Missing smoke detector was observed at the 2nd floor hall.

Boiler

- **Note:** Off season, boiler not tested. Seller states boiler is working and maintained annually.
- **Repair:** Several of the radiators are missing the temperature control handles.

Chimney

- **Monitor, Repair, Potential Safety Issue:** The chimney serving the gas fired heating system does not appear to be lined. Unlined flues risk unsafe system operation, blockage, gas leaks, or fire. Have the chimney inspected and lined (if necessary) by a guild-certified chimney sweep. (National Chimney Sweeps Guild.)

Attic / Roof

- **Monitor:** The level of ventilation should be improved when re-roofing. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.

Supply Plumbing

- **Monitor:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
- **Repair:** The supply piping in the southwest corner of the basement is corroded and leaking.
- **Repair:** The supply piping to the 2nd floor south bath bathtub is leaking.

Waste / Vent

- **Repair:** The waste drain pipe in the southwest corner of the basement is corroded and leaking.
- **Repair:** The waste pipe below the top floor north bath sink is leaking.

Plumbing Fixtures

- **Repair:** The faucet handle at the 2nd floor south bath sink and basement sink are leaking.
- **Improve:** The faucet handle at the 2nd floor south bath sink is loose.
- **Monitor:** Rust was noted at the drains at the 2nd floor south bath tub, northwest room off kitchen sink.
- **Repair:** The faucet leaks at the sink at the northwest room of the kitchen.
- **Monitor:** The top floor north bath sink is damaged.
- **Monitor, Repair:** The 2nd floor south bath sink is cracked.
- **Repair:** The 2nd floor south bath, and 2nd floor north bath right, and top floor north bath sink drain plug is missing and needs repair.
- **Monitor:** The basement sink was observed to drain slowly, suggesting that an obstruction may exist.
- **Improve:** The 2nd floor south bath and top floor south bath toilet runs on after flushing. Improvement to the tank mechanism is likely to be needed.
- **Repair:** The top floor south bath shower head is leaky.
- **Improve:** Cracked, deteriorated and/or missing 2nd floor north bath shower stall caulk should be replaced.
- **Repair:** The bathtub drain plugs at the top floor are inoperative or missing and needs repair.
- **Repair:** The north side hose bib is inoperative.
- **Repair:** The front hose bib is leaky.
- **Monitor, Safety Issue:** Cistern noted at the back patio. Sealing the cover may be desirable.

Microwave Oven

- **Repair:** The surface light on the bottom of the top floor microwave oven is inoperative.

Refrigerator

- **Monitor:** The refrigerator door was observed to have damage and surface wear.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted at the dining room ceiling and south side porch.
- **Repair:** Damage to the plaster was observed (i.e. basement stairway walls and basement walls and ceilings.)
- **Repair:** Damage to the dining room wall should be repaired.
- **Monitor:** Cracks were noted in some areas.
- **Repair:** Damage to the wall mirror in the basement was observed.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.
- **Monitor:** Signs of mildew/mold were observed at the northeast corner of the basement. Refer to Exterior Lot Drainage Recommendations.

Floors

- **Monitor:** The tile floor in the top floor baths, 2nd floor south bath floor and wall and at the fireplace hearths is cracked.
- **Monitor:** Thresholds at the upstairs baths are gapped. Improvement is discretionary.
- **Repair:** Staining of the kitchen floor was noted in front of the dishwasher.
- **Repair:** Rotted or damage flooring at the upstairs garage should be replaced.
- **Monitor:** The 2nd floor north bath carpet shows typical wear and/or soiled spots and stains.
- **Monitor:** Some of the doors have been removed.
- **Monitor, Repair:** The 2nd floor north bath carpet flooring is damaged
- **Monitor:** Previous repair and minor surface wear to the hardwood floors was noted.
- **Repair:** The woodwork trim is scuffed/worn at some trim, railing and woodwork in the home.
- **Repair:** The installation of the trim is incomplete or damaged in localized areas (i.e. back porch, dining room and southwest den.)

Windows

- **Monitor, Repair:** The interior window trim is peeling in some areas. Repair is discretionary.
- **Monitor:** Some of the window(s) are painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window(s) are cracked (i.e. dining room, basement, 2nd floor southeast bedroom, 2nd floor south bath, 3rd floor southeast bedroom and 3rd floor stairway.) Improvement is not a high priority.
- **Repair:** The window(s) at the garage sliding doors are broken.
- **Repair:** Window locking hardware is missing and/or damaged on some windows.
- **Repair:** Damaged screens were noted on 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.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (i.e. basement elevator, 2nd floor southwest and southeast bedrooms, laundry room, top floor family room closet, top floor baths, top floor northwest bedroom and northwest bedroom closet and top floor northeast bedroom closet.)
- **Repair:** Damaged, loose or non-functional door hardware should be improved.
- **Monitor, Repair:** Minor damage was noted on the door to the south porch and the boiler room.
- **Repair:** The screen for the back and front door are damaged.

Kitchen Counters

- **Repair:** Damaged countertop tile in the northwest room off the kitchen should be repaired or replaced as necessary.

Cabinets

- **Repair:** Cabinet door hardware is missing in the dining room.

Stairways

- **Monitor:** The railing for the stairway is slightly loose.

Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is 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

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 80 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Stone •Basement Configuration •10% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Brick
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame •Masonry
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Plywood Sheathing (Partial Garage) •Solid Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is high quality. The materials and workmanship, where visible, are above average. 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:** 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:** Water stained subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found at the south and middle west area of the basement. This condition suggest previous leakage has occurred in these areas.



Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

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:	•Roll Roofing •Clay Tile •Multiple Layers Garage (1 st is wood shingles)
Roof Flashings:	•Metal •Roofing Material
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Galvanized Steel •Downspouts discharge 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. Better than average quality materials have been employed as 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. 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 roof coverings are old and are at or near end of useful life. Trim away tree branches close to the roof.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** Damaged tiles were observed. Repairs are recommended.



- **Repair:** The garage roofing is near the end of its life. Exposed sheathing is visible where the roofing is damaged. Damaged or missing roofing material should be repaired. Watch for leaks and expect to replace the roof soon. The flat roofing is in fair condition. 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.



- **Improve:** Debris should be removed from the roofing to reduce risk of leaks and early roof wear.



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

Flat Roofing

- **Monitor:** The flat roofing is in fair condition. We did not see evidence of active leaks nor need for immediate major repair.
- **Note:** Rolled roofing is prone to leaking and requires close monitoring and higher than normal maintenance.

Flashings

- **Repair:** The flashing should be caulked to avoid leaks (i.e. chimney flashing, south side flat roof and back flat roof where air conditioners are located.)



Gutters & Downspouts

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



- **Note:** Cosmetic damage to the guttering was observed.



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

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.
- Some sections of the roofing surface were concealed from view.
- A chimney was not entirely visible during the inspection of the roofing system.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco •Stucco
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Asphalt •Concrete
Entry Walkways And Patios:	•Concrete •Stone
Porches, Decks, Steps, Railings:	•Concrete •Stone
Overhead Garage Door(s):	•Wood
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•Stone
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The exterior stones should be re-pointed in localized areas (replacement of the mortar between the stones) to prevent further deterioration (i.e. front porch area and south side porch.)





- **Repair:** Any openings in the exterior siding trim should be sealed. An example is at the northwest corner of the garage. Caulking is needed.



- **Repair, Safety Issue:** The birds nest should be removed from the north side light fixture to prevent insect infestation.
- **Repair:** The loose/damaged siding trim at the back of the home needs repair.
- **Repair:** The siding trim needs caulking improvements in localized areas to prevent water damage and rot.



- **Monitor, Note:** While stucco is an aesthetically appealing and maintenance free product, it has a tendency to present moisture issues from water intrusion, especially when not applied properly or when the surface has been compromised.

How does water intrusion occur?

Water intrusion occurs through and/or around building components such as windows, doors, gable vents, penetrations, and a variety of flashing and construction details. Water intrusion also occurs when maintenance is ignored for these components and other critical areas, such as caulk joints. It is important to discover the occurrence of water intrusion, because water can enter behind the cladding and wet unprotected sheathing, and in some cases, the wood structural members. Depending upon climate and the overall make-up of the wall assembly, the wall may not readily dry out. As water intrusion continues to occur undetected in a particular area, it can accrue to levels substantial enough to cause damage. Early detection of water intrusion is the key to minimizing and preventing such damage.

Is the location of water entry visible, and is the damage visible?

The location of water entry is often difficult to see, and the damage to the substrate and structural members behind the exterior wall cladding frequently cannot be detected by a visual inspection.

Should I have my stucco home periodically checked for elevated moisture levels?

Yes, but testing for moisture using invasive methods (probing) is not part of this inspection. Testing should be done at least annually. A combination of two moisture meters should be used: (1) a non-invasive meter that scans through the wall without penetrating the stucco lamina, and (2) a probe-type meter that penetrates the stucco lamina and gives moisture readings of materials in contact with the probes. Only a professional experienced in stucco water intrusion inspections should perform these tests and consequently is not part of a general home inspection such as this.

Exterior Eaves

- **Repair:** Localized rot was observed in the soffit (i.e. soffit at front porch.) Repairs and painting is needed.



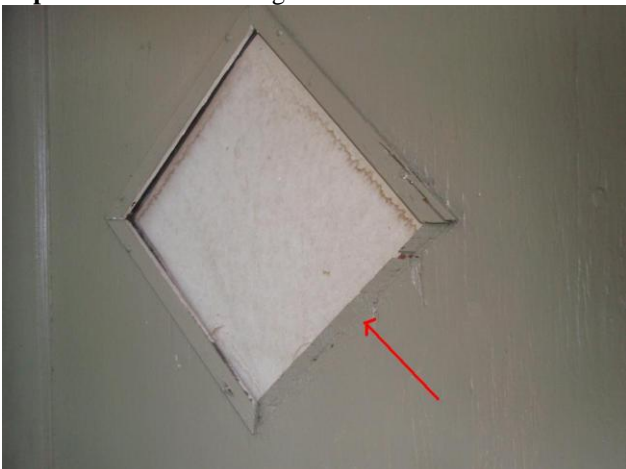
Windows

- **Repair:** The front northeast window frame/trim requires mortar and/or caulking.



Doors

- **Repair:** Localized damage of the back door window trim/frame was observed.



- **Repair:** The back door frame/ trim requires caulking.
- **Repair, Safety Issue:** The sliding garage door frame is damaged/loose and needs repair.



- **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

- **Monitor, Repair:** The grading should be improved and/or 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.*

Deck

- **Repair:** The top floor northwest deck shows evidence of rot at the rail and balusters.

Driveway

- **Monitor:** The driveway, walkway, steps and porch have settled and cracked. Persisting movement may result in the need for repairs. Surface deterioration was observed.
- **Repair, Safety Issue:** The driveway, walkway and public walkway presents a trip hazard. This condition should be altered for improved safety.

Retaining Wall

- **Monitor:** The driveway retaining wall shows evidence of movement. This condition should be monitored. It is impossible to determine the rate of movement during a one time visit to the house.
- **Repair:** The back west driveway retaining wall is damaged and needs repair.



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 of the house and/or garage need to be trimmed away from the structure to reduce the risk of water damage and insect infestation.



Fencing

- **Repair:** Minor repairs are needed.



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.
- Landscape components restricted a view of some exterior areas of the house.
- West garage sliding door was locked and was not tested.
- Storage in the garage restricted the inspection.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps •120/240 Volt Second Service - Service Size: 200 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Second Service Rating 200 Amps •Breakers •Located: Basement
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Basement
Sub-Panel(s):	•Panel Rating 30 Amp •Fuses •Breakers •Located: Boiler Room and 2 nd Floor Stairway
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex" •Knob-and-Tube Copper
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Basement
Smoke Detectors:	•Present

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 relative to the wiring. 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.

General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Auxiliary Panel(s)

- **Repair:** Any openings in the junction box panel beside the main panel should be covered.
- **Repair:** Circuits within the auxiliary panel at the boiler room ceiling that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.

Distribution Wiring

- **Repair:** Loose wiring in the boiler room and at the back porch should be secured.
- **Repair:** Improper electrical connections in the basement should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. basement.)

Knob & Tube Wiring

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

Outlets

- **Repair:** An outlet has an open neutral wire (i.e. it neutral wire disconnected). This outlet at the top of the basement stairs marked "OPEN NEUT" with blue tape and the circuit should be investigated and repaired as necessary.
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired (i.e. basement, dining room, top floor family room and 2nd floor south bath GFCI outlet.) 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:** A ground fault circuit interrupter (GFCI) outlet in the 2nd floor south bath 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.

Switches

- **Monitor, Repair:** The function of the light switch in the entryway and top floor family room marked with blue tape is unknown. Consult the seller as to its function and repair if needed.
- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard.

Lights

- **Repair:** The light is inoperative (i.e. garage, kitchen.) If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The damaged light fixtures in the dining room and 2nd floor southwest bedroom closet should be repaired or replaced.
- **Repair:** The loose light fixtures should be repaired or replaced (i.e. back porch, basement, top floor northwest bedroom and top floor northwest bedroom closet.)
- **Repair:** The ceiling fan in the 2nd floor southeast bedroom is out of balance and needs repair.

Smoke Detectors

- **Repair, Safety Issue:** Missing smoke detector was observed at the 2nd floor hall.

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 2nd floor stairway wall subpanel cover was not removed.
- 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 •Electricity (Furnace & Heat Pumps)
Heating System Type:	•Forced Air Furnace •Hot Water Boiler
	•Manufacturer: Ajax (Boiler) •Serial Number: 77-30029
	•Manufacturer: American Standard
	•Serial Number: 410586S2V (Basement) Mfd: 2004
	•Serial Number: 3261UD72V (Attic) Mfd: 2003
Vents, Flues, Chimneys:	•Masonry-Lined
Heat Distribution Methods:	•Ductwork •Radiators

HEATING OBSERVATIONS

Positive Attributes

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

Boiler

- **Note:** Off season, boiler not tested. Seller states boiler is working and maintained annually.
- **Repair:** Several of the radiators are missing the temperature control handles.

Chimney

- **Monitor, Repair, Potential Safety Issue:** The chimney serving the gas fired heating system does not appear to be lined. Unlined flues risk unsafe system operation, blockage, gas leaks, or fire. Have the chimney inspected and lined (if necessary) by a guild-certified chimney sweep. (National Chimney Sweeps Guild.)

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.
- Although the heating system was operated, there are significant testing limitations at this time of year.

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 Source Heat Pump Systems •Manufacturer: American Standard
	•Serial Number: South Unit 4173R2H2F Mfd: 2004
Size of Circuit:	•Circuit Size: Minimum Circuit Size30 Amps Maximum Circuit Breaker Size 35 Amps
	•Breaker Size In Main Panel: 30 Amps
Size of Circuit:	•Serial Number: North Unit 4103MH32F Mfd: 2004
	•Circuit Size: Minimum Circuit Size60 Amps Maximum Circuit Breaker Size 60 Amps
	•Breaker Size In Main Panel: 60 Amps
Through-Wall Equipment:	•Not Present

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home. These are relatively new systems that should years of useful life remaining. Regular maintenance will, of course, be necessary. The heat pump serves to air-condition the home and provide heat during cooler weather conditions. The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls.

General Comments

The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Loose Fiberglass/Mineral Wool in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
Vapor Retarders:	•Unknown
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

Attic / Roof

- **Monitor:** The level of ventilation should be improved when re-roofing. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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 •Steel •Plastic
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron •Steel
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Kenmore •Serial Number: M97396688
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Pressure Regulator on Main Line

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

General Comments

Some of the plumbing fixtures are old. Upgrading fixtures would be a logical long term improvement. In the interim, a higher level of maintenance will likely be required.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.

Supply Plumbing

- **Monitor:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.
- **Repair:** The supply piping in the southwest corner of the basement is corroded and leaking.
- **Repair:** The supply piping to the 2nd floor south bath bathtub is leaking.

Waste / Vent

- **Repair:** The waste drain pipe in the southwest corner of the basement is corroded and leaking.
- **Repair:** The waste pipe below the top floor north bath sink is leaking.

Plumbing Fixtures

- **Repair:** The faucet handle at the 2nd floor south bath sink and basement sink are leaking.
- **Improve:** The faucet handle at the 2nd floor south bath sink is loose.
- **Monitor:** Rust was noted at the drains at the 2nd floor south bath tub, northwest room off kitchen sink.
- **Repair:** The faucet leaks at the sink at the northwest room of the kitchen.
- **Monitor:** The top floor north bath sink is damaged.
- **Monitor, Repair:** The 2nd floor south bath sink is cracked.
- **Repair:** The 2nd floor south bath, and 2nd floor north bath right, and top floor north bath sink drain plug is missing and needs repair.
- **Monitor:** The basement sink was observed to drain slowly, suggesting that an obstruction may exist.
- **Improve:** The 2nd floor south bath and top floor south bath toilet runs on after flushing. Improvement to the tank mechanism is likely to be needed.
- **Repair:** The top floor south bath shower head is leaky.
- **Improve:** Cracked, deteriorated and/or missing 2nd floor north bath shower stall caulk should be replaced.
- **Repair:** The bathtub drain plugs at the top floor are inoperative or missing and needs repair.
- **Repair:** The north side hose bib is inoperative.
- **Repair:** The front hose bib is leaky.
- **Monitor, Safety Issue:** Cistern noted at the back patio. Sealing the cover may be desirable.

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:	•Plaster •Wood •Tile
Floor Surfaces:	•Carpet •Tile •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Fixed Pane •Single Pane with Storm Window
Doors:	•Wood-Solid Core •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 flooring system shows evidence of typical minor sags and unevenness.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted at the dining room ceiling and south side porch.
- **Repair:** Damage to the plaster was observed (i.e. basement stairway walls and basement walls and ceilings.)
- **Repair:** Damage to the dining room wall should be repaired.
- **Monitor:** Cracks were noted in some areas.
- **Repair:** Damage to the wall mirror in the basement was observed.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.
- **Monitor:** Signs of mildew/mold were observed at the northeast corner of the basement. Refer to Exterior Lot Drainage Recommendations.

Floors

- **Monitor:** The tile floor in the top floor baths, 2nd floor south bath floor and wall and at the fireplace hearths is cracked.
- **Monitor:** Thresholds at the upstairs baths are gapped. Improvement is discretionary.
- **Repair:** Staining of the kitchen floor was noted in front of the dishwasher.
- **Repair:** Rotted or damage flooring at the upstairs garage should be replaced.
- **Monitor:** The 2nd floor north bath carpet shows typical wear and/or soiled spots and stains.
- **Monitor:** Some of the doors have been removed.
- **Monitor, Repair:** The 2nd floor north bath carpet flooring is damaged
- **Monitor:** Previous repair and minor surface wear to the hardwood floors was noted.
- **Repair:** The woodwork trim is scuffed/worn at some trim, railing and woodwork in the home.
- **Repair:** The installation of the trim is incomplete or damaged in localized areas (i.e. back porch, dining room and southwest den.)

Windows

- **Monitor, Repair:** The interior window trim is peeling in some areas. Repair is discretionary.
- **Monitor:** Some of the window(s) are painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window(s) are cracked (i.e. dining room, basement, 2nd floor southeast bedroom, 2nd floor south bath, 3rd floor southeast bedroom and 3rd floor stairway.) Improvement is not a high priority.
- **Repair:** The window(s) at the garage sliding doors are broken.
- **Repair:** Window locking hardware is missing and/or damaged on some windows.
- **Repair:** Damaged screens were noted on 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.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (i.e. basement elevator, 2nd floor southwest and southeast bedrooms, laundry room, top floor family room closet, top floor baths, top floor northwest bedroom and northwest bedroom closet and top floor northeast bedroom closet.)
- **Repair:** Damaged, loose or non-functional door hardware should be improved.
- **Monitor, Repair:** Minor damage was noted on the door to the south porch and the boiler room.
- **Repair:** The screen for the back and front door are damaged.

Kitchen Counters

- **Repair:** Damaged countertop tile in the northwest room off the kitchen should be repaired or replaced as necessary.

Cabinets

- **Repair:** Cabinet door hardware is missing in the dining room.

Stairways

- **Monitor:** The railing for the stairway is slightly loose.

Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is 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 elevator was 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. The kitchen cabinetry is above average quality. The appliances that have been installed in the kitchen are good quality.

General Comments

Only minor improvements to the appliances are needed.

RECOMMENDATIONS / OBSERVATIONS

Microwave Oven

- **Repair:** The surface light on the bottom of the top floor microwave oven is inoperative.

Refrigerator

- **Monitor:** The refrigerator door was observed to have damage and surface wear.

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Gas •Cosmetic/Non-Functional
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

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.