



# Star Home Inspection Services

## *Home Inspection Report*

**4203 Booth St, Kansas City, KS 66103**

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**Inspection Date: 07/29/2009**

**Prepared For: Jim Snell**

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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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

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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 west.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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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:** Foundation bowing and cracking was observed. The foundation wall(s) appears to have been properly reinforced with steel beams. This damage is usually the result of excessive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be monitored to keep water away from the building. If additional movement is observed more repairs may be necessary.
- **Monitor:** The basement floor slab has larger than typical cracks from settling or shrinkage and some heaving as occurred. This condition is common for older homes and usually does not present a problem with the exception of being a trip hazard. Repairs are only necessary if additional movement is observed.

### 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.
- **Note:** The support main support beam in the basement has been reinforced with a steel plate.

### Sloped Roofing

- **Repair:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.
- **Monitor:** Two damaged tabs were observed. These areas should be monitored closely, especially after instances of high wind.
- **Monitor:** The roofing is in fair condition, with different areas wearing at different rates. The sides of the roof exposed to most sunlight wear more quickly than more shaded areas. Early repair or replacement may be needed in some areas prior to replacing the entire roof covering.
- It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.

### Flashings

- **Repair:** The chimney flashing should be caulked to avoid leaks.
- **Monitor, Repair:** The plumbing vent flashing boot(s) is split making it vulnerable to leaks. It's recommended that the boot be caulked or the flashing replaced.

### Chimneys

- **Monitor:** The masonry chimney shows evidence of spalling (surface deterioration of the masonry). Repair is not necessary at this time but this condition should be monitored.

### Gutters & Downspouts

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

### Exterior Walls

- **Repair:** The paint on the trim around the siding is peeling (i.e. south side lower trim). These areas should be painted to prevent water damage and rot.

### Exterior Eaves

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

### Windows

- **Repair:** The southwest basement window frame requires painting and caulking.

### Doors

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

### Garage

- **Monitor, Safety Issue:** Pronounced floor cracks were noted in the garage. While this amount of cracking is unusual, this slab is not a structural component you should be aware of the trip hazard.

### Lot Drainage

- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.
- **Monitor:** The back patio walkway appears to slope slightly towards the house. This condition can cause water entry in the building. It is difficult to improve this situation without re-grading the walkway adjacent to the foundation.

### Deck

- **Repair:** The deck should be better secured to the house using lag bolts to reduce risk of separating from the house.

**Driveway/Walkway/Porch/Patio/Steps**

- **Monitor:** The driveway, walkway, porch steps, porch and patio have settled and cracked. Persisting movement may result in the need for repairs.
- **Repair, Safety Issue:** The loose baluster at the front porch railing should be secured.
- **Repair:** Localized painting of the front porch rail is needed.

**Landscaping**

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

**Fencing**

- **Monitor:** While the fencing sections are in reasonably good condition, the support posts are leaning in some areas.

**Service / Entrance**

- **Improve:** The service wires do not have adequate clearance from the ground. The top of the service mast and the service wires should be at least fifteen (15) feet from the ground.

**Distribution Wiring**

- **Repair:** Loose wiring at the basement ceiling should be secured.
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. furnace room).

**Outlets**

- **Repair:** An outlet is loose (i.e. two outlets in furnace room). It should be repaired.
- **Repair:** Conduit should be provided for wall outlet installation in the furnace room.
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired (i.e. back exterior, kitchen back wall and furnace room wall). In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet at the kitchen back wall did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (i.e. garage door opener).

**Lights**

- **Repair:** The light is inoperative (i.e. basement and under kitchen cabinets). If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The damaged light fixture in the furnace room (pull chain inoperative) should be repaired or replaced.

**Furnace**

- **Monitor:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- **Improve:** The dirty air filter should be replaced.

**Central Air Conditioning**

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

### Gas Piping

- **Repair, Safety Issue:** *A gas leak was detected with a TIF 8800 gas/carbon monoxide detector and confirmed with soapy water (marked "GAS LEAK" with blue tape at northwest corner of basement ceiling). 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.*

### Plumbing Fixtures

- **Repair:** The main floor hall bath toilet is loose.
- **Repair:** The main floor hall bath shower head is leaky.
- **Repair:** The main floor hall bath shower to bathtub faucet lever was stuck in the shower position.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced.

### Dishwasher

- **Monitor:** The dishwasher drain connection is at the disposer.
- **Repair:** The dishwasher should be better secured.

### Waste Disposer

- **Monitor:** The disposer wires to the wall switch.

### Fireplaces

- **Repair:** The fireplace gas valve at the back of the fireplace was turned on, then the fireplace gas valve was turned on but ignition did not occur. Servicing is recommended.
- **Repair:** The fireplace damper is missing.

### Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (i.e. basement ceiling, south room off kitchen and main floor hallway).
- **Monitor:** Typical plaster flaws were observed that could include, minor cracks, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.
- **Monitor:** Signs of mildew/mold were observed at the lower edge of the southwest corner of basement paneling.
- **Repair:** Water damage to the basement paneling was observed.

### Floors

- **Monitor:** The tile floor in the main floor hall bath is cracked.
- **Monitor, Repair:** The vinyl flooring in the kitchen is damaged
- **Monitor:** The hardwood floor is scuffed and/or worn (i.e. upstairs northeast corner surface scratches).
- **Repair:** The installation of the trim is incomplete at the main floor hall closet.

### Windows

- **Monitor:** Some of the window(s) are painted shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window(s) are cracked (i.e. south room off kitchen storm window and at northeast bedroom). Improvement is not a high priority.
- **Repair:** Window locking hardware is missing on some windows.
- **Repair:** Damaged screens were noted on northwest bedroom window.
- **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 or damaged on window(s) (i.e. northeast bedroom window).

### Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (i.e. northwest bedroom closet door, furnace room door and main floor hall closet door).
- **Repair:** Damaged or non-functional door hardware should be improved (missing latch mechanism at door to upstairs).

### Stairways

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

### Basement Leakage

- **Monitor:** The basement shows evidence of 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.

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

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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 ??? degrees F.

### RECENT WEATHER CONDITIONS

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

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Poured Concrete •Basement Configuration
<b>Columns:</b>	•Steel •Wood
<b>Floor Structure:</b>	•Wood Joist •Concrete
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Rafters
<b>Roof Structure:</b>	•Rafters •Not Visible

## STRUCTURE OBSERVATIONS

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### Positive Attributes

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

### General Comments

No major defects were observed in the accessible structural components of the house. As is typical of homes of this age, the building exhibits many unusual conditions. Many structural repairs and improvements are either needed or desirable. In practice, however, many homes of this type are improved only on an as needed basis. Many less than ideal conditions are simply tolerated. Old timbers, for example, may exhibit evidence of rot and prior insect damage. These timbers could be replaced. Many owners undertake these costly repairs only if the timber fails or is substantially weakened. In this report repairs will be recommended only where in the inspector's opinion they are critical.

## RECOMMENDATIONS / OBSERVATIONS

### Foundation

- **Monitor:** Foundation bowing and cracking was observed. The foundation wall(s) appears to have been properly reinforced with steel beams. This damage is usually the result of excessive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be monitored to keep water away from the building. If additional movement is observed more repairs may be necessary.
- **Monitor:** The basement floor slab has larger than typical cracks from settling or shrinkage and some heaving as occurred. This condition is common for older homes and usually does not present a problem with the exception of being a trip hazard. Repairs are only necessary if additional movement is observed.

### 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.
- **Note:** The support main support beam in the basement has been reinforced with a steel plate.



## **LIMITATIONS OF STRUCTURE INSPECTION**

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- There was no access to the roof space/attic.

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

# Roofing

## DESCRIPTION OF ROOFING

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<b>Roof Covering:</b>	•Asphalt Shingle •Multiple Layers
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•Masonry
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above grade
<b>Skylights:</b>	•None
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

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### 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.

### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

- **Repair:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.



- **Monitor:** Two damaged tabs were observed. These areas should be monitored closely, especially after instances of high wind.



- **Monitor:** The roofing is in fair condition, with different areas wearing at different rates. The sides of the roof exposed to most sunlight wear more quickly than more shaded areas. Early repair or replacement may be needed in some areas prior to replacing the entire roof covering.
- It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.

### Flashings

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



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



### Chimneys

- **Monitor:** The masonry chimney shows evidence of spalling (surface deterioration of the masonry). Repair is not necessary at this time but this condition should be monitored.



### Gutters & Downspouts

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



## LIMITATIONS OF ROOFING INSPECTION

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

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

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

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	•Wood Siding
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Metal
<b>Window/Door Frames and Trim:</b>	•Wood
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Concrete •Treated Wood
<b>Overhead Garage Door(s):</b>	•Plastic •Automatic Opener Installed
<b>Surface Drainage:</b>	•Level Grade •Graded Away From House
<b>Retaining Walls:</b>	•Stone
<b>Fencing:</b>	•Wood

## EXTERIOR OBSERVATIONS

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### Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The wood window frames are in generally good condition. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.

### General Comments

The exterior of the home is generally in good condition.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Repair:** The paint on the trim around the siding is peeling (i.e. south side lower trim). These areas should be painted to prevent water damage and rot.

### Exterior Eaves

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



### Windows

- **Repair:** The southwest basement window frame requires painting and caulking.

### Doors

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

### Garage

- **Monitor, Safety Issue:** Pronounced floor cracks were noted in the garage. While this amount of cracking is unusual, this slab is not a structural component you should be aware of the trip hazard.

### Lot Drainage

- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.
- **Monitor:** The back patio walkway appears to slope slightly towards the house. This condition can cause water entry in the building. It is difficult to improve this situation without re-grading the walkway adjacent to the foundation.

### Deck

- **Repair:** The deck should be better secured to the house using lag bolts to reduce risk of separating from the house.

### Driveway/Walkway/Porch/Patio/Steps

- **Monitor:** The driveway, walkway, porch steps, porch and patio have settled and cracked. Persisting movement may result in the need for repairs.
- **Repair, Safety Issue:** The loose baluster at the front porch railing should be secured.
- **Repair:** Localized painting of the front porch rail is needed.

### Landscaping

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

### Fencing

- **Monitor:** While the fencing sections are in reasonably good condition, the support posts are leaning in some areas.

## LIMITATIONS OF EXTERIOR INSPECTION

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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.
- Access below decks and/or porches was extremely limited.

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

# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 100 Amps
<b>Service Drop:</b>	•Overhead
<b>Service Entrance Conductors:</b>	•Conductors Not Visible
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 100 Amps •Breakers •Located: Basement
<b>Service Grounding:</b>	•Copper •Water Pipe Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 100 Amp •Breakers •Located: Basement
<b>Sub-Panel(s):</b>	•None Visible
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded and Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Garage •Kitchen •Basement
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

### General Comments

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

### RECOMMENDATIONS / OBSERVATIONS

#### Service / Entrance

- **Improve:** The service wires do not have adequate clearance from the ground. The top of the service mast and the service wires should be at least fifteen (15) feet from the ground.

#### Distribution Wiring

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



- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. furnace room).



### Outlets

- **Repair:** An outlet is loose (i.e. two outlets in furnace room). It should be repaired.
- **Repair:** Conduit should be provided for wall outlet installation in the furnace room.
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired (i.e. back exterior, kitchen back wall and furnace room wall). In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet at the kitchen back wall did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (i.e. garage door opener).

### Lights

- **Repair:** The light is inoperative (i.e. basement and under kitchen cabinets). If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The damaged light fixture in the furnace room (pull chain inoperative) should be repaired or replaced.

## LIMITATIONS OF ELECTRICAL INSPECTION

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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

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<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Not visible
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

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### 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 is old and may be approaching the end of its life.

## RECOMMENDATIONS / OBSERVATIONS

### Furnace

- **Monitor:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- **Improve:** The dirty air filter should be replaced.

## LIMITATIONS OF HEATING INSPECTION

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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

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<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning •Manufacturer: Rheem
	•Serial Number: 3124 F4684 6542
<b>Size of Circuit:</b>	•Circuit Size: Minimum Circuit Size 21.7 Amps Maximum Circuit Breaker Size 35 Amps •Breaker Size In Main Panel: 30

## COOLING / HEAT PUMPS OBSERVATIONS

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### 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. The system responded properly to operating controls.

### General Comments

As the system is old, it will require repairs or replacement soon.

## RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

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

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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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

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<b>Attic Insulation:</b>	•Not Visible
<b>Roof Cavity Insulation:</b>	•Not Visible
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Basement Wall Insulation:</b>	•None Visible
<b>Vapor Retarders:</b>	•Unknown
<b>Roof Ventilation:</b>	•Roof Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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### General Comments

During any planned re-roofing, overhead insulation and ventilation levels should be investigated and improved where necessary.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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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 roof cavity of the sloped ceilings.

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

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic •Cast Iron
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 40 Manufacturer: Hotpoint •Serial Number: HPNG 0802407824
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter

## PLUMBING OBSERVATIONS

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### 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

### Gas Piping

- **Repair, Safety Issue:** *A gas leak was detected with a TIF 8800 gas/carbon monoxide detector and confirmed with soapy water (marked "GAS LEAK" with blue tape at northwest corner of basement ceiling). 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.*



### Plumbing Fixtures

- **Repair:** The main floor hall bath toilet is loose.
- **Repair:** The main floor hall bath shower head is leaky.
- **Repair:** The main floor hall bath shower to bathtub faucet lever was stuck in the shower position.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced.

## **LIMITATIONS OF PLUMBING INSPECTION**

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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

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<b>Wall And Ceiling Materials:</b>	•Plaster •Paneling
<b>Floor Surfaces:</b>	•Tile •Vinyl/Resilient •Wood •Concrete
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung •Single Pane with Storm Window
<b>Doors:</b>	•Wood-Solid Core •Metal •Storm Door(s)

## INTERIOR OBSERVATIONS

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### 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 (i.e. basement ceiling, south room off kitchen and main floor hallway).
- **Monitor:** Typical plaster flaws were observed that could include, minor cracks, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.
- **Monitor:** Signs of mildew/mold were observed at the lower edge of the southwest corner of basement paneling.
- **Repair:** Water damage to the basement paneling was observed.

### Floors

- **Monitor:** The tile floor in the main floor hall bath is cracked.
- **Monitor, Repair:** The vinyl flooring in the kitchen is damaged
- **Monitor:** The hardwood floor is scuffed and/or worn (i.e. upstairs northeast corner surface scratches).
- **Repair:** The installation of the trim is incomplete at the main floor hall closet.

### Windows

- **Monitor:** Some of the window(s) are painted shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window(s) are cracked (i.e. south room off kitchen storm window and at northeast bedroom). Improvement is not a high priority.
- **Repair:** Window locking hardware is missing on some windows.
- **Repair:** Damaged screens were noted on northwest bedroom window.
- **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 or damaged on window(s) (i.e. northeast bedroom window).

### Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (i.e. northwest bedroom closet door, furnace room door and main floor hall closet door).
- **Repair:** Damaged or non-functional door hardware should be improved (missing latch mechanism at door to upstairs).

### Stairways

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

### Basement Leakage

- **Monitor:** The basement shows evidence of 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.

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

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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.
- Recent renovations and/or interior painting concealed historical evidence.

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

# Appliances

## DESCRIPTION OF APPLIANCES

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<b>Appliances Tested:</b>	•Electric Range •Electric Cooktop •Dishwasher •Waste Disposer •Clothes Washer
<b>Laundry Facility:</b>	•Gas Piping for Dryer •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
<b>Other Components Tested:</b>	•Cooktop Fan •Door Bell

## APPLIANCES OBSERVATIONS

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### Positive Attributes

All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality.

### RECOMMENDATIONS / OBSERVATIONS

#### Dishwasher

- **Monitor:** The dishwasher drain connection is at the disposer.
- **Repair:** The dishwasher should be better secured.

#### Waste Disposer

- **Monitor:** The disposer wires to the wall switch.

## LIMITATIONS OF APPLIANCES INSPECTION

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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

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**Fireplaces:** •Gas  
**Vents, Flues, Chimneys:** •Masonry Chimney-Lined

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### General Comments

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

### RECOMMENDATIONS / OBSERVATIONS

#### Fireplaces

- **Repair:** The fireplace gas valve at the back of the fireplace was turned on, then the fireplace gas valve was turned on but ignition did not occur. Servicing is recommended.
- **Repair:** The fireplace damper is missing.

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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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.

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