



**Star
Home
Inspection Services**

Home Inspection Report

4312 Eaton, Kansas City, KS 66103

Inspection Date: 11/18/2008

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Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

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

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

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

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

Improve: denotes improvements which are recommended but not required.

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

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

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

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:** Floor joists are notched and or cut under bathroom waste piping. This weakens the joist and risks structural damage; if any further movement is or cracking is observed repairs or additional support will be needed.

Sloped Roofing

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

Flashings

- **Monitor, Repair:** The chimney flashing is vulnerable and should be carefully monitored for leaks.
- **Repair:** Nail heads are exposed at the flashing. They should be sealed to reduce risk of leaks.

Chimneys

- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.

Gutters & Downspouts

- **Repair:** The old galvanized gutters and downspouts should be replaced. There does not appear to be a sufficient number of downspouts and gutters. If practical, additional downspouts should be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

Exterior Walls

- **Monitor:** The masonry exterior porch support posts shows evidence of spalling (surface deterioration of the masonry). Repair is not necessary at this time but this condition should be monitored.
- **Improve:** Localized pointing of deteriorated mortar between the bricks of the exterior walls is advisable to prevent further deterioration.
- **Repair:** Localized rot was observed in the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** The paint on the trim around the siding is peeling. These areas should be painted to prevent water damage and rot.
- **Repair:** Localized rot was observed in the trim around siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Monitor, Repair:** Localized damage of the exterior siding was noted. Seal openings at siding to prevent water entry.

Wood Boring Insects

- **Repair:** Evidence of termite damage was observed (example under the front porch stairs and porch floor joists) and there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further termite activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.

Exterior Eaves

- **Repair:** The soffit and fascia should be painted.
- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building.

Windows

- **Repair:** The window frames require painting and caulking.

Garage

- **Monitor, Repair:** The detached garage door is rusted and should be painted to extend its life.
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.
- **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:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Porch

- **Repair:** The porch shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs should be undertaken. There is risk of additional hidden damage.
- **Repair, Safety Issue:** The porch railing is loose. It is recommended that this be repaired for improved safety.

Driveway

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

Walkway

- **Monitor:** The walkway has settled and cracked. Persisting movement may result in the need for repairs.

Landscaping

- **Repair:** Shrubs, bushes and vines should be trimmed away from the house and garage.

Distribution Wiring

- **Repair:** Improper electrical connections should be repaired (example at basement ceiling). All electrical connections should be made inside junction boxes fitted with cover plates.

Outlets

- **Repair:** Ungrounded 3-prong outlet in the living room marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as 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.

Switches

- **Monitor:** The unknown function of the light switch in the kitchen should be investigated.

Smoke Detectors

- **Repair, Safety Issue:** The smoke detector(s) did not respond to testing.

Main/Auxiliary Panel(s)

- **Repair:** Circuits within the auxiliary panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker. Upgrades to the electrical system have included adding subpanels, it is recommended that an upgrade replacing the subpanels and main with a single main panel be made.

Furnace

- **Major Concern, Repair:** Given the age of the furnace, replacement should be expected soon.
- **Monitor, Safety Issue:** The furnace was tested for carbon monoxide spillage and gas leaks with a TUFF 8800 and positive readings were observed for gas but not confirmed with soapy water.
- **Monitor, Repair:** Insulation on the distribution piping may contain asbestos. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if “friable” (damaged, crumbling, or in any state that allows the release of fibers).* If replacement necessitates the removal of the asbestos containing insulation, an asbestos removal specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should also be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). There may be other materials within the home that contain asbestos but are not identified by this inspection report.

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.

Gas Piping

- **Repair:** Copper tubing is no longer suitable for gas piping. It’s recommended this pipe be replaced with one of suitable material.

Fixtures

- **Monitor:** The kitchen sink is damaged.
- **Monitor:** The bathroom and kitchen left sink were observed to drain slowly, suggesting that an obstruction may exist.
- **Improve:** Cracked, deteriorated and/or missing bathroom enclosure grout should be replaced.

- **Repair:** The bathtub drain plug is inoperative or missing and needs repair.

Door Bell

- **Monitor, Repair:** The door bell button is damaged but functional.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (examples in living room, northeast bedroom and closet).
- **Monitor, Repair:** Water damage was noted (examples in living room and northeast bedroom). Damage to the interior finish was observed.
- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor, Repair:** The vinyl kitchen flooring is damaged
- **Monitor:** The carpet is stained.
- **Monitor, Repair:** The carpet flooring is damaged and the hardwood floor surface is worn.
- **Repair:** The trim is loose in the northeast bedroom closet.

Windows

- **Repair:** Water damage was observed below the window sill in the living room under the window air conditioner unit. This would suggest chronic leakage. Caulking can be improved as a first step. If leakage persists, replacement of the window and repair to any concealed damage may be necessary. Refer also to the Exterior section of this report.
- **Monitor:** The window(s) are inoperative (examples in basement and bathroom). Improvement can be undertaken as desired. The back sliding window is damaged at the track (cosmetic condition)
- **Monitor:** The window at the window air conditioner unit in the living room has lost its seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **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 (example at front south window and the top window on south side east window in dining room).

Doors

- **Repair:** Door (back storm) should be trimmed or adjusted as necessary to work properly and front door closer should be repaired..
- **Monitor:** The screen for the back storm door is damaged.
- **Repair:** The garage door lock is inoperative.

Kitchen

- **Repair:** Damaged, missing or loose grouting of the tile in the kitchen should be improved. Damaged kitchen tile should be repaired or replaced as necessary.

Kitchen Cabinets

- **Monitor:** The kitchen cabinets are old. Improvement may ultimately be desirable.

Stairways

- **Repair, Safety Issue:** The openings in the stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.
- **Improve:** The door at the top of the stairwell should open away from the stairs. It is recommended that this door be altered for improved safety.

Basement Leakage

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

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

THE SCOPE OF THE INSPECTION

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

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

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

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 42 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration
Columns:	•Steel
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

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

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Foundation

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

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:** Floor joists are notched and or cut under bathroom waste piping. This weakens the joist and risks structural damage; if any further movement or cracking is observed repairs or additional support will be needed.



LIMITATIONS OF STRUCTURE INSPECTION

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

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

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Wood Shingle •Multiple Layers
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Galvanized Steel •Downspouts discharge above & below grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are to be in generally good condition. 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. Trim away tree branches close to the roof.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

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

Flashings

- **Monitor, Repair:** The chimney flashing is vulnerable and should be carefully monitored for leaks.
- **Repair:** Nail heads are exposed at the flashing. They should be sealed to reduce risk of leaks.





Chimneys

- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.



Gutters & Downspouts

- **Repair:** The old galvanized gutters and downspouts should be replaced. There does not appear to be a sufficient number of downspouts and gutters. If practical, additional downspouts should be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



Discretionary Improvements

A drip edge flashing should be installed around the perimeter of the roof to ensure that water drains from the roof directly into the gutters. This flashing also helps protect the roof sheathing from damage at the eave. Damage was noted at the sheathing edge on the south side..

LIMITATIONS OF ROOFING INSPECTION

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

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

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

Exterior

DESCRIPTION OF EXTERIOR

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

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The lot drainage was good, conducting surface water away from the building.

General Comments

The exterior of the home shows normal wear and tear for a home of this age. The exterior of the home has lacked some maintenance; repairs are needed.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** The masonry exterior porch support posts shows evidence of spalling (surface deterioration of the masonry). Repair is not necessary at this time but this condition should be monitored.
- **Improve:** Localized pointing of deteriorated mortar between the bricks of the exterior walls is advisable to prevent further deterioration.
- **Repair:** Localized rot was observed in the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** The paint on the trim around the siding is peeling. These areas should be painted to prevent water damage and rot.
- **Repair:** Localized rot was observed in the trim around siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Monitor, Repair:** Localized damage of the exterior siding was noted. Seal openings at siding to prevent water entry.



Wood Boring Insects

- **Repair:** Evidence of termite damage was observed (example under the front porch stairs and porch floor joists) and there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further termite activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.



Exterior Eaves

- **Repair:** The soffit and fascia should be painted.
- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building.

Windows

- **Repair:** The window frames require painting and caulking.

Garage

- **Monitor, Repair:** The detached garage door is rusted and should be painted to extend its life.
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.
- **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:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Porch

- **Repair:** The porch shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs should be undertaken. There is risk of additional hidden damage.
- **Repair, Safety Issue:** The porch railing is loose. It is recommended that this be repaired for improved safety.

Driveway

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

Walkway

- **Monitor:** The walkway has settled and cracked. Persisting movement may result in the need for repairs.

Landscaping

- **Repair:** Shrubs, bushes and vines should be trimmed away from the house and garage.

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.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps •120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Basement
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Located: Basement
Sub-Panel(s):	•Panel Rating Unknown •Breakers •Located: Basement •Panel Rating: 30 Amp •Breakers •Located: Basement •Panel Rating: 60 Amp •Fuses •Located: Garage
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s)
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

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

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Distribution Wiring

- **Repair:** Improper electrical connections should be repaired (example at basement ceiling). All electrical connections should be made inside junction boxes fitted with cover plates.



Outlets

- **Repair:** Ungrounded 3-prong outlet in the living room marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as 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.

Switches

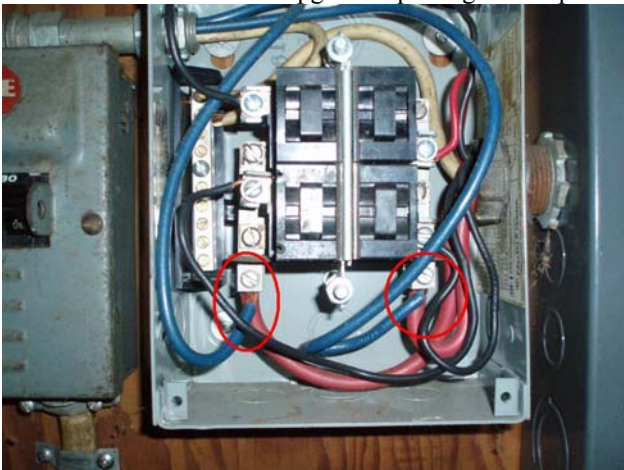
- **Monitor:** The unknown function of the light switch in the kitchen should be investigated.

Smoke Detectors

- **Repair, Safety Issue:** The smoke detector(s) did not respond to testing.

Main/Auxiliary Panel(s)

- **Repair:** Circuits within the auxiliary panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker. Upgrades to the electrical system have included adding subpanels, it is recommended that an upgrade replacing the subpanels and main panel with a single main panel be made.



LIMITATIONS OF ELECTRICAL INSPECTION

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

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.

- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Security Manufacturing
	•Serial Number: Unreadable
Vents, Flues, Chimneys:	•Masonry-Lined
Heat Distribution Methods:	•Ductwork (Asbestos?)

HEATING OBSERVATIONS

Positive Attributes

Adequate heating capacity is provided by the system. Heat distribution within the home is adequate.

General Comments

The heating system is old and may be approaching the end of its life.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Major Concern, Repair:** Given the age of the furnace, replacement should be expected soon.
- **Monitor, Safety Issue:** The furnace was tested for carbon monoxide spillage and gas leaks with a TUFF 8800 and positive readings were observed for gas but not confirmed with soapy water.
- **Monitor, Repair:** Insulation on the distribution piping may contain asbestos. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).* If replacement necessitates the removal of the asbestos containing insulation, an asbestos removal specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should also be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). There may be other materials within the home that contain asbestos but are not identified by this inspection report.

LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Through-Wall Equipment: •Present At Living Room window

COOLING / HEAT PUMPS OBSERVATIONS

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.
- The system was not tested.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Loose Fiberglass/Mineral Wool in Main Attic	•Rolled Fiberglass in Main Attic
Roof Cavity Insulation:	•None Visible	
Exterior Wall Insulation:	•Not Visible	
Basement Wall Insulation:	•None Visible	
Vapor Retarders:	•Kraft Paper	
Roof Ventilation:	•Gable Vents	
Exhaust Fan/vent Locations:	•Dryer	

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Steel
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron •Steel
Water Heater	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: State Select •Serial Number: A99268146
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

PLUMBING OBSERVATIONS

Positive Attributes

The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** 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.

Gas Piping

- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe be replaced with one of suitable material.

Fixtures

- **Monitor:** The kitchen sink is damaged.
- **Monitor:** The bathroom and kitchen left sink were observed to drain slowly, suggesting that an obstruction may exist.
- **Improve:** Cracked, deteriorated and/or missing bathroom enclosure grout should be replaced.
- **Repair:** The bathtub drain plug is inoperative or missing and needs repair.

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

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in below average condition. When redecorating, repairs will be necessary in some areas prior to painting or wallpapering.

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (examples in living room, northeast bedroom and closet).
- **Monitor, Repair:** Water damage was noted (examples in living room and northeast bedroom). Damage to the interior finish was observed.
- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor, Repair:** The vinyl kitchen flooring is damaged
- **Monitor:** The carpet is stained.
- **Monitor, Repair:** The carpet flooring is damaged and the hardwood floor surface is worn.
- **Repair:** The trim is loose in the northeast bedroom closet.

Windows

- **Repair:** Water damage was observed below the window sill in the living room under the window air conditioner unit. This would suggest chronic leakage. Caulking can be improved as a first step. If leakage persists, replacement of the window and repair to any concealed damage may be necessary. Refer also to the Exterior section of this report.
- **Monitor:** The window(s) are inoperative (examples in basement and bathroom). Improvement can be undertaken as desired. The back sliding window is damaged at the track (cosmetic condition)
- **Monitor:** The window at the window air conditioner unit in the living room has lost its seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **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 (example at front south window and the top window on south side east window in dining room).

Doors

- **Repair:** Door (back storm) should be trimmed or adjusted as necessary to work properly and front door closer should be repaired..
- **Monitor:** The screen for the back storm door is damaged.
- **Repair:** The garage door lock is inoperative.

Kitchen

- **Repair:** Damaged, missing or loose grouting of the tile in the kitchen should be improved. Damaged kitchen tile should be repaired or replaced as necessary.

Kitchen Cabinets

- **Monitor:** The kitchen cabinets are old. Improvement may ultimately be desirable.

Stairways

- **Repair, Safety Issue:** The openings in the stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.
- **Improve:** The door at the top of the stairwell should open away from the stairs. It is recommended that this door be altered for improved safety.

Basement Leakage

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

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

LIMITATIONS OF INTERIOR INSPECTION

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

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

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

Laundry Facility:

Other Components Tested:

- Waste Disposer
- Dryer Vented to Building Exterior
- Hot and Cold Water Supply for Washer
- Waste Standpipe for Washer
- Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

Door Bell

- **Monitor, Repair:** The door bell button is damaged but functional.

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.