Star
Home
Inspection Services

Home Inspection Report

437 E 72nd St , Kansas City, MO 64131

Inspection Date: **4/14/2009**

Prepared For: **Renita Mollman**

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Report Number: **04142009-2A**

Inspector: **Alan DeMoss**

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Report Overview

THE HOUSE IN PERSPECTIVE

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

CONVENTIONS USED IN THIS REPORT

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

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

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

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

Improve: denotes improvements which are recommended but not required.

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

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

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

Seller comments are in red. Any items without seller comments should be considered "as is"

Foundation

- **Monitor:** 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. In the absence of any sign of ongoing movement, repair should not be necessary. **New drain tile system and sump pump were installed**
- **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. **Repaired cracks**

Floors

- **Monitor:** Repaired subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was observed below the kitchen bathroom. The installation appears to be satisfactory.

Flat Roofing

- **Improve:** It is recommended that the debris (leaves) be removed from the flat roof area outside the east upstairs bedroom window. **Repaired**

Flashings
- **Repair:** The deteriorated, cracked or damaged caulking at back porch roof should be caulked where roofing meets siding to avoid leaks.

Gutters & Downspouts
- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge (example at front northeast corner).
- **Repair:** Loose downspout(s) should be repaired (example at east side second floor window). **Repaired**
- **Improve:** The gutters and downspouts should be painted as needed.

Exterior Walls
- **Repair:** The paint on the trim around the siding is peeling. These areas should be painted to prevent water damage and rot.
- **Repair:** Cracks were observed in the exterior stucco walls these cracks should be repaired to prevent water from penetrating the wall and causing damage. There is extra risk of hidden damage in such areas.
- **Monitor, Note:** Synthetic stucco was noted on the garage. While synthetic stucco is an aesthetically appealing and maintenance free product, it has a tendency to present moisture issues, especially when not applied properly or when the surface has been compromised. Testing for moisture using invasive methods (probing) is not part of this inspection. There were no visible signs during the inspection that raises any concerns.

Exterior Eaves
- **Repair:** The soffit and fascia should be painted.
- **Repair:** The eaves are peeling and they should be painted to prevent water damage and rot.

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

Lot Drainage
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

Driveway/Walkway/Patio
- **Monitor:** The driveway, back patio overlay and walkway have settled and cracked. Persisting movement may result in the need for repairs.
- **Repair:** The loose rail at the back patio should be secured.

Walkway
- **Repair, Safety Issue:** The walkway and public walkway presents a trip hazard. This condition should be altered for improved safety.

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. **Repaired**

Main Panel
- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 30 Amps and the one in the panel is 40 Amps. **Repaired**

Distribution Wiring
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (example in unfinished basement near furnace). **Repaired**

Outlets
- **Repair:** Ungrounded 3-prong outlets marked with "blue tape" should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as 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. **Repaired**
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (example below kitchen sink). **Repaired**

Switches
- **Monitor:** The function of the light switch at the northwest corner of basement near the ceiling is unknown. Further investigation is required.

Furnace
- **Repair:** The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur. **Repaired (replaced filter and cleaned humidifier)**

Supply Air Ductwork
- **Repair:** Loose fitting joints, insulation covering and/or openings in the ductwork near the furnace should be improved.

Water Heater
- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The water heater burner is dirty. It should be cleaned and adjusted.
- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.

Supply Plumbing
- **Repair:** The water piping shut off handle at ceiling above basement sink is leaking.

Plumbing Fixtures
- **Monitor:** The basement sink is damaged.
- **Monitor:** The upstairs hall bathtub is damaged. **Repaired**
- **Repair:** The basement sink drain plug is inoperative or missing and needs repair.
- **Improve:** The toilet at the upstairs hall bathroom is loose. **Repaired**
- **Monitor:** Minor damage to the tile at the upstairs hall bathroom was noted (suspect from previous shower door).

Dryer
- **Improve:** The dryer vent to the outside is disconnected. **Repaired**

Fireplaces
- **Repair:** The main floor fireplace damper requires repair. **Excluded**
- **Monitor, Repair**: The basement fireplace is inoperative (gas is disconnected and exhaust flue is sealed with rags). **Fireplace removed**

Wall / Ceiling Finishes
- **Monitor:** Water staining was noted (example at upstairs northwest bedroom closet ceiling). **Repaired (painted)**
- **Monitor:** Evidence of patching was detected.
- **Monitor:** Larger than typical cracks were noted (example at upstairs west bedroom ceiling). **Repaired & painted**
- **Monitor:** Typical plaster flaws were observed that could include minor cracks, minor patching, etc. Any repairs would be discretionary.
- **Monitor, Repair:** Signs of mildew/mold were observed in the basement area due to typical seepage from stone foundation. Paneling and trim water damage was noted. **Paneling was removed**
- **Repair:** A loose baluster for the 2nd floor handrail was noted. **Repaired**

Floors
- **Monitor:** Floor unevenness was noted.
- **Monitor:** Staining was noted on hardwood floors (example in living room), gaps were noted at hardwood flooring (example at east upstairs bedroom entry and closet).

Windows
- **Monitor:** Some of the basement window(s) and sunroom porch windows are inoperative. Improvement can be undertaken as desired.
- **Repair:** A pane of glass is missing from a jalousie window at the sunroom porch. **Repaired**
- **Improve:** Paint peeling was noted at kitchen bathroom blinds.

Doors
- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (example at west unfinished basement). **Removed door**
- **Repair:** The screen for the sunroom storm door is damaged.

Kitchen Counters
- **Repair:** The kitchen countertop is damaged. **Counter top and backsplash replaced**
- **Improve:** Cracked, deteriorated or missing caulk at kitchen counter back splash where counter meets the tile should be improved.

Stairways
- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the basement stairway.

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. **New drain tile system and sump pump were installed**

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 58 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Stone •Basement Configuration •45% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Steel
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame, Brick Veneer
Ceiling Structure:	•Joist •Rafters
Roof Structure:	•Rafters •Plywood Sheathing Over 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. In the absence of any sign of ongoing movement, repair should not be necessary. **Drain tile and sump pump installed**
- **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. **Repaired cracks**

Floors

- **Monitor:** Repaired subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was observed below the kitchen bathroom. The installation appears to be satisfactory.

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
Roof Flashings:	•Asphalt
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Viewed from ladder at eave •Viewed with binoculars •Viewed from window

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are to be in generally good condition. During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials. 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. The chimneys do not show signs of significant deterioration.

RECOMMENDATIONS / OBSERVATIONS

Flat Roofing

- **Improve:** It is recommended that the debris (leaves) be removed from the flat roof area outside the east upstairs bedroom window. **Repaired**

Flashings

- **Repair:** The deteriorated, cracked or damaged caulking at back porch roof should be caulked where roofing meets siding to avoid leaks.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge (example at front northeast corner).
- **Repair:** Loose downspout(s) should be repaired (example at east side second floor window). **Repaired**

- **Improve:** The gutters and downspouts should be painted as needed.

LIMITATIONS OF ROOFING INSPECTION

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

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.
- A chimney was not entirely visible during the inspection of the roofing system.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Stucco •Synthetic Stucco (garage)
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •Solid Wood
Window/Door Frames and Trim:	•Vinyl Clad
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete
Overhead Garage Door(s):	•Plastic •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•None
Fencing:	•None

EXTERIOR OBSERVATIONS

Positive Attributes

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 doors 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.

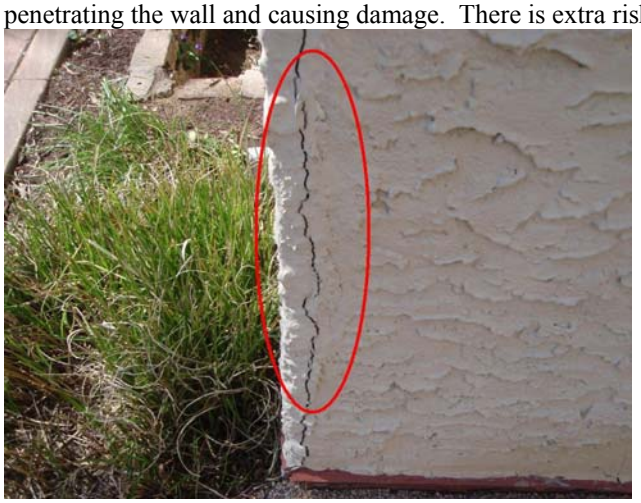
General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The paint on the trim around the siding is peeling. These areas should be painted to prevent water damage and rot.
- **Repair:** Cracks were observed in the exterior stucco walls these cracks should be repaired to prevent water from penetrating the wall and causing damage. There is extra risk of hidden damage in such areas.



- **Monitor, Note:** Synthetic stucco was noted on the garage. While synthetic stucco is an aesthetically appealing and maintenance free product, it has a tendency to present moisture issues, especially when not applied properly or when the surface has been compromised. Testing for moisture using invasive methods (probing) is not part of this inspection. There were no visible signs during the inspection that raises any concerns.

Exterior Eaves

- **Repair:** The soffit and fascia should be painted.
- **Repair:** The eaves are peeling and they should be painted to prevent water damage and rot.

Windows

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

Lot Drainage

- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

Driveway/Walkway/Patio

- **Monitor:** The driveway, back patio overlay and walkway have settled and cracked. Persisting movement may result in the need for repairs.
- **Repair:** The loose rail at the back patio should be secured.

Walkway

- **Repair, Safety Issue:** The walkway and public walkway presents a trip hazard. This condition should be altered for improved safety.

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. **Repaired**

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.
- Automobile(s) in the garage restricted the inspection.

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

Electrical

DESCRIPTION OF ELECTRICAL

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

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. 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

Main Panel

- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 30 Amps and the one in the panel is 40 Amps. **Repaired**

Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (example in unfinished basement near furnace). **Repaired**

Outlets

- **Repair:** Ungrounded 3-prong outlets marked with "blue tape" should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as 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. **Repaired**
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (example below kitchen sink). **Repaired**

Switches

- **Monitor:** The function of the light switch at the northwest corner of basement near the ceiling is unknown. Further investigation is required.

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: Amana •Serial Number: P1207604F
Vents, Flues, Chimneys: •Metal-Single Wall
Heat Distribution Methods: •Ductwork
Other Components: •Humidifier

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. Heating a home with a this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system is controlled by a "set back" thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

General Comments

The heating system shows no visible evidence of major defects. Minor repairs to the heating system are necessary.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Repair:** The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur. **Repaired (replaced filter and cleaned humidifier)**

Supply Air Ductwork

- **Repair:** Loose fitting joints, insulation covering and/or openings in the ductwork near the furnace should be improved.

LIMITATIONS OF HEATING INSPECTION

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

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

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity
Central System Type:	•Air Cooled Central Air Conditioning •Manufacturer: Amana •Serial Number: 9810128775
Size of Circuit:	•Circuit Size: Minimum Circuit Size 18.6Amps/Maximum Circuit Breaker Size 30 Amps •Breaker Size In Main Panel: 40
Other Components:	•House Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes
The capacity and configuration of the system should be sufficient for the home. The location of the return air vents is well suited to air conditioning.

General Comments
The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.
- 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:	•Roof Vents •Gable Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes
This is a well insulated home.

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:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron
Water Heater:	•Gas •Approximate Capacity (in gallons): 40
	•Manufacturer: Montgomery Ward •Serial Number: 0387A34743
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

PLUMBING OBSERVATIONS

Positive Attributes

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

General Comments

The plumbing system requires some typical minor improvements.

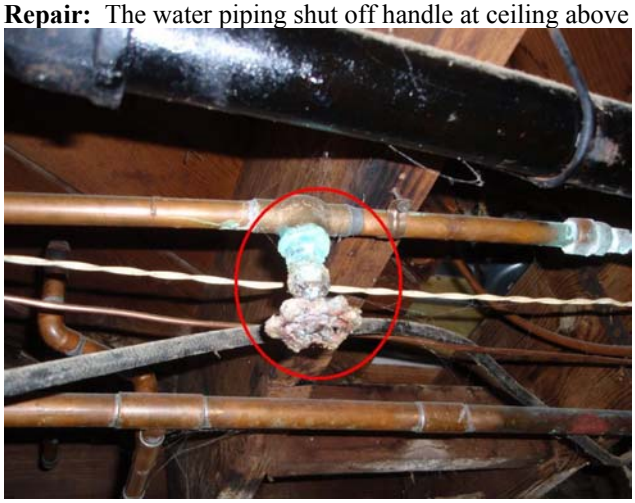
RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The water heater burner is dirty. It should be cleaned and adjusted.
- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.

Supply Plumbing

- **Repair:** The water piping shut off handle at ceiling above basement sink is leaking.



Plumbing Fixtures

- **Monitor:** The basement sink is damaged.
- **Monitor:** The upstairs hall bathtub is damaged. **Repaired**
- **Repair:** The basement sink drain plug is inoperative or missing and needs repair.
- **Improve:** The toilet at the upstairs hall bathroom is loose. **Repaired**
- **Monitor:** Minor damage to the tile at the upstairs hall bathroom was noted (suspect from previous shower door).

LIMITATIONS OF PLUMBING INSPECTION

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

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials: •Plaster •Wood •Stucco
Floor Surfaces: •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing: •Double/Single Hung •Jalousie •Double Glazed
Doors: •Wood-Solid Core •Wood-Hollow Core •Metal •Storm Door(s)

INTERIOR OBSERVATIONS

General Condition of Interior Finishes
On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors
The majority of the doors and windows are good quality.

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes
- **Monitor:** Water staining was noted (example at upstairs northwest bedroom closet ceiling). **Repaired (painted)**
- **Monitor:** Evidence of patching was detected.
- **Monitor:** Larger than typical cracks were noted (example at upstairs west bedroom ceiling). **Repaired & painted**
- **Monitor:** Typical plaster flaws were observed that could include minor cracks, minor patching, etc. Any repairs would be discretionary.
- **Monitor, Repair:** Signs of mildew/mold were observed in the basement area due to typical seepage at stone foundation. Paneling and trim water damage was noted. **Paneling was removed**
- **Repair:** A loose baluster for the 2nd floor handrail was noted. **Repaired**

Floors
- **Monitor:** Floor unevenness was noted.
- **Monitor:** Staining was noted on hardwood floors (example in living room), gaps were noted at hardwood flooring (example at east upstairs bedroom entry and closet).

Windows
- **Monitor:** Some of the basement window(s) and sunroom porch windows are inoperative. Improvement can be undertaken as desired.
- **Repair:** A pane of glass is missing from a jalousie window at the sunroom porch. **Repaired**
- **Improve:** Paint peeling was noted at kitchen bathroom blinds.

Doors
- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (example at west unfinished basement). **Removed door**
- **Repair:** The screen for the sunroom storm door is damaged.

Kitchen Counters
- **Repair:** The kitchen countertop is damaged. **Counter top and backsplash replaced**
- **Improve:** Cracked, deteriorated or missing caulk at kitchen counter back splash where counter meets the tile should be improved.

Stairways
- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the basement stairway.

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. **New drain tile system and sump pump were installed**

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.
- Portions of the foundation walls were concealed from view.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

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

Appliances

DESCRIPTION OF APPLIANCES

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

APPLIANCES OBSERVATIONS

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

Dryer

- **Improve:** The dryer vent to the outside is disconnected. **Repaired**

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Masonry Firebox •Cosmetic/Non-Functional - Located: ???
Vents, Flues, Chimneys: •Masonry Chimney-Lined

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The main floor fireplace damper requires repair. **Excluded**
- **Monitor, Repair**: The basement fireplace is inoperative (gas is disconnected and exhaust flue is sealed with rags). **Removed fireplace**

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys

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