



Star Home Inspection Services

Home Inspection Report

4402 Adams St Kansas City, KS 66103

Inspection Date: 03/17/2010

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Report Number: 03172010-2A

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Report Overview

THE HOUSE IN PERSPECTIVE

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

CONVENTIONS USED IN THIS REPORT

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

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

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

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

Improve: denotes improvements which are recommended but not required.

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

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

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

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.
- **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:** The floor structure shows common sagging and movement (i.e. southeast corner.) This is usually the result of the age and framing design of the building. There was not evidence of need for immediate, costly repair.
- **Monitor:** Floor joists are notched and or cut at the plumbing waste drain at north side of basement. This weakens the joist and risks structural damage; if any further movement is or cracking is observed repairs or additional support will be needed.
- **Monitor, Repair:** Evidence of repaired termite damage of subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found 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. Staining from previous termite shelter tubes was noted at the southeast side of the basement.

Sloped Roofing

- **Recommend:** 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. **REPAIRED**

Flashings

- **Monitor:** The plumbing vent flashing boots have been heavily caulked and may be vulnerable to leaks. These flashings should be monitored closely.

Chimneys

- **Repair:** The masonry chimney needs minor re-pointing (replacing the mortar between the bricks) to avoid water damage. **REPAIRED**
- **Monitor, Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked before winter to prevent damage from freezing water. **REPAIRED**

Gutters & Downspouts

- **Recommend:** It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

Windows

- **Repair:** The front basement window requires caulking. **REPAIRED**
- **Monitor:** Localized evidence of rot was visible on the south living room window 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. **REPAIRED**

Lot Drainage

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

Porch/Walkway/Driveway/Steps

- **Monitor:** The porch, walkway, driveway and steps have settled and cracked. Persisting movement may result in the need for repairs.

Walkway/Driveway

- **Monitor, Safety Issue:** The walkway and driveway present a trip hazard. This condition should be altered for improved safety.

Steps

- **Recommend, Safety Issue:** As there is a danger of falling, a railing should be provided for the back basement steps.

Main Panel

- **Repair:** Any openings in the main panel should be covered. **REPAIRED**

Auxiliary Panel(s)

- **Repair:** Any openings in the auxiliary panel near the furnace should be covered. **REPAIRED**

Knob & Tube Wiring

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

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 replacing with two-holed outlets. **Third prong open ground in outlet due to knob & tube circuit.**
- **Monitor, Repair:** A ground fault circuit interrupter (GFCI) outlet in the hall bath and upstairs bath did not respond correctly to testing during the inspection. These outlets are ungrounded and the testing device will not trip an ungrounded GFCI outlet. **GFCI outlets were tested and function as intended. Third prong open ground in outlet due to knob & tube circuit.**

Lights

- **Repair:** The east light in the basement is inoperative. If the bulb is not blown, the circuit should be repaired.

Gas Piping

- **Monitor:** Galvanized steel pipe is no longer suitable for gas piping by most gas utility companies. This should be confirmed or verified with the local gas company and if confirmed it’s recommended any galvanized pipe be replaced with one of suitable material.

Supply Plumbing

- **Monitor:** The old steel supply piping coming into the home is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.

Waste / Vent

- **Repair:** It is suspected that the waste piping is obstructed (basement drain backed up when draining tub and shower simultaneously.) Further investigation is needed. **REPAIRED**

Wall / Ceiling Finishes

- **Monitor:** Typical drywall and/or plaster flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary. Overall condition is above average.

Windows

- **Monitor:** The west window in the kitchen inoperative. Improvement can be undertaken as desired. **REPAIRED**

Doors

- **Monitor:** Door to the upstairs east room should be trimmed or adjusted as necessary to work properly.
- **Monitor:** Damaged, missing or non-functional door hardware at the kitchen door should be improved.

Stairways

- **Recommend:** 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. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration. For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

THE SCOPE OF THE INSPECTION

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

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

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

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

WEATHER CONDITIONS

Wet weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 52 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
Columns:	•Steel •Wood
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist •Rafters
Roof Structure:	•Rafters •Solid 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.

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.
- **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:** The floor structure shows common sagging and movement (i.e. southeast corner.) This is usually the result of the age and framing design of the building. There was not evidence of need for immediate, costly repair.
- **Monitor:** Floor joists are notched and or cut at the plumbing waste drain at north side of basement. This weakens the joist and risks structural damage; if any further movement is or cracking is observed repairs or additional support will be needed.
- **Monitor, Repair:** Evidence of repaired termite damage of subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found 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. Staining from previous termite shelter tubes was noted at the southeast side of the basement.

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.
- The roof space/attic was viewed from the west side looking over the east side only.

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:	•Roofing Material (Shingles)
Chimneys:	•Masonry
Roof Drainage System:	•Plastic •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof

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 installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. The gutters are clean.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Recommend:** 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. **REPAIRED**

Flashings

- **Monitor:** The plumbing vent flashing boots have been heavily caulked and may be vulnerable to leaks. These flashings should be monitored closely.

Chimneys

- **Repair:** The masonry chimney needs minor re-pointing (replacing the mortar between the bricks) to avoid water damage. **REPAIRED**
- **Monitor, Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked before winter to prevent damage from freezing water. **REPAIRED**

Gutters & Downspouts

- **Recommend:** It is recommended that gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

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:	•Stucco
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Vinyl-Covered
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Wood
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•Stone
Fencing:	•None

EXTERIOR OBSERVATIONS

Positive Attributes

Window frames are clad, for the most part, with a low maintenance material. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Windows

- **Repair:** The front basement window requires caulking. **REPAIRED**
- **Monitor:** Localized evidence of rot was visible on the south living room window 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. **REPAIRED**

Lot Drainage

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

Porch/Walkway/Driveway/Steps

- **Monitor:** The porch, walkway, driveway and steps have settled and cracked. Persisting movement may result in the need for repairs.

Walkway/Driveway

- **Monitor:** The walkway and driveway present a trip hazard. This condition should be altered for improved safety.

Steps

- **Recommend, Safety Issue:** As there is a danger of falling, a railing should be provided for the back basement steps.

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: 150 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 150 Amps •Breakers •Located: Basement
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 150 Amp •Breakers •Located: Basement
Sub-Panel(s):	•Panel Rating 30 Amp •Fuses •Located: Near Furnace
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex" •Knob-and-Tube Copper
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. 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:** Any openings in the main panel should be covered. **REPAIRED**

Auxiliary Panel(s)

- **Repair:** Any openings in the auxiliary panel near the furnace should be covered. **REPAIRED**

Knob & Tube Wiring

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

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 replacing with two-holed outlets. **Third prong open ground in outlet due to knob & tube circuit.**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the hall bath and upstairs bath did not respond correctly to testing during the inspection. These outlets are ungrounded and the testing device will not trip an ungrounded GFCI outlet. **GFCI outlets were tested and function as intended. Third prong open ground in outlet due to knob & tube circuit.**

Lights

- **Repair:** The east light in the basement is inoperative. If the bulb is not blown, the circuit should be repaired.

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: Goodman •Serial Number: G0905673420
Vents, Flues, Chimneys:	•Masonry-Lined
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

Positive Attributes

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

General Comments

The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

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: Goodman
	•Serial Number: 0905008798
Size of Circuit:	•Circuit Size: Minimum Circuit Size 17.1 Amps Maximum Circuit Breaker Size 30 Amps
	•Breaker Size In Main Panel: Unmarked

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home. This is a relatively new system that should have years of useful life remaining. Regular maintenance will, of course, be necessary. 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.**

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:	•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

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:	•Plastic
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron •Steel
Water Heater:	•Gas •Approximate Capacity (in gallons): ?40 •Manufacturer: American •Serial Number: J09-001962
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. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

RECOMMENDATIONS / OBSERVATIONS

Gas Piping

- **Monitor:** Galvanized steel pipe is no longer suitable for gas piping by most gas utility companies. This should be confirmed or verified with the local gas company and if confirmed it's recommended any galvanized pipe be replaced with one of suitable material.

Supply Plumbing

- **Monitor:** The old steel supply piping coming into the home is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.

Waste / Vent

- **Repair:** It is suspected that the waste piping is obstructed (basement drain backed up when draining tub and shower simultaneously.) Further investigation is needed. **REPAIRED**

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.
- Hose bibs that were shut off were not tested.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Fixed Pane •Thermal Pane
Doors:	•Wood-Solid Core •Wood-Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor 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:** Typical drywall and/or plaster flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary. Overall condition is above average.

Windows

- **Monitor:** The west window in the kitchen inoperative. Improvement can be undertaken as desired. **REPAIRED**

Doors

- **Monitor:** Door to the upstairs east room should be trimmed or adjusted as necessary to work properly.
- **Monitor:** Damaged, missing or non-functional door hardware at the kitchen door should be improved.

Stairways

- **Recommend:** 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. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration. For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

LIMITATIONS OF INTERIOR INSPECTION

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

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

Appliances Tested:

•Electric Range •Electric Cooktop •Waste Disposer

Laundry Facility:

•Gas Piping for Dryer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

Other Components Tested:

•Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

Most of the major appliances in the home are newer. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are high quality.

RECOMMENDATIONS / OBSERVATIONS

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: •Cosmetic/Non-Functional - Located: Front North Room

FIREPLACES / WOOD STOVES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

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

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