Star
Home
Inspection Services

Home Inspection Report

4412 Vermont Ave Kansas City, MO 64133

Inspection Date: **04/06/2010**

Prepared For: **Patty Garrett**

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Report Number: **04062010-1A**

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Report Overview

THE HOUSE IN PERSPECTIVE

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

CONVENTIONS USED IN THIS REPORT

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

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

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

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

Improve: denotes improvements which are recommended but not required.

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

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

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

Foundation

- **Monitor:** Larger than typical foundation settlement cracking was observed. Some of the cracks have been sealed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection. Surface deterioration (spalling, crumbling material) was observed on the north foundation exterior wall. This condition is common in many old homes and does not usually represent a serious structural concern unless there is substantial loss of material.
- **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.

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.
- **Monitor:** The roofing is in fair condition. We did not see evidence of active leaks nor need for immediate major repair.

Flashings
- **Repair:** The chimney flashing should be caulked to avoid leaks.
- **Repair:** The gable vent at the north side of the house requires painting and caulking.

Chimneys
- **Monitor:** The masonry chimney shows evidence of repaired spalling (surface deterioration of the masonry).
- **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.

Gutters & Downspouts
- **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.
- **Repair:** Loose downspout at the northwest corner should be repaired.

Exterior Walls
- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (i.e. screened patio.) These areas should be painted to prevent water damage or rot in the future.
- **Repair:** Localized rot was observed in the siding at the screened patio. 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:** The siding trim is incomplete at the screened patio.
- **Repair:** Wood/soil contact at the base of the screened patio siding should be eliminated. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage.
- **Monitor:** Localized damage of the aluminum siding wrap at the overhead door trim was observed. This is a cosmetic condtion.
- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building (i.e. northeast corner.)

Windows
- **Repair:** The garage window requires caulking.

Doors
- **Repair:** The paint on the door frames/ trim is peeling and requires painting and caulking.
- **Repair:** Localized rot was visible on the screened patio door trim/frames.

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

Lot Drainage
- **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***.

Deck
- **Recommend:** The deck should be painted or stained to improve durability.
- **Monitor:** The support posts for the deck are below the soil. This configuration is prone to rot. Rising above soil level is recommended.

Patio/Driveway
- **Monitor:** The patio and driveway have settled and cracked. Persisting movement may result in the need for repairs.

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

Distribution Wiring
- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates (i.e. attic.)
- **Monitor:** The disposer is direct wired to the switch..

Outlets
- **Repair:** Missing outlet cover plates in the basement and family room should be replaced to avoid a shock hazard.

Lights
- **Repair:** Several of the lights are inoperative. If the bulbs are not blown, the circuit should be repaired.

Smoke Detectors
- **Repair:** It is suspected that the batteries in the kitchen and basement smoke detectors are defunct. This should be investigated.

Central Air Conditioning
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to have minor damage. This condition can reduce the efficiency of the system.

Attic / Roof
- **Repair:** Gable vents should be screened to prevent insect and vermin entry.

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.

Gas Piping
- **Monitor, Repair:** Copper tubing and galvanized steel 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 copper pipe be replaced with one of suitable material.

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

Plumbing Fixtures
- **Monitor:** The hall bath sink is damaged.
- **Repair:** The sink drain plug in the hall and master bath is inoperative and needs repair.
- **Improve:** Cracked, deteriorated and/or missing hall bath sink back splash caulk could be improved.

Refrigerator
- **Monitor:** The refrigerator door was observed to have minor damage.
- **Repair:** The disposer vibrates excessively.

Fireplaces
- **Repair:** The fireplace electronic starter button is inoperative and requires repair.

Wall / Ceiling Finishes
- **Monitor:** Water staining was noted in the garage and the southeast front bedroom closet.
- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains in the basement bath.

Windows
- **Monitor:** The window(s) in the basement are inoperative. Improvement can be undertaken as desired.
- **Monitor, Repair:** Several of the window(s) (i.e.in the basement and garage) are cracked. Improvement is not a high priority.
- **Repair:** Damaged screen(s) were noted on the screened porch.

Doors
- **Repair:** Doors to the basement, furnace room and master bath should be trimmed or adjusted as necessary to work properly.
- **Repair:** The slider door should be adjusted as necessary to latch properly.

Kitchen Cabinets
- **Repair:** Damaged or inoperative kitchen drawer should be repaired.

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

THE SCOPE OF THE INSPECTION

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

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

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

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 72 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •75% 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
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.
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:** Larger than typical foundation settlement cracking was observed. Some of the cracks have been sealed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection. Surface deterioration (spalling, crumbling material) was observed on the north foundation exterior wall. This condition is common in many old homes and does not usually represent a serious structural concern unless there is substantial loss of material.
- **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.

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

ROOFING OBSERVATIONS

Positive Attributes

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 gutters are clean.

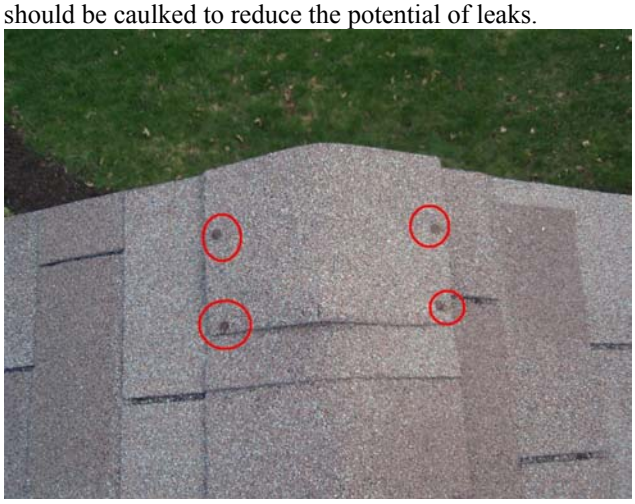
General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

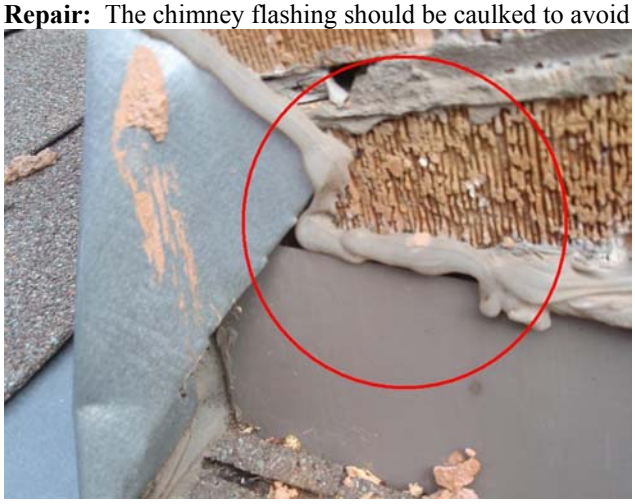
- **Recommend:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.



- **Monitor:** The roofing is in fair condition. We did not see evidence of active leaks nor need for immediate major repair.

Flashings

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



- **Repair:** The gable vent at the north side of the house requires painting and caulking.

Chimneys

- **Monitor:** The masonry chimney shows evidence of repaired spalling (surface deterioration of the masonry).
- **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.

Gutters & Downspouts

- **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.
- **Repair:** Loose downspout at the northwest corner should be repaired.

LIMITATIONS OF ROOFING INSPECTION

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

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

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

Exterior

DESCRIPTION OF EXTERIOR

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

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (i.e. screened patio.) These areas should be painted to prevent water damage or rot in the future.
- **Repair:** Localized rot was observed in the siding at the screened patio. 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:** The siding trim is incomplete at the screened patio.
- **Repair:** Wood/soil contact at the base of the screened patio siding should be eliminated. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage.
- **Monitor:** Localized damage of the aluminum siding wrap at the overhead door trim was observed. This is a cosmetic condtion.
- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building (i.e. northeast corner.)

Windows

- **Repair:** The garage window requires caulking.

Doors

- **Repair:** The paint on the door frames/ trim is peeling and requires painting and caulking.
- **Repair:** Localized rot was visible on the screened patio door trim/frames.

Garage

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

Lot Drainage

- **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***.

Deck

- **Recommend:** The deck should be painted or stained to improve durability.
- **Monitor:** The support posts for the deck are below the soil. This configuration is prone to rot. Rising above soil level is recommended.

Patio/Driveway

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

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.
- Access below decks and/or porches was not possible.

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:	•Conductors Not Visible
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Basement
Service Grounding:	•Ground Connection Not Visible
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Located: Basement
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex" •Fabric-Covered
Switches & Receptacles:	•Grounded
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. All outlets and light fixtures that were tested operated satisfactorily. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly unless otherwise noted below.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

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

Distribution Wiring

- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates (i.e. attic.)

- **Monitor:** The disposer is direct wired to the switch.

Outlets

- **Repair:** Missing outlet cover plates in the basement and family room should be replaced to avoid a shock hazard.

Lights

- **Repair:** Several of the lights are inoperative. If the bulbs are not blown, the circuit should be repaired.

Smoke Detectors

- **Repair:** It is suspected that the batteries in the kitchen and basement smoke detectors are defunct. This should be investigated.

Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

LIMITATIONS OF ELECTRICAL INSPECTION

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

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The 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.
- The main panel cover plate (dead front) could not be removed at the time of the inspection.

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: Lennox •Serial Number: 5801G 41096
Vents, Flues, Chimneys: •Metal-Single Wall
Heat Distribution Methods: •Ductwork
Other Components: •Humidifier

HEATING OBSERVATIONS

Positive Attributes

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

General Comments

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

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity
Central System Type: •Air Cooled Central Air Conditioning •Manufacturer: Lennox
•Serial Number: 5801G 56469
Size of Circuit: •Circuit Size: Minimum Circuit Size 21.1 Amps
Maximum Circuit Breaker Size 35 Amps
•Breaker Size In Main Panel: Unmarked
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. The system responded properly to operating controls.

General Comments

As the system is a middle aged unit a higher level of maintenance can be expected.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Improve:** The outdoor unit of the air conditioning system requires cleaning.
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to have minor damage. This condition can reduce the efficiency of the system.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

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

INSULATION / VENTILATION OBSERVATIONS

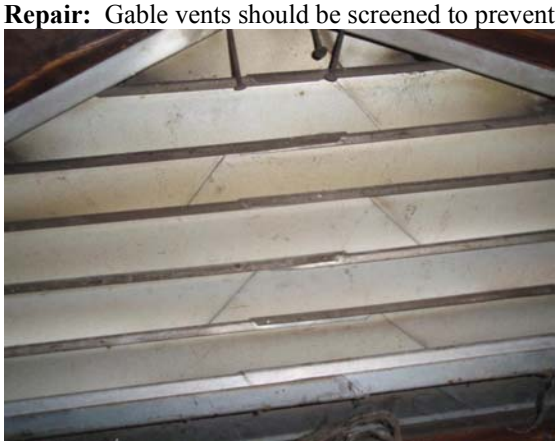
Positive Attributes
Insulation levels are typical for a home of this age and construction.

General Comments
Upgrading insulation levels in a home is an improvement rather than a necessary repair.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Repair:** Gable vents should be screened to prevent insect and vermin entry.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Not Visible
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Not Visible
Water Heater:	•Gas •Approximate Capacity (in gallons):50 •Manufacturer: Wards •Serial Number: 0479205365
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Sump Pump

PLUMBING OBSERVATIONS

Positive Attributes

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

General Comments

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.

Gas Piping

- **Monitor, Repair:** Copper tubing and galvanized steel 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 copper pipe be replaced with one of suitable material.

Supply Plumbing

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

Plumbing Fixtures

- **Monitor:** The hall bath sink is damaged.
- **Repair:** The sink drain plug in the hall and master bath is inoperative and needs repair.
- **Improve:** Cracked, deteriorated and/or missing hall bath sink back splash caulk could be improved.

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:	•Drywall •Suspended Tile
Floor Surfaces:	•Carpet •Tile •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Awning •Fixed Pane •Thermal Pane •Single Pane
Doors:	•Wood-Solid Core •Wood-Hollow Core •Sliding Glass •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 floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes
- **Monitor:** Water staining was noted in the garage and the southeast front bedroom closet.
- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains in the basement bath.

Windows
- **Monitor:** The window(s) in the basement are inoperative. Improvement can be undertaken as desired.
- **Monitor, Repair:** Several of the window(s) (i.e.in the basement and garage) are cracked. Improvement is not a high priority.
- **Repair:** Damaged screen(s) were noted on the screened porch.

Doors
- **Repair:** Doors to the basement, furnace room and master bath should be trimmed or adjusted as necessary to work properly.
- **Repair:** The slider door should be adjusted as necessary to latch properly.

Kitchen Cabinets
- **Repair:** Damaged or inoperative kitchen drawer should be repaired.

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. 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.
- Portions of the foundation walls were concealed from view.

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 •Refrigerator

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: •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 appliances that have been installed in the kitchen are good quality.

RECOMMENDATIONS / OBSERVATIONS

Refrigerator

- **Repair:** The refrigerator door was observed to have minor damage.
- **Repair:** The disposer vibrates excessively.

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 •Gas
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 fireplace electronic starter button is inoperative and requires repair.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.

Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys

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