



**Star  
Home  
Inspection Services**

*Home Inspection Report*

**4462 Adams St, Kansas City, KS 66103**

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**Inspection Date: 09/11/2009**

**Prepared For: Lee Ray**

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# Table Of Contents

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<b>REPORT OVERVIEW</b>	<b>3</b>
<b>STRUCTURE</b>	<b>7</b>
<b>ROOFING</b>	<b>8</b>
<b>EXTERIOR</b>	<b>11</b>
<b>ELECTRICAL</b>	<b>13</b>
<b>HEATING</b>	<b>15</b>
<b>COOLING / HEAT PUMPS</b>	<b>16</b>
<b>INSULATION / VENTILATION</b>	<b>17</b>
<b>PLUMBING</b>	<b>18</b>
<b>INTERIOR</b>	<b>19</b>
<b>APPLIANCES</b>	<b>21</b>

# Report Overview

## THE HOUSE IN PERSPECTIVE

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

## CONVENTIONS USED IN THIS REPORT

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

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

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

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

**Improve:** denotes improvements which are recommended but not required.

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

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

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

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

**Seller comments are in red. Any items without seller comments should be considered “as is”**

### Foundation

- **Monitor:** Common 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:** Previous repair to the subflooring and floor joists was observed.

### Roof

- **Repair:** While investigating the roof structure, outside light was visible. Any openings in the roof or siding should be repaired to avoid leaks. See roofing section of the report for further details. **Repaired**

### Sloped Roofing

- **Repair:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks. **Repaired**
- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. **Repaired**
- **Monitor:** Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.
- It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.

### Flashings

- **Repair:** The chimney flashing should be caulked to avoid leaks. **Repaired**
- **Monitor:** The skylight flashing should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.

### Chimneys

- **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**
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe. **Repaired**

### 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.

### Exterior Walls

- **Repair:** The siding trim needs caulking improvements in localized areas to prevent water damage and rot (i.e. southwest corner).
- **Monitor, Repair:** Cracks were observed in the exterior stucco walls. Repair is not critical at this time but these cracks should be filled or repaired when exterior painting is planned. There is risk of damage if water can penetrate the walls. **Concrete wall underneath stucco**

### Exterior Eaves

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

### Windows

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

### Doors

- **Repair:** The paint on the basement stairway hatch frame/ trim is peeling and requires painting and caulking. **Repaired**
- **Repair:** Localized rot was visible on the basement door trim/frame. Repair to the door trim and frame can usually be accomplished by a skilled carpenter.

### Porches

- **Monitor:** The porches have 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.

### Driveway/Walkway

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

### Walkway

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

### Switches

- **Monitor, Repair:** The function of the light switch in the basement, marked with blue tape is unknown. Consult the seller as to its function and repair if needed. **Switch is for plug in outlet**

### Lights

- **Repair:** The light is inoperative (i.e. exterior southwest corner, northwest bedroom and basement). If the bulbs are not blown, the circuit should be repaired. **Repaired (replaced bulbs)**
- **Repair:** The ceiling fan in the northeast bedroom is inoperative.
- **Monitor, Repair:** The back lamp post is inoperative and a birds nest is inside the lamp fixture.

### Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas is recommended. **Repaired (installed 2 detectors)**

### Central Air Conditioning

- **Improve:** The outdoor unit of the air conditioning system requires cleaning. **Repaired**

### Attic / Roof

- **Repair:** Gable vent screens are missing. They should be repaired or replaced to prevent vermin activity. **Repaired**

### Supply Plumbing

- **Monitor:** The old steel piping at the service entrance 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.

### Wall / Ceiling Finishes

- **Monitor:** Minor water staining was noted at the northeast bedroom closet wall.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.

### Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (i.e. bathroom door, northwest bedroom and basement).

### Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. Signs of mildew/mold were observed. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

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

## **THE SCOPE OF THE INSPECTION**

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

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

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

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

### **WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 75 degrees F.

### **RECENT WEATHER CONDITIONS**

Occasional rain has been experienced in the days leading up to the inspection.

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Poured Concrete •Basement Configuration
<b>Columns:</b>	•Wood •Concrete
<b>Floor Structure:</b>	•Wood Joist •Concrete
<b>Wall Structure:</b>	•Concrete
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters •Spaced Plank Sheathing

## STRUCTURE OBSERVATIONS

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### Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The visible joist spans appear to be within typical construction practices. 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 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:** Previous repair to the subflooring and floor joists was observed.

### Roof

- **Repair:** While investigating the roof structure, outside light was visible. Any openings in the roof or siding should be repaired to avoid leaks. See roofing section of the report for further details. **Repaired**

## LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Chimney flue was not inspected
- 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

<b>Roof Covering:</b>	•Asphalt Shingle •Multiple Layers(1 <sup>st</sup> is wood shingles)
<b>Roof Flashings:</b>	•Roofing Material (Shingles)
<b>Chimneys:</b>	•Masonry
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above grade
<b>Skylights:</b>	•Plastic Bubble Type
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

### Positive Attributes

Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. 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

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



- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. **Repaired**



Attic view

- **Monitor:** Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.



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

### Flashings

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



- **Monitor:** The skylight flashing should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.

### Chimneys

- **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**
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe. **Repaired**



### **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.

## **LIMITATIONS OF ROOFING INSPECTION**

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

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

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

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	•Stucco •Wood Shingle •Asbestos Cement Siding
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Solid Wood
<b>Window/Door Frames and Trim:</b>	•Vinyl-Covered
<b>Entry Driveways:</b>	•Concrete •Gravel
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Concrete
<b>Overhead Garage Door(s):</b>	•None
<b>Surface Drainage:</b>	•Level Grade •Graded Away From House
<b>Retaining Walls:</b>	•None
<b>Fencing:</b>	•Chain Link

## EXTERIOR OBSERVATIONS

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### 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.

### General Comments

The exterior of the home is generally in good condition.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Repair:** The siding trim needs caulking improvements in localized areas to prevent water damage and rot (i.e. southwest corner).
- **Monitor, Repair:** Cracks were observed in the exterior stucco walls. Repair is not critical at this time but these cracks should be filled or repaired when exterior painting is planned. There is risk of damage if water can penetrate the walls.  
**Concrete wall underneath stucco**

### Exterior Eaves

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



### Windows

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

### Doors

- **Repair:** The paint on the basement stairway hatch frame/ trim is peeling and requires painting and caulking. **Repaired**
- **Repair:** Localized rot was visible on the basement door trim/frame. Repair to the door trim and frame can usually be accomplished by a skilled carpenter.

### Porches

- **Monitor:** The porches have 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.

### Driveway/Walkway

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

### Walkway

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

## LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

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

# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 100 Amps
<b>Service Drop:</b>	•Overhead
<b>Service Entrance Conductors:</b>	•Copper
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 100 Amps •Breakers •Located: Basement
<b>Service Grounding:</b>	•Copper •Water Pipe Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 100 Amp •Breakers •Located: Baseemnt
<b>Sub-Panel(s):</b>	•None Visible
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded and Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Kitchen •Absent

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. 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. 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

#### Switches

- **Monitor, Repair:** The function of the light switch in the basement marked with blue tape is unknown. Consult the seller as to its function and repair if needed. **Switch is for plug in outlet**

#### Lights

- **Repair:** The light is inoperative (i.e. exterior southwest corner, northwest bedroom and basement). If the bulbs are not blown, the circuit should be repaired. **Repaired (replaced bulbs)**
- **Repair:** The ceiling fan in the northeast bedroom is inoperative.
- **Monitor, Repair:** The back lamp post is inoperative and a birds nest is inside the lamp fixture.

#### Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas is recommended. **Repaired (installed 2 detectors)**

## LIMITATIONS OF ELECTRICAL INSPECTION

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

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

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

# Heating

## DESCRIPTION OF HEATING

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<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Goodman •Serial Number: 0101682480
<b>Vents, Flues, Chimneys:</b>	•Plastic
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

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### Positive Attributes

This is a high efficiency heating system. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate.

### General Comments

The heating system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- Although the heating system was operated, there are significant testing limitations at this time of year.

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

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning •Manufacturer: Goodman
	•Serial Number: 0401696738
<b>Size of Circuit:</b>	•Circuit Size: Minimum Circuit Size 16.2 Amps Maximum Circuit Breaker Size 30 Amps •Breaker Size In Main Panel: 30

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

The capacity and configuration of the system should be sufficient for the home. The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls.

### General Comments

The system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

- **Improve:** The outdoor unit of the air conditioning system requires cleaning. **Repaired**

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•Bat Fiberglass in Main Attic
<b>Roof Cavity Insulation:</b>	•None Visible
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Basement Wall Insulation:</b>	•None Visible
<b>Vapor Retarders:</b>	•Kraft Paper
<b>Roof Ventilation:</b>	•Gable Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

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

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

#### Attic / Roof

- **Repair:** Gable vent screens are missing. They should be repaired or replaced to prevent vermin activity. **Repaired**



## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Steel
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic •Cast Iron
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: GE •Serial Number: GELN1106412880
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter
<b>Other Components:</b>	•Backflow Preventers on Hose Bibs

## PLUMBING OBSERVATIONS

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### Positive Attributes

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

#### Supply Plumbing

- **Monitor:** The old steel piping at the service entrance 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.

## LIMITATIONS OF PLUMBING INSPECTION

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

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

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

# Interior

## DESCRIPTION OF INTERIOR

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<b>Wall And Ceiling Materials:</b>	•Drywall •Plaster
<b>Floor Surfaces:</b>	•Tile •Wood •Concrete
<b>Window Type(s) &amp; Glazing:</b>	•Casement •Double/Single Hung •Thermal Pane
<b>Doors:</b>	•Wood-Solid Core •Plastic-Hollow Core •Storm Door(s)

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

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

### General Condition of Windows and Doors

The majority of the doors and windows are good quality.

### General Condition of Floors

The floors of the home are relatively level and walls are relatively plumb.

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Minor water staining was noted at the northeast bedroom closet wall.



- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.

### Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (i.e. bathroom door, northwest bedroom and basement).

### Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. Signs of mildew/mold were observed. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

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

## LIMITATIONS OF INTERIOR INSPECTION

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

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

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

# Appliances

## DESCRIPTION OF APPLIANCES

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**Appliances Tested:**

•Electric Range •Electric Cooktop •Microwave Oven •Waste Disposer

**Laundry Facility:**

•Clothes Washer •Clothes Dryer

•Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer

•Waste Standpipe for Washer

## APPLIANCES OBSERVATIONS

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**Positive Attributes**

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

**RECOMMENDATIONS / OBSERVATIONS**

## LIMITATIONS OF APPLIANCES INSPECTION

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

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

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