



# Star Home Inspection Services

## *Home Inspection Report*

**475 E 55th St, Kansas City, MO 64113**

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**Inspection Date: 09/24/2009**

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**Report Number: 09242009-2A**

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# 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 north.

## 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.**

### Foundation

- **Monitor:** Foundation bowing and cracking was observed. The foundation wall(s) appears to have been properly reinforced with steel beams. This damage is usually the result of excessive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be monitored to keep water away from the building. If additional movement is observed more repairs may 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.
- **Repair:** The wall structure of the garage shows evidence of substantial rot. Rot weakens the structure and causes building damage. Rot develops where untreated wood is in contact with moisture and/or where wood/soil contact exists. Damaged wood should be repaired or replaced and the conditions that have promoted the rot should be corrected. A framing repair company or structural engineer who is expert in wood framing be consulted to further evaluate this condition and the remedies available.

### Wood Boring Insects

- **Repair:** Evidence of termite damage (i.e. northeast corner of basement floor joists and subflooring and at wood on floor in garage) was observed and there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further termite activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.

### Sloped Roofing

- **Improve:** Debris should be removed from the roofing to reduce risk of leaks and early roof wear.
- **Repair:** Vines growing on garage roof should be removed. Damaged roofing material which is uncovered should be repaired.

### Chimneys

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

### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** Minor leaks in the gutters should be repaired.

### Exterior Walls

- **Repair:** The exterior brickwork should be re-pointed (replacement of the mortar between the bricks) to prevent further deterioration.
- **Repair:** Pointing of the stone at the northeast corner of the east side porch is needed.
- **Repair:** The exterior window shutters paint is peeling and/or worn thin. These areas should be painted to prevent water damage or rot in the future.
- **Repair:** Cracks were observed in the exterior walls. These areas should be repaired to prevent water intrusion. There is extra risk of hidden damage in such areas.
- **Repair:** Localized damage of the stucco exterior walls should be repaired. There is extra risk of hidden damage in such areas.
- **Repair:** The exterior stucco surfaces should be painted at localized areas where paint is missing.
- **Monitor, Note:** Stucco was noted on the house. While stucco is an aesthetically appealing and maintenance free product, it has a tendency to present moisture issues from water intrusion, especially when not applied properly or when the surface has been compromised.

### How does water intrusion occur?

Water intrusion occurs through and/or around building components such as windows, doors, gable vents, penetrations, and a variety of flashing and construction details. Water intrusion also occurs when maintenance is ignored for these components and other critical areas, such as caulk joints. It is important to discover the occurrence of water intrusion, because water can enter behind the cladding and wet unprotected sheathing, and in some cases, the wood structural members. Depending upon climate and the overall make-up of the wall assembly, the wall may not readily dry out. As water intrusion continues to occur undetected in a particular area, it can accrue to levels substantial enough to cause damage. Early detection of water intrusion is the key to minimizing and preventing such damage.

### Is the location of water entry visible, and is the damage visible?

The location of water entry is often difficult to see, and the damage to the substrate and structural members behind the exterior wall cladding frequently cannot be detected by a visual inspection.

**Should I have my stucco home periodically checked for elevated moisture levels?**

Yes, but testing for moisture using invasive methods (probing) is not part of this inspection. Testing should be done at least annually. A combination of two moisture meters should be used: (1) a non-invasive meter that scans through the wall without penetrating the stucco lamina, and (2) a probe-type meter that penetrates the stucco lamina and gives moisture readings of materials in contact with the probes. Only a professional experienced in stucco water intrusion inspections should perform these tests and consequently is not part of a general home inspection such as this.

**Exterior Eaves**

- **Repair:** The fascia should be painted.
- **Repair:** Localized cracks and or damage to the soffit should be repaired

**Windows**

- **Repair:** The window frames require painting and caulking.
- **Repair:** Localized evidence of rot was visible on window trim/frame (i.e. garage window). Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may identify additional areas that require servicing.

**Doors**

- **Repair:** Localized rot was visible on door trim/frames. Repair to the door trim and frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window/door repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.

**Garage**

- **Repair, Safety Issue:** The overhead garage doors are damaged and need repair and or adjustment.
- **Repair, Safety Issue:** The overhead garage door spring is disconnected at the east overhead door and the opener could therefore not be tested.
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.
- **Repair:** The overhead garage door weather strips are damaged and need repair.
- **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**

- **Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.
- **Monitor, Repair:** The back brick patio walkway appears to slope towards the house. This condition can cause water entry in the building. It is difficult to improve this situation without re-grading the walkway adjacent to the foundation.

**Porches/Steps/Walkways/Patios/Retaining Walls**

- **Monitor, Repair:** The porches, patio, walkway, steps retaining walls and steps masonry shows evidence of spall and deterioration. Repairs, pointing or rebuilding may eventually be needed here.

**Driveway**

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

**Landscaping**

- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building.
- **Repair:** Shrubs, bushes and/or vines growing on exterior walls need to be trimmed away from the structure to reduce the risk of water damage and insect infestation.

**Fencing**

- **Monitor, Repair:** The fencing is in fair condition.

**Main Panel**

- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.

**Distribution Wiring**

- **Repair:** Loose cable wiring in the basement should be secured.
- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates (i.e. basement and under kitchen sink).
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. basement).

**Outlets**

- **Repair:** An outlet in the master bath marked "REV POL with blue tape has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the master bath with reversed polarity did not respond correctly to testing during the inspection. This receptacle should be repaired.

**Switches**

- **Monitor, Repair:** The function of the light switch in the master bedroom and master bath marked with blue tape is unknown. Consult the seller as to its function and repair if needed.
- **Repair:** The dimmer function of the dimmer switch in the dining room is inoperative.
- **Monitor, Repair:** The disposer is direct wired to the switch.

**Lights**

- **Repair:** The light is inoperative (i.e. basement, garage, kitchen, back entry, east porch and master bedroom) . If the bulbs are not blown, the circuit should be repaired.

**Furnace**

- **Repair:** The humidifier filter replacement light indicates the humidifier filter should be replaced. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.
- **Improve:** The dirty air filter should be replaced.

**Supply Air Ductwork**

- **Repair:** Loose fitting joints and/or openings in the ductwork should be improved. Duct tape should not be used for duct connections, despite its name. Openings at the duct in the basement should be sealed. Damaged duct should be repaired.
- **Monitor:** Insulation distribution piping may contain asbestos. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).* If replacement of the boiler necessitates the removal of the asbestos containing insulation, an asbestos removal specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should also be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). There may be other materials within the home that contain asbestos but are not identified by this inspection report.
- **Repair, Safety Issue:** The slope of the water heater exhaust flue does not appear to be sufficient to allow the safe flow of exhaust gases. This condition should be repaired by a qualified HVAC technician.

**Gas Piping**

- **Repair:** The gas pipe at the back wall of the basement and behind the refrigerator should be capped when not in use.

**Supply Plumbing**

- **Monitor:** The old steel supply piping (i.e. for the outside hose bibs) 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.

**Plumbing Fixtures**

- **Repair:** The master bath toilet is loose.
- **Improve:** The bath off the stairs to the second floor toilet runs on after flushing. Improvement to the tank mechanism is likely to be needed.
- **Improve:** Cracked, deteriorated and/or missing master bath shower stall caulk should be replaced.
- **Improve:** Cracked, deteriorated and/or missing upstairs bathtub enclosure grout and caulk should be replaced.
- **Monitor, Repair:** The upstairs hall bath tile enclosure is cracked.
- **Repair:** The handle for the west hose bib is damaged.
- **Repair:** The shutoff in the basement for the west side hose bib is leaking.
- **Repair:** The hose bibs are leaky.
- **Repair:** The shower handles for the upstairs hall bath are leaky.
- **Repair:** The upstairs hall bath bathtub drain plug is inoperative or missing and needs repair.

**Door Bell**

- **Repair:** The door bell is inoperative.

**Fireplaces**

- **Repair:** The fireplace damper requires repair.

**Wall / Ceiling Finishes**

- **Monitor:** Water staining was noted at the master bedroom east room closets ceilings.
- **Repair:** Damage to the plaster was observed at the southwest bedroom closet.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.

**Floors**

- **Monitor:** The upstairs hall bath tile floor is cracked.
- **Repair:** The installation of the trim is incomplete at the upstairs northwest bedroom closet.

**Windows**

- **Monitor, Repair:** The window(s) are cracked (i.e. master bedroom east room and master bath). Improvement is not a high priority.
- **Repair:** Window locking hardware is missing and/or misaligned on some windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Repair:** Sash cords (the ropes that hold up the windows) are missing on some windows.

**Doors**

- **Repair:** Several doors should be trimmed or adjusted as necessary to work properly.
- **Repair:** Damaged or non-functional loose door hardware should be improved (i.e. upstairs hall bath and north family room sunroom).
- **Monitor, Repair:** Damage was noted on the dining room storm door .

### **Basement Leakage**

- **Monitor, Repair:** The basement shows evidence of moisture penetration. *While it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home, the visible evidence suggests that basement leakage will be a chronic occurrence.* Further monitoring of the foundations will be required to determine what improvements will be required.

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 chronic basement leakage problems are experienced, excavation, damp-proofing and/or the installation of drainage tiles may be necessary. Your plans for using the basement may also influence the approach taken to curing any leakage that is experienced. Basement leakage rarely affects the structural integrity of a home. If the leakage can be tolerated, expensive repairs can usually be avoided. 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.

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## **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 73 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>	•Stone •Basement Configuration
<b>Columns:</b>	•Brick
<b>Floor Structure:</b>	•Wood Joist •Concrete
<b>Wall Structure:</b>	•Wood Frame, Brick Veneer
<b>Ceiling Structure:</b>	•Not Visible
<b>Roof Structure:</b>	•Not Visible

## 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.

### General Comments

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

## RECOMMENDATIONS / OBSERVATIONS

### Foundation

- **Monitor:** Foundation bowing and cracking was observed. The foundation wall(s) appears to have been properly reinforced with steel beams. This damage is usually the result of excessive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be monitored to keep water away from the building. If additional movement is observed more repairs may 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.
- **Repair:** The wall structure of the garage shows evidence of substantial rot. Rot weakens the structure and causes building damage. Rot develops where untreated wood is in contact with moisture and/or where wood/soil contact exists. Damaged wood should be repaired or replaced and the conditions that have promoted the rot should be corrected. A framing repair company or structural engineer who is expert in wood framing be consulted to further evaluate this condition and the remedies available.

### Wood Boring Insects

- **Repair:** Evidence of termite damage (i.e. northeast corner of basement floor joists and subflooring and at wood on floor in garage) was observed and there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further termite activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.

## 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.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- There was no access to the roof space/attic.

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

# Roofing

## DESCRIPTION OF ROOFING

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<b>Roof Covering:</b>	•Asphalt Shingle
<b>Roof Flashings:</b>	•Roofing Material (Shingles)
<b>Chimneys:</b>	•Masonry
<b>Roof Drainage System:</b>	•Aluminum
<b>Skylights:</b>	•None
<b>Method of Inspection:</b>	•Viewed with binoculars

## ROOFING OBSERVATIONS

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### 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.

### General Comments

Trim away tree branches close to the roof.

## RECOMMENDATIONS / OBSERVATIONS

### Sloped Roofing

- **Improve:** Debris should be removed from the roofing to reduce risk of leaks and early roof wear.
- **Repair:** Vines growing on garage roof should be removed. Damaged roofing material which is uncovered should be repaired.



### Chimneys

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

### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** Minor leaks in the gutters should be repaired.

## **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.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.

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>	•Brick •Stucco
<b>Eaves, Soffits, And Fascias:</b>	•Wood •Stucco
<b>Exterior Doors:</b>	•Solid Wood
<b>Window/Door Frames and Trim:</b>	•Wood
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Brick
<b>Porches, Decks, Steps, Railings:</b>	•Brick
<b>Overhead Garage Door(s):</b>	•Wood •Automatic Opener Installed
<b>Surface Drainage:</b>	•Level Grade •Graded Away From House •Graded Towards House
<b>Retaining Walls:</b>	•Brick
<b>Fencing:</b>	•Wood •Steel/Iron

## EXTERIOR OBSERVATIONS

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The exterior of the home has lacked some maintenance; repairs are needed.

### RECOMMENDATIONS / OBSERVATIONS

#### Exterior Walls

- **Repair:** The exterior brickwork should be re-pointed (replacement of the mortar between the bricks) to prevent further deterioration.
- **Repair:** Pointing of the stone at the northeast corner of the east side porch is needed.
- **Repair:** The exterior window shutters paint is peeling and/or worn thin. These areas should be painted to prevent water damage or rot in the future.
- **Repair:** Cracks were observed in the exterior walls. These areas should be repaired to prevent water intrusion. There is extra risk of hidden damage in such areas.
- **Repair:** Localized damage of the stucco exterior walls should be repaired. There is extra risk of hidden damage in such areas.
- **Repair:** The exterior stucco surfaces should be painted at localized areas where paint is missing.
- **Monitor, Note:** Stucco was noted on the house. While stucco is an aesthetically appealing and maintenance free product, it has a tendency to present moisture issues from water intrusion, especially when not applied properly or when the surface has been compromised.

#### How does water intrusion occur?

Water intrusion occurs through and/or around building components such as windows, doors, gable vents, penetrations, and a variety of flashing and construction details. Water intrusion also occurs when maintenance is ignored for these components and other critical areas, such as caulk joints. It is important to discover the occurrence of water intrusion, because water can enter behind the cladding and wet unprotected sheathing, and in some cases, the wood structural members. Depending upon climate and the overall make-up of the wall assembly, the wall may not readily dry out. As water intrusion continues to occur undetected in a particular area, it can accrue to levels substantial enough to cause damage. Early detection of water intrusion is the key to minimizing and preventing such damage.

#### Is the location of water entry visible, and is the damage visible?

The location of water entry is often difficult to see, and the damage to the substrate and structural members behind the exterior wall cladding frequently cannot be detected by a visual inspection.

**Should I have my stucco home periodically checked for elevated moisture levels?**

Yes, but testing for moisture using invasive methods (probing) is not part of this inspection. Testing should be done at least annually. A combination of two moisture meters should be used: (1) a non-invasive meter that scans through the wall without penetrating the stucco lamina, and (2) a probe-type meter that penetrates the stucco lamina and gives moisture readings of materials in contact with the probes. Only a professional experienced in stucco water intrusion inspections should perform these tests and consequently is not part of a general home inspection such as this.

**Exterior Eaves**

- **Repair:** The fascia should be painted.
- **Repair:** Localized cracks and or damage to the soffit should be repaired

**Windows**

- **Repair:** The window frames require painting and caulking.
- **Repair:** Localized evidence of rot was visible on window trim/frame (i.e. garage window). Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may identify additional areas that require servicing.

**Doors**

- **Repair:** Localized rot was visible on door trim/frames. Repair to the door trim and frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window/door repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.

**Garage**

- **Repair, Safety Issue:** The overhead garage doors are damaged and need repair and or adjustment.
- **Repair, Safety Issue:** The overhead garage door spring is disconnected at the east overhead door and the opener could therefore not be tested.
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.
- **Repair:** The overhead garage door weather strips are damaged and need repair.
- **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**

- **Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.
- **Monitor, Repair:** The back brick patio walkway appears to slope towards the house. This condition can cause water entry in the building. It is difficult to improve this situation without re-grading the walkway adjacent to the foundation.

**Porches/Steps/Walkways/Patios/Retaining Walls**

- **Monitor, Repair:** The porches, patio, walkway, steps retaining walls and steps masonry shows evidence of spall and deterioration. Repairs, pointing or rebuilding may eventually be needed here.

**Driveway**

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

**Landscaping**

- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building.
- **Repair:** Shrubs, bushes and/or vines growing on exterior walls need to be trimmed away from the structure to reduce the risk of water damage and insect infestation.

**Fencing**

- **Monitor, Repair:** The fencing is in fair condition.

## **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.
- Landscape components restricted a view of some exterior areas of the house.
- Storage in the garage restricted the inspection.

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

# Electrical

## DESCRIPTION OF ELECTRICAL

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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: Basement
<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)
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. 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. 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:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.



### Distribution Wiring

- **Repair:** Loose cable wiring in the basement should be secured.
- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates (i.e. basement and under kitchen sink).



- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. basement0).

### Outlets

- **Repair:** An outlet in the master bath marked “REV POL with blue tape has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the master bath with reversed polarity did not respond correctly to testing during the inspection. This receptacle should be repaired.

### Switches

- **Monitor, Repair:** The function of the light switch in the master bedroom and master bath marked with blue tape is unknown. Consult the seller as to its function and repair if needed.
- **Repair:** The dimmer function of the dimmer switch in the dining room is inoperative.
- **Monitor, Repair:** The disposer is direct wired to the switch.

### Lights

- **Repair:** The light is inoperative (i.e. basement, garage, kitchen, back entry, east porch and master bedroom) . If the bulbs are 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

<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Airease •Serial Number: 1606H09452
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•Humidifier

## HEATING OBSERVATIONS

### Positive Attributes

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

### General Comments

The heating system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

### Furnace

- **Repair:** The humidifier filter replacement light indicates the humidifier filter should be replaced. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.
- **Improve:** The dirty air filter should be replaced.

### Supply Air Ductwork

- **Repair:** Loose fitting joints and/or openings in the ductwork should be improved. Duct tape should not be used for duct connections, despite its name. Openings at the duct in the basement should be sealed. Damaged duct should be repaired.



- **Monitor:** Insulation distribution piping may contain asbestos. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if “friable” (damaged, crumbling, or in any state that allows the release of fibers).* If replacement of the boiler necessitates the removal of the asbestos containing insulation, an asbestos removal specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should also be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). There may be other materials within the home that contain asbestos but are not identified by this inspection report.
- **Repair, Safety Issue:** The slope of the water heater exhaust flue does not appear to be sufficient to allow the safe flow of exhaust gases. This condition should be repaired by a qualified HVAC technician.

## **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: Airease
	•Serial Number: 1606D18307
<b>Size of Circuit:</b>	•Circuit Size: Minimum Circuit Size 26.7 Amps
	Maximum Circuit Breaker Size 40 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. This is a relatively new system that should have many 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. The system responded properly to operating controls.

### General Comments

The system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

## 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>	•Not Visible
<b>Roof Cavity Insulation:</b>	•Not Visible
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Basement Wall Insulation:</b>	•None Visible
<b>Vapor Retarders:</b>	•Unknown
<b>Roof Ventilation:</b>	•Roof Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom

## INSULATION / VENTILATION OBSERVATIONS

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### General Comments

During any planned re-roofing, overhead insulation and ventilation levels should be investigated and improved where necessary.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

## 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.
- **No access was gained to the attic.**

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>	•Copper
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Copper •Steel
<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: American •Serial Number: 0551125565
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter

## PLUMBING OBSERVATIONS

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### Positive Attributes

The plumbing system is in generally good condition. 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.

### General Comments

The plumbing system requires some typical minor improvements.

## RECOMMENDATIONS / OBSERVATIONS

### Gas Piping

- **Repair:** The gas pipe at the back wall of the basement and behind the refrigerator should be capped when not in use.



### Supply Plumbing

- **Monitor:** The old steel supply piping (i.e. for the outside hose bibs) 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.

### Plumbing Fixtures

- **Repair:** The master bath toilet is loose.
- **Improve:** The bath off the stairs to the second floor toilet runs on after flushing. Improvement to the tank mechanism is likely to be needed.
- **Improve:** Cracked, deteriorated and/or missing master bath shower stall caulk should be replaced.
- **Improve:** Cracked, deteriorated and/or missing upstairs bathtub enclosure grout and caulk should be replaced.
- **Monitor, Repair:** The upstairs hall bath tile enclosure is cracked.
- **Repair:** The handle for the west hose bib is damaged.
- **Repair:** The shutoff in the basement for the west side hose bib is leaking.
- **Repair:** The hose bibs are leaky.
- **Repair:** The shower handles for the upstairs hall bath are leaky.
- **Repair:** The upstairs hall bath bathtub drain plug is inoperative or missing and needs repair.

### 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>	•Plaster
<b>Floor Surfaces:</b>	•Carpet •Tile •Wood •Concrete
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung •Single Pane with Storm Window
<b>Doors:</b>	•Wood-Solid 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:** Water staining was noted at the master bedroom east room closets ceilings.
- **Repair:** Damage to the plaster was observed at the southwest bedroom closet.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.

### Floors

- **Monitor:** The upstairs hall bath tile floor is cracked.
- **Repair:** The installation of the trim is incomplete at the upstairs northwest bedroom closet.

### Windows

- **Monitor, Repair:** The window(s) are cracked (i.e. master bedroom east room and master bath). Improvement is not a high priority.
- **Repair:** Window locking hardware is missing and/or misaligned on some windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Repair:** Sash cords (the ropes that hold up the windows) are missing on some windows.

### Doors

- **Repair:** Several doors should be trimmed or adjusted as necessary to work properly.
- **Repair:** Damaged or non-functional loose door hardware should be improved (i.e. upstairs hall bath and north family room sunroom).
- **Monitor, Repair:** Damage was noted on the dining room storm door .

### Basement Leakage

- **Monitor, Repair:** The basement shows evidence of moisture penetration. *While it is impossible to predict the severity or frequency of moisture penetration on a one time visit to a home, the visible evidence suggests that basement leakage will be a chronic occurrence.* Further monitoring of the foundations will be required to determine what improvements will be required.

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 chronic basement leakage problems are experienced, excavation, damp-proofing and/or the installation of drainage tiles may be necessary. Your plans for using the basement may also influence the approach taken to curing any leakage that is experienced. Basement leakage rarely affects the structural integrity of a home. If the leakage can be tolerated, expensive repairs can usually be avoided. 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.

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## 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.
- Some of the windows were locked at the time of inspection and could therefore not be tested.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

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

# Appliances

## DESCRIPTION OF APPLIANCES

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

## APPLIANCES OBSERVATIONS

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### Positive Attributes

Most appliances that were tested responded satisfactorily. The kitchen cabinetry is above average quality. The appliances that have been installed in the kitchen are good quality.

### General Comments

Only minor improvements to the appliances are needed.

### RECOMMENDATIONS / OBSERVATIONS

#### Door Bell

- **Repair:** The door bell is inoperative.

## 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.

# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

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- |                                |                        |
|--------------------------------|------------------------|
| <b>Fireplaces:</b>             | •Masonry Firebox       |
| <b>Vents, Flues, Chimneys:</b> | •Masonry Chimney-Lined |

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### General Comments

On the whole, the fireplace and it's components were found to be in below average condition. When redecorating, repairs will be necessary in some areas.

### RECOMMENDATIONS / OBSERVATIONS

#### Fireplaces

- **Repair:** The fireplace damper requires repair.

## LIMITATIONS OF FIREPLACES / WOOD STOVES 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 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.