



# Star Home Inspection Services

## *Home Inspection Report*

**4910 W 69th Terr, Prairie Village, KS 66208**

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**Inspection Date: 2/23/2009**

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**Report Number: 02232009-2A**

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# Table Of Contents

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<b>REPORT OVERVIEW</b>	<b>3</b>
<b>STRUCTURE</b>	<b>9</b>
<b>ROOFING</b>	<b>10</b>
<b>EXTERIOR</b>	<b>13</b>
<b>ELECTRICAL</b>	<b>15</b>
<b>HEATING</b>	<b>17</b>
<b>COOLING / HEAT PUMPS</b>	<b>18</b>
<b>INSULATION / VENTILATION</b>	<b>19</b>
<b>PLUMBING</b>	<b>20</b>
<b>INTERIOR</b>	<b>22</b>
<b>APPLIANCES</b>	<b>24</b>
<b>FIREPLACES / WOOD STOVES</b>	<b>25</b>

# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is a well built home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *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 south.

## 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 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.

### Floors

- **Repair:** Damaged subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found in the upstairs bathroom. This material should be re-supported or replaced to reduce risk of finish floor damage. Where only limited areas of damage exist this repair can be deferred until combined with other carpentry work at the property. Beware of damaged subfloor below carpet as it may be unsafe.

### 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.
- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired (example at missing roof tab). All roof penetrations should be examined and sealed as necessary.
- **Repair:** The roofing at northwest room at back of house is near the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Expect to replace the roof soon. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair. Roofing over the rest of the house appears to have years of life remaining.
- **Improve:** Debris should be removed from the roofing to reduce risk of leaks and early roof wear.
- 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 and the rotted chimney flashing wood replaced.

### Chimneys

- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.
- **Repair:** The metal chimney requires a cap to avoid damage.

### Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

### Exterior Walls

- **Repair:** The paint on the trim around the doors and windows is peeling. These areas should be painted to prevent water damage and rot.
- **Repair:** Localized rot was observed in the trim around the back door. Following repair of the damaged areas proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** Wood/soil contact at the base of the siding should be eliminated. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage.
- **Monitor:** Localized damage of the metal siding was noted.

### Exterior Eaves

- **Repair:** The siding should be sealed where it meets the eave (example at dormer).

### Windows/Doors

- **Repair:** The window and door frames require painting and caulking.
- **Repair:** The windows are in need of glazing (putty) improvements.
- **Repair:** Localized evidence of rot was visible on window trim/frame. 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 well identify additional areas that require servicing.
- **Repair:** The back garage door is damaged.

### Garage

- **Repair:** The overhead garage door shows evidence of localized rot and needs repairs.
- **Repair, Safety Issue:** The overhead garage door requires adjustment for easy and safe operation.
- **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.
- **Monitor:** The garage 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 metal storage building is rusting and should be painted to extend its life. Rust damage was noted at outbuilding roof.

### 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.

### Porch

- **Monitor:** The steps serving the porch have settled. Repair is discretionary at this time but if additional movement is observed repairs will most likely be required.
- **Monitor:** The porch masonry is deteriorating noticeably. Repairs or rebuilding may eventually be needed here and may involve significant expense.

### Driveway

- **Monitor:** The soil below the driveway has settled and/or heaved. Persisting movement may result in the need for resurfacing.

### Walkway/Driveway

- **Repair, Safety Issue:** The driveway presents a trip hazard. This condition should be altered for improved safety.
- **Monitor:** The walkway surface shows evidence of some deterioration.

### Landscaping

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

### Service / Entrance

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

### Main Panel

- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 35 Amps and the one in the panel is 40 Amps.
- **Repair:** Any openings in the main panel should be covered.
- **Repair:** Electrical panel should be secured to the wall.

### Distribution Wiring

- **Repair:** Loose outlets in the basement should be better secured.
- **Repair:** Open junction boxes should be covered (example at basement ceiling).

### Outlets

- **Repair:** Ungrounded 3-prong outlet marked with blue tape in the kitchen 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.

### Switches

- **Repair:** Missing or damaged switch cover plates should be replaced to avoid a shock hazard.
- **Improve:** The direct wire connection at the disposal should have an outlet plug in.

### Furnace

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

### Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to have minor damage. This condition can reduce the efficiency of the system.

### Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking slightly. Minor repairs or cleaning can usually rectify this condition.
- **Monitor:** The water heater drain valve was leaking, after tightening shut off valve it appears to have stopped leaking.

### Gas Piping

- **Repair, Safety Issue:** *A gas leak was detected at the water heater gas piping marked with blue tape with a TIF 8800 gas/carbon monoxide detector and confirmed with soapy water. This is a serious safety concern. It is recommended that the gas utility, HVAC company or plumber be engaged as soon as possible to make the necessary repairs. The current occupants of the home should also be notified.*
- **Repair:** Copper tubing is no longer suitable for gas piping. It’s recommended this pipe be replaced with one of suitable material.

### Supply Plumbing

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

### Waste / Vent

- **Repair:** The waste trap in the basement is leaking.

### Plumbing Fixtures

- **Monitor:** The majority of plumbing fixtures are old.
- **Repair:** The faucet in the hall bathroom is leaking.
- **Monitor:** The hot water faucet in the hall tub is installed with reversed on/off function.
- **Monitor:** The upstairs bathroom sink is damaged.
- **Improve:** The kitchen sink is cracked and rusted.
- **Repair:** The hall bath sink drain plug is inoperative or missing and needs repair.
- **Monitor, Repair:** The floor adjacent to the upstairs toilet shows evidence of water damage.
- **Repair:** The shower head is leaky.
- **Repair:** The tile shower stall requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk and hall sink back splash caulk should be replaced.
- **Repair:** The hall bathtub drain plug is inoperative or missing and needs repair.

### Dishwasher

- **Monitor:** The dishwasher is an old unit. While replacement is not needed right away, it would be wise to budget for a new dishwasher . In the interim, a higher level of maintenance can be expected.
- **Repair:** The dishwasher door is damaged.

### Cooktop Exhaust Vent / Fan

- **Repair:** The cooktop exhaust fan is inoperative.

### Door Bell

- **Monitor, Repair:** The door bell button is damaged but functional.

### Fireplaces

- **Monitor:** The fireplace firebox mortar should be improved.
- **Repair:** The fireplace damper requires repair.

### Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (examples at back northwest den, southeast bedroom, upstairs bathroom, northwest bedroom wall).
- **Repair:** Water damage was noted at southeast bedroom ceiling and upstairs bathroom.
- **Monitor, Repair:** Damage to the interior finish was observed.
- **Monitor:** Minor cracks were noted.
- **Repair:** Ceiling damage was noted in kitchen.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.
- **Monitor:** Signs of mildew were observed.

### Floors

- **Monitor, Repair:** The vinyl flooring is damaged.
- **Monitor:** The carpet is stained.

### Windows

- **Monitor:** Some of the window(s) are painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window upstairs is cracked. Improvement is not a high priority.
- **Repair:** The window in the garage is broken.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

### Doors

- **Repair:** Damaged or non-functional door hardware should be improved (example at upstairs bathroom).
- **Monitor, Repair:** Water damage was observed at the exterior garage door.
- **Repair:** Doors at upstairs bathroom and closet are damaged.

### Kitchen Counters

- **Monitor:** The kitchen counter shows evidence of substantial wear. Improvement may ultimately be desirable.

### Kitchen Cabinets

- **Monitor:** The kitchen cabinets are older. Improvement may ultimately be desirable.

### Stairways

- **Repair, Safety Issue:** The openings in the stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

### Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

## 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 40 degrees F.

### RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Concrete Block •Basement Configuration
<b>Columns:</b>	•Steel
<b>Floor Structure:</b>	•Wood Joist •Concrete
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Joist •Rafters
<b>Roof Structure:</b>	•Rafters •Solid 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.

### 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 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.

### Floors

- **Repair:** Damaged subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found in the upstairs bathroom. This material should be re-supported or replaced to reduce risk of finish floor damage. Where only limited areas of damage exist this repair can be deferred until combined with other carpentry work at the property. Beware of damaged subfloor below carpet as it may be unsafe.

## 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.
- Insulation at rim joists and some basement floor joists restricted inspection.
- 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
<b>Roof Flashings:</b>	•Roofing Material (Shingles)
<b>Chimneys:</b>	•Masonry
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above grade
<b>Skylights:</b>	•None
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

### Positive Attributes

The roof coverings are to be in generally good condition. 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.

### General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age. The roof coverings at the back northwest roof are old and are at or near end of useful life. Trim away tree branches close to the roof.

### 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.



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



- **Repair:** The roofing at northwest room at back of house is near the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Expect to replace the roof soon. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair. Roofing over the rest of the house appears to have years of life remaining.
- **Improve:** Debris should be removed from the roofing to reduce risk of leaks and early roof wear.



- 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 and the rotted chimney flashing wood replaced.



### Chimneys

- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.
- **Repair:** The metal chimney requires a cap to avoid damage.



### Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

## 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>	•Metal Siding
<b>Eaves, Soffits, And Fascias:</b>	•Metal
<b>Exterior Doors:</b>	•Metal
<b>Window/Door Frames and Trim:</b>	•Wood •Metal-Covered
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Concrete
<b>Overhead Garage Door(s):</b>	•Wood
<b>Surface Drainage:</b>	•Level Grade
<b>Retaining Walls:</b>	•None
<b>Fencing:</b>	•Chain Link

## EXTERIOR OBSERVATIONS

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### Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home.

### General Comments

The exterior of the home is generally in good condition.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Repair:** The paint on the trim around the doors and windows is peeling. These areas should be painted to prevent water damage and rot.
- **Repair:** Localized rot was observed in the trim around the back door. Following repair of the damaged areas proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** Wood/soil contact at the base of the siding should be eliminated. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage.
- **Monitor:** Localized damage of the metal siding was noted.

### Exterior Eaves

- **Repair:** The siding should be sealed where it meets the eave (example at dormer).

### Windows/Doors

- **Repair:** The window and door frames require painting and caulking.
- **Repair:** The windows are in need of glazing (putty) improvements.
- **Repair:** Localized evidence of rot was visible on window trim/frame. 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 well identify additional areas that require servicing.
- **Repair:** The back garage door is damaged.

### Garage

- **Repair:** The overhead garage door shows evidence of localized rot and needs repairs.
- **Repair, Safety Issue:** The overhead garage door requires adjustment for easy and safe operation.
- **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.
- **Monitor:** The garage 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 metal storage building is rusting and should be painted to extend its life. Rust damage was noted at outbuilding roof.

### 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.

### Porch

- **Monitor:** The steps serving the porch have settled. Repair is discretionary at this time but if additional movement is observed repairs will most likely be required.
- **Monitor:** The porch masonry is deteriorating noticeably. Repairs or rebuilding may eventually be needed here and may involve significant expense.

### Driveway

- **Monitor:** The soil below the driveway has settled and/or heaved. Persisting movement may result in the need for resurfacing.

### Walkway/Driveway

- **Repair, Safety Issue:** The driveway presents a trip hazard. This condition should be altered for improved safety.
- **Monitor:** The walkway surface shows evidence of some deterioration.

### Landscaping

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

## 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.
- 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>	•Aluminum
<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>	•None Found
<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. 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. 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

#### Service / Entrance

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

#### Main Panel

- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 35 Amps and the one in the panel is 40 Amps.
- **Repair:** Any openings in the main panel should be covered.
- **Repair:** Electrical panel should be secured to the wall.

#### Distribution Wiring

- **Repair:** Loose outlets in the basement should be better secured.
- **Repair:** Open junction boxes should be covered (example at basement ceiling).

#### Outlets

- **Repair:** Ungrounded 3-prong outlet marked with blue tape in the kitchen 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.

### Switches

- **Repair:** Missing or damaged switch cover plates should be replaced to avoid a shock hazard.
- **Improve:** The direct wire connection at the disposal should have an outlet plug in.

### Discretionary Improvements

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

## LIMITATIONS OF ELECTRICAL INSPECTION

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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: Lennox •Serial Number: 5898K 13795
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•Humidifier

## HEATING OBSERVATIONS

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### 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 has lacked maintenance and is leaking. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.

## 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.

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: Lennox
	•Serial Number: 5898F 71402
<b>Size of Circuit:</b>	•Circuit Size: Minimum Circuit Size 21.1 Amps/Maximum Circuit Breaker Size 35 Amps •Breaker Size In Main Panel: 40

## 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.

### General Comments

The system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to have minor damage. This condition can reduce the efficiency of the system.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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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.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.
- The system was not tested.

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

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•Loose Fiberglass/Mineral Wool in Main Attic
<b>Roof Cavity Insulation:</b>	•None Visible
<b>Exterior Wall Insulation:</b>	•R11 Fiberglass in Original Walls
<b>Basement Wall Insulation:</b>	•Fiberglass on Basement Wall Rim Joists and some floor joists
<b>Vapor Retarders:</b>	•Kraft Paper
<b>Roof Ventilation:</b>	•Roof Vents •Gable Vents
<b>Exhaust Fan/vent Locations:</b>	•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

## 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 wall cavities of the home.
- Exterior wall insulation type and levels were spot checked only.

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>	•Steel •Plastic
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Cast Iron •Steel
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: GE •Serial Number: GENG 0501432488
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter

## PLUMBING OBSERVATIONS

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### Positive Attributes

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

### General Comments

The plumbing system is showing signs of age. Updating the system will be required over time. The plumbing fixtures are old. Upgrading fixtures would be a logical long term improvement. In the interim, a higher level of maintenance will likely be required.

## RECOMMENDATIONS / OBSERVATIONS

### Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking slightly. Minor repairs or cleaning can usually rectify this condition.
- **Monitor:** The water heater drain valve was leaking, after tightening shut off valve it appears to have stopped leaking.

### Gas Piping

- **Repair, Safety Issue:** *A gas leak was detected at the water heater gas piping marked with blue tape with a TIF 8800 gas/carbon monoxide detector and confirmed with soapy water. This is a serious safety concern. It is recommended that the gas utility, HVAC company or plumber be engaged as soon as possible to make the necessary repairs. The current occupants of the home should also be notified.*
- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe be replaced with one of suitable material.

### Supply Plumbing

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

### Waste / Vent

- **Repair:** The waste trap in the basement is leaking.

### Plumbing Fixtures

- **Monitor:** The majority of plumbing fixtures are old.
- **Repair:** The faucet in the hall bathroom is leaking.
- **Monitor:** The hot water faucet in the hall tub is installed with reversed on/off function.
- **Monitor:** The upstairs bathroom sink is damaged.

- **Improve:** The kitchen sink is cracked and rusted.
- **Repair:** The hall bath sink drain plug is inoperative or missing and needs repair.
- **Monitor, Repair:** The floor adjacent to the upstairs toilet shows evidence of water damage.
- **Repair:** The shower head is leaky.
- **Repair:** The tile shower stall requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk and hall sink back splash caulk should be replaced.
- **Repair:** The hall 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.
- Fixtures in upstairs bathroom not tested during the inspection:

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 •Paneling •Tile
<b>Floor Surfaces:</b>	•Carpet •Vinyl/Resilient •Wood •Concrete
<b>Window Type(s) &amp; Glazing:</b>	•Casement •Double/Single Hung •Fixed Pane •Single Pane with Storm Window
<b>Doors:</b>	•Wood-Hollow Core •Metal •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 below average condition. When redecorating, repairs will be necessary in some areas prior to painting or wallpapering.

### 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 (examples at back northwest den, southeast bedroom, upstairs bathroom, northwest bedroom wall).
- **Repair:** Water damage was noted at southeast bedroom ceiling and upstairs bathroom.
- **Repair:** Ceiling damage was noted in kitchen.
- **Monitor, Repair:** Damage to the interior finish was observed.
- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.
- **Monitor:** Signs of mildew were observed.

### Floors

- **Monitor, Repair:** The vinyl flooring is damaged.
- **Monitor:** The carpet is stained.

### Windows

- **Monitor:** Some of the window(s) are painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window upstairs is cracked. Improvement is not a high priority.
- **Repair:** The window in the garage is broken.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

### Doors

- **Repair:** Damaged or non-functional door hardware should be improved (example at upstairs bathroom).
- **Monitor, Repair:** Water damage was observed at the exterior garage door.
- **Repair:** Doors at upstairs bathroom and closet are damaged.

### Kitchen Counters

- **Monitor:** The kitchen counter shows evidence of substantial wear. Improvement may ultimately be desirable.

### Kitchen Cabinets

- **Monitor:** The kitchen cabinets are older. Improvement may ultimately be desirable.

### Stairways

- **Repair, Safety Issue:** The openings in the stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

### Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

## 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.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- Not every room was not accessible at the time of the 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>	•Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
<b>Other Components Tested:</b>	•Kitchen Exhaust Hood •Cooktop Exhaust Vent/Fan •Door Bell

## APPLIANCES OBSERVATIONS

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### Positive Attributes

Most appliances that were tested responded satisfactorily.

### General Comments

The appliances are showing signs of aging. As such, they are more prone to breakdowns. A few years of serviceable life should still remain.

### RECOMMENDATIONS / OBSERVATIONS

#### Dishwasher

- **Monitor:** The dishwasher is an old unit. While replacement is not needed right away, it would be wise to budget for a new dishwasher . In the interim, a higher level of maintenance can be expected.
- **Repair:** The dishwasher door is damaged.

#### Cooktop Exhaust Vent / Fan

- **Repair:** The cooktop exhaust fan is inoperative.

#### Door Bell

- **Monitor, Repair:** The door bell button is damaged but functional.

## 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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**Fireplaces:** •Masonry Firebox •Gas  
**Vents, Flues, Chimneys:** •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 average condition. Typical flaws were observed in some areas.

### RECOMMENDATIONS / OBSERVATIONS

#### Fireplaces

- **Monitor:** The fireplace firebox mortar should be improved.
- **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.