Star
Home
Inspection Services

*Home Inspection Report*

# 4942 Wells Dr Roeland Park, KS 66205

**Inspection Date:** **10/12/2009**

**Prepared For:** **Nancy Phelps**

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**Report Number:** **10122009-1A**

**Inspector:** **Alan DeMoss**

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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

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

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

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

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

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

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

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

- For the purpose of this report, it is assumed that the house faces east.
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## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

### Foundation

- **Repair:** Foundation bowing and cracking was observed. This is usually the result of excessive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be addressed to keep water away from the building, and additional supports for the foundation walls is advisable. It's recommended that a qualified foundation repair company be consulted for a second opinion and a estimate of any necessary repairs.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Floors

- **Monitor:** Minor unevenness was observed in the floor structure. This condition is common. It may be the result of the materials, framing design, installation methods and aging of the building. There was not evidence of need for immediate, costly repair.
- **Monitor, Repair:** The subflooring (flooring area below the floor covering and above the floor joist) shows evidence of water stains and minor rot in front of the dishwasher. The amount of damage does not appear to need immediate repairs but repairs should be planned during future renovations.
- **Monitor:** Additional metal support post was noted in the garage.

### Wood Boring Insects

- **Monitor, Repair:** Evidence of termite damage 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

- **Recommend:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.
- **Monitor:** 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.
- **Improve:** Debris should be removed from the roofing to reduce risk of leaks and early roof wear.

### Flat Roofing

- **Note:** Rolled roofing over the front porch is prone to leaking and requires close monitoring and higher than normal maintenance.

### 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.
- **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 (i.e. northwest corner).

### Exterior Walls

- **Repair:** Any openings in the exterior siding should be sealed. An example is where the air conditioner refrigerant lines enter the house and at the front brick veneer. Caulking is needed.
- **Monitor:** Localized minor cosmetic damage was observed in the siding..

### Windows

- **Repair:** The window frame(s) require painting and caulking (i.e. garage).
- **Repair:** Localized evidence of rot was visible on window trim/frame (i.e. garage). 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:** As is very typical, the basement window(s)(i.e. southwest corner) have been neglected. They should be repaired or replaced as desired. Wood/soil contact should be avoided to reduce insect and rot-damage risk.

### Doors

- **Repair:** The paint on the garage back man door frame/ trim and overhead door is peeling and requires painting and caulking. Damage to the garage man door threshold was observed.

### 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:** The garage door opener is inoperative. It should be repaired as necessary.
- **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.

### Lot Drainage
- **Recommend:** 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 five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.***
- **Recommend:** Cover should be provided for the basement window wells to keep storm water out of the well.

### Deck
- **Repair:** The deck lattice work is loose and should be better secured to the deck.

### Driveway
- **Monitor:** The driveway 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.

### Walkway
- **Repair, Safety Issue:** The back paver walkway presents a trip hazard. This condition should be altered for improved safety.
- **Monitor, Repair:** The back paver and brick walkway surface is cracked/damaged.

### Landscaping
- **Repair:** Tree branches should be trimmed away from the storage shed 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.

### 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.
- **Repair:** The service conduit has pulled loose from the house. Repair is needed.

### Distribution Wiring
- **Repair:** Loose wiring in the basement should be secured and should be run in conduit to where exposed at walls.
- **Repair:** Improper electrical connections should be repaired (i.e. basement ceiling). All electrical connections should be made inside junction boxes fitted with cover plates.

### Outlets
- **Repair:** An outlet in the basement near the sump pump marked “INOP” with blue tape is inoperative. This outlet and circuit should be investigated.
- **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:** Missing outlet cover plates should be replaced to avoid a shock hazard (examples in attic).

### Lights
- **Repair:** The light is inoperative (i.e. back exterior, basement bath and sunroom). If the bulbs are not blown, the circuit should be repaired.

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

### Supply Air Ductwork
- **Monitor:** Supply air flow to the sunroom is less than ideal. Rebalancing the ductwork, blower cleaning or repairs, filter replacement, or additional duct work may be needed to obtain good air flow.

### Central Air Conditioning
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

### Attic / Roof
- **Repair:** Gable vent screen is missing. This should be repaired or replaced to prevent vermin activity.

### Gas Piping
- **Monitor, Repair:** Galvanized steel pipe is no longer suitable for gas piping by most gas utility companies. This should be confirmed or verified with the local gas company and if confirmed it's recommended any galvanized pipe be replaced with one of suitable material.
- **Repair:** Flexible gas appliance connections should not pass through walls, floors or the appliance housing as is the case of the furnace. This connector should be replaced with one of suitable solid gas piping.

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

### Waste / Vent
- **Repair:** The drain pipe below the kitchen sink is leaking.
- **Repair:** The master bath sink drain pipe is disconnected and the basement laundry sink faucets are not connected.
- **Repair:** The waste and plumbing piping connections in the basement are suspect (foil and duct tape repair noted).
- **Monitor:** A sewer odor was detected in the master bedroom closet. This usually suggests that the fixture is not properly vented, or that the trap has dried out. This area should be monitored. If odor persists, a plumber should be engaged.
- **Monitor:** The vent fan at the basement bath is inoperative.

### Plumbing Fixtures
- **Monitor, Repair:** Low water pressure was observed at some of the fixtures in the home. This should be investigated further and repaired if necessary.
- **Repair:** The kitchen faucet is leaking.
- **Repair:** The basement bathtub drain plug is inoperative or missing and needs repair.
- **Repair:** The hose bibs are leaky.

### Sump Pump
- **Note:** The sump pump is sealed and therefore could not be tested.

### Waste Disposer
- **Repair:** The waste disposer is inoperative.

### Fireplaces
- **Repair:** The main floor fireplace damper requires repair.

### Wall / Ceiling Finishes
- **Monitor:** Water staining was noted (an example is at the basement ceiling).
- **Monitor, Repair:** Damaged and/or missing tile ceiling panels in the basement should be replaced.
- **Monitor:** Evidence of patching was detected (i.e. hallway and southeast bedroom).
- **Repair:** Damage to the paneling in the family room was observed.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.
- **Repair:** Openings near the hall bathtub corner should be sealed and caulked.

### Floors
- **Monitor, Repair:** The vinyl flooring in the basement and kitchen is scuffed and/or damaged

### Windows
- **Monitor:** The window in the family room is painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Repair:** Damaged screens were noted on a few windows.
- **Monitor:** It may be desirable to replace window screens where missing (i.e. sunroom). The owner should be consulted regarding any screens that may be in storage.

### Doors
- **Repair:** The weather strip on the garage door is damaged and/or missing. Repair is needed.

### Kitchen Counters
- **Repair:** The kitchen countertop is damaged.
- **Improve:** Loose backsplash strip should be repaired/replaced.

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

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

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

## THE SCOPE OF THE INSPECTION

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

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

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

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

### WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 45 degrees F.

### RECENT WEATHER CONDITIONS

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

# Structure

## DESCRIPTION OF STRUCTURE

| | |
|---|---|
| **Foundation:** | •Stone •Basement Configuration •Crawl Space Configuration<br>•40% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage |
| **Columns:** | •Not Visible |
| **Floor Structure:** | •Wood Joist •Concrete |
| **Wall Structure:** | •Wood Frame, Brick Veneer |
| **Ceiling Structure:** | •Joist |
| **Roof Structure:** | •Rafters •Spaced Plank Sheathing |

## STRUCTURE OBSERVATIONS

### Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The visible joist spans appear to be within typical construction practices.

### RECOMMENDATIONS / OBSERVATIONS

### Foundation

- **Repair:** Foundation bowing and cracking was observed. This is usually the result of excessive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be addressed to keep water away from the building, and additional supports for the foundation walls is advisable. It's recommended that a qualified foundation repair company be consulted for a second opinion and a estimate of any necessary repairs.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Floors

- **Monitor:** Minor unevenness was observed in the floor structure. This condition is common. It may be the result of the materials, framing design, installation methods and aging of the building. There was not evidence of need for immediate, costly repair.
- **Monitor, Repair:** The subflooring (flooring area below the floor covering and above the floor joist) shows evidence of water stains and minor rot in front of the dishwasher. The amount of damage does not appear to need immediate repairs but repairs should be planned during future renovations.
- **Monitor:** Additional metal support post was noted in the garage.

### Wood Boring Insects

- **Monitor, Repair:** Evidence of termite damage 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

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

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

# Roofing

## DESCRIPTION OF ROOFING

| | |
|---|---|
| **Roof Covering:** | •Asphalt Shingle •Multiple Layers(1st is wood shingles) |
| **Roof Flashings:** | •Roofing Material (Shingles) |
| **Chimneys:** | •Masonry |
| **Roof Drainage System:** | •Aluminum •Downspouts discharge above & below grade |
| **Skylights:** | •None |
| **Method of Inspection:** | •Walked on roof |

## ROOFING OBSERVATIONS

### Positive Attributes

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

### General Comments

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

### Positive Attributes

The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order.

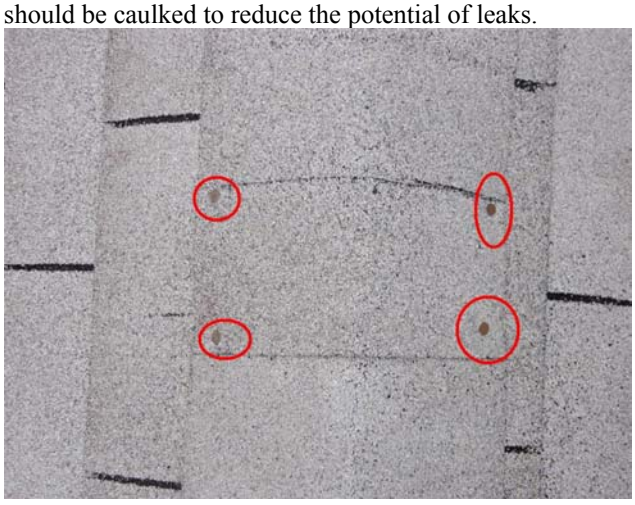
### General Comments

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

### RECOMMENDATIONS / OBSERVATIONS

### Sloped Roofing

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



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

- **Improve:** Debris should be removed from the roofing to reduce risk of leaks and early roof wear.

### Flat Roofing

- **Note:** Rolled roofing over the front porch is prone to leaking and requires close monitoring and higher than normal maintenance.

### 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.

- **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 (i.e. northwest corner).

## LIMITATIONS OF ROOFING INSPECTION

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

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

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

# Exterior

## DESCRIPTION OF EXTERIOR

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

## EXTERIOR OBSERVATIONS

### Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The garage completely finished.

### General Comments

The exterior of the home is generally in good condition.

### Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The garage completely finished.

### General Comments

The exterior of the home is generally in good condition.

### RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Repair:** Any openings in the exterior siding should be sealed. An example is where the air conditioner refrigerant lines enter the house and at the front brick veneer. Caulking is needed.

- **Monitor:** Localized minor cosmetic damage was observed in the siding.

### Windows

- **Repair:** The window frame(s) require painting and caulking (i.e. garage).
- **Repair:** Localized evidence of rot was visible on window trim/frame (i.e. garage). 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:** As is very typical, the basement window(s)(i.e. southwest corner) have been neglected. They should be repaired or replaced as desired. Wood/soil contact should be avoided to reduce insect and rot-damage risk.

### Doors

- **Repair:** The paint on the garage back man door frame/ trim and overhead door is peeling and requires painting and caulking. Damage to the garage man door threshold was observed.

### 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:** The garage door opener is inoperative. It should be repaired as necessary.
- **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.

### Lot Drainage

- **Recommend:** 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 five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.***
- **Recommend:** Cover should be provided for the basement window wells to keep storm water out of the well.

### Deck

- **Repair:** The deck lattice work is loose and should be better secured to the deck.

### Driveway

- **Monitor:** The driveway 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.

### Walkway

- **Repair, Safety Issue:** The back paver walkway presents a trip hazard. This condition should be altered for improved safety.
- **Monitor, Repair:** The back paver and brick walkway surface is cracked/damaged.

### Landscaping

- **Repair:** Tree branches should be trimmed away from the storage shed 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.

## LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Landscape components restricted a view of some exterior areas of the house.
- Storage in the garage restricted the inspection.
- Access below decks and/or porches was extremely limited.
- Landscape components restricted a view of some exterior areas of the house.
- Storage in the garage restricted the inspection.
- Access below decks and/or porches was extremely limited.

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

# Electrical

## DESCRIPTION OF ELECTRICAL

| | |
|---|---|
| **Size of Electrical Service:** | •120/240 Volt Main Service - Service Size: 100 Amps |
| **Service Drop:** | •Overhead |
| **Service Entrance Conductors:** | •Aluminum |
| **Service Equipment & Main Disconnects:** | •Main Service Rating 100 Amps •Breakers •Located: Basement |
| **Service Grounding:** | •Copper •Water Pipe Connection |
| **Service Panel & Overcurrent Protection:** | •Panel Rating: 100 Amp •Breakers •Located: Basement |
| **Sub-Panel(s):** | •None Visible |
| **Distribution Wiring:** | •Copper |
| **Wiring Method:** | • Non-Metallic Cable "Romex" |
| **Switches & Receptacles:** | •Grounded and Ungrounded |
| **Ground Fault Circuit Interrupters:** | •None Found |
| **Smoke Detectors:** | •Present |

## ELECTRICAL OBSERVATIONS

### Positive Attributes

The electrical panel is well arranged and all fuses/breakers are properly sized relative to the wiring. Generally speaking, the electrical system is in good order. 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.
- **Repair:** The service conduit has pulled loose from the house. Repair is needed.

### Distribution Wiring

- **Repair:** Loose wiring in the basement should be secured and should be run in conduit to where exposed at walls.
- **Repair:** Improper electrical connections should be repaired (i.e. basement ceiling). All electrical connections should be made inside junction boxes fitted with cover plates.

### Outlets

- **Repair:** An outlet in the basement near the sump pump marked “INOP” with blue tape is inoperative. This outlet and circuit should be investigated.
- **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:** Missing outlet cover plates should be replaced to avoid a shock hazard (examples in attic).

### Lights

- **Repair:** The light is inoperative (i.e. back exterior, basement bath and sunroom). If the bulbs are not blown, the circuit should be repaired.

### Discretionary Improvements

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

## LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

# Heating

## DESCRIPTION OF HEATING

**Energy Source:** •Gas
**Heating System Type:** •Forced Air Furnace •Manufacturer: International Comfort •Serial Number: L0244 50168
**Vents, Flues, Chimneys:** •Plastic
**Heat Distribution Methods:** •Ductwork
**Other Components:** •Humidifier

## HEATING OBSERVATIONS

### Positive Attributes

This is a high efficiency heating system. 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. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.

### Supply Air Ductwork

- **Monitor:** Supply air flow to the sunroom is less than ideal. Rebalancing the ductwork, blower cleaning or repairs, filter replacement, or additional duct work may be needed to obtain good air flow.

## LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

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

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

**Energy Source:** •Electricity
**Central System Type:** •Air Cooled Central Air Conditioning •Manufacturer: International Comfort •Serial Number: Illegible Data Plate
**Size of Circuit:** •Breaker Size In Main Panel: 20 Amps
**Other Components:** •House Fan

## COOLING / HEAT PUMPS OBSERVATIONS

### Positive Attributes

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

### RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- **The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.**

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

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

| | |
|---|---|
| **Attic Insulation:** | •Loose Fiberglass/Mineral Wool in Main Attic |
| **Roof Cavity Insulation:** | •None Visible |
| **Exterior Wall Insulation:** | •Not Visible |
| **Basement Wall Insulation:** | •Fiberglass on Basement Walls |
| **Vapor Retarders:** | •Kraft Paper |
| **Roof Ventilation:** | •Roof Vents •Gable Vents |
| **Exhaust Fan/vent Locations:** | •Bathroom •Dryer |

## INSULATION / VENTILATION OBSERVATIONS

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

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

**RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS**

**Attic / Roof**
- **Repair:** Gable vent screen is missing. This should be repaired or replaced to prevent vermin activity.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

# Plumbing

## DESCRIPTION OF PLUMBING

| | |
|---|---|
| **Water Supply Source:** | •Public Water Supply |
| **Service Pipe to House:** | •Copper |
| **Main Water Valve Location:** | •Front Wall of Basement |
| **Interior Supply Piping:** | •Copper •Steel •Plastic |
| **Waste System:** | •Public Sewer System |
| **Drain, Waste, & Vent Piping:** | •Plastic •Cast Iron |
| **Water Heater:** | •Gas •Approximate Capacity (in gallons): 40 •Manufacturer: US Craftmaster •Serial Number: 07350138010 |
| **Fuel Shut-Off Valves:** | •Natural Gas Main Valve At Meter |
| **Other Components:** | •Sump Pump •Pressure Regulator on Main Line |

## PLUMBING OBSERVATIONS

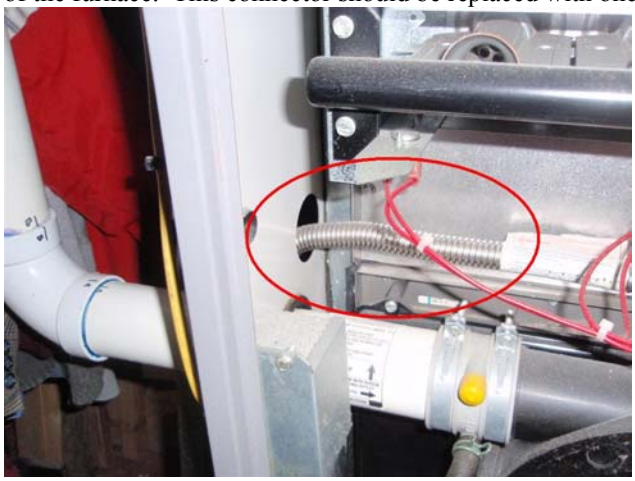
### General Comments

The plumbing system is showing signs of age. Updating the system will be required over time.

### RECOMMENDATIONS / OBSERVATIONS

### Gas Piping

- **Monitor, Repair:** Galvanized steel pipe is no longer suitable for gas piping by most gas utility companies. This should be confirmed or verified with the local gas company and if confirmed it's recommended any galvanized pipe be replaced with one of suitable material.
- **Repair:** Flexible gas appliance connections should not pass through walls, floors or the appliance housing as is the case of the furnace. This connector should be replaced with one of suitable solid gas piping.



### Supply Plumbing

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

### Waste / Vent

- **Repair:** The drain pipe below the kitchen sink is leaking.
- **Repair:** The master bath sink drain pipe is disconnected and the basement laundry sink faucets are not connected.
- **Repair:** The waste and plumbing piping connections in the basement are suspect (foil and duct tape repair noted).

- **Monitor:** A sewer odor was detected in the master bedroom closet. This usually suggests that the fixture is not properly vented, or that the trap has dried out. This area should be monitored. If odor persists, a plumber should be engaged.
- **Monitor:** The vent fan at the basement bath is inoperative.

### Plumbing Fixtures

- **Monitor, Repair:** Low water pressure was observed at some of the fixtures in the home. This should be investigated further and repaired if necessary.
- **Repair:** The kitchen faucet is leaking.
- **Repair:** The basement bathtub drain plug is inoperative or missing and needs repair.
- **Repair:** The hose bibs are leaky.

### Sump Pump

- **Note:** The sump pump is sealed and therefore could not be tested.

## LIMITATIONS OF PLUMBING INSPECTION

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

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

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

# Interior

## DESCRIPTION OF INTERIOR

| | |
|---|---|
| **Wall And Ceiling Materials:** | •Drywall •Paneling •Tile |
| **Floor Surfaces:** | •Carpet •Tile •Vinyl/Resilient •Wood •Concrete |
| **Window Type(s) & Glazing:** | •Double/Single Hung •Awning •Fixed Pane •Thermal Pane •Single Pane with Storm Window |
| **Doors:** | •Wood-Solid Core •Wood-Hollow Core •Plastic-Hollow Core •Sliding Glass •Storm Door(s) |

## INTERIOR OBSERVATIONS

### General Condition of Interior Finishes
On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

### General Condition of Windows and Doors
The majority of the doors and windows are good quality.

### RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes
- **Monitor:** Water staining was noted (an example is at the basement ceiling).
- **Monitor, Repair:** Damaged and/or missing tile ceiling panels in the basement should be replaced.
- **Monitor:** Evidence of patching was detected (i.e. hallway and southeast bedroom).
- **Repair:** Damage to the paneling in the family room was observed.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.
- **Repair:** Openings near the hall bathtub corner should be sealed and caulked.

### Floors
- **Monitor, Repair:** The vinyl flooring in the basement and kitchen is scuffed and/or damaged

### Windows
- **Monitor:** The window in the family room is painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Repair:** Damaged screens were noted on a few windows.
- **Monitor:** It may be desirable to replace window screens where missing (i.e. sunroom). The owner should be consulted regarding any screens that may be in storage.

### Doors
- **Repair:** The weather strip on the garage door is damaged and/or missing. Repair is needed.

### Kitchen Counters
- **Repair:** The kitchen countertop is damaged.
- **Improve:** Loose backsplash strip should be repaired/replaced.

### Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. ***It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.*** Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.
  The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundations. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.
  In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration. For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

## LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Portions of the foundation walls were concealed from view.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.
- Portions of the foundation walls were concealed from view.
- 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

| | |
|---|---|
| **Appliances Tested:** | •Electric Range •Electric Cooktop •Microwave Oven •Waste Disposer •Refrigerator |
| **Laundry Facility:** | •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer |
| **Other Components Tested:** | •Door Bell |

## APPLIANCES OBSERVATIONS

**Positive Attributes**
Most appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

**Only minor improvements to the appliances are needed. Positive Attributes**
Most appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

**General Comments**
Only minor improvements to the appliances are needed.

**RECOMMENDATIONS / OBSERVATIONS**

**Waste Disposer**
- **Repair:** The waste disposer is inoperative.

## LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions
- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

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

# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

**Fireplaces:** •Masonry Firebox
**Vents, Flues, Chimneys:** •Masonry Chimney-Lined

## FIREPLACES / WOOD STOVES OBSERVATIONS

### General Comments

On the whole, the fireplace and it's components were found to be in average condition. Typical flaws were observed in some areas.

### RECOMMENDATIONS / OBSERVATIONS

### Fireplaces

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

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

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

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