



Star Home Inspection Services

Home Inspection Report

5605 Cherry St, Kansas City, MO 64110

Inspection Date: 12/9/2008

Prepared For: Bill Burnett

Prepared By: Star Home Inspection Services, LLC
7058B SE Melody Lane, Suite 124
Lee's Summit, Missouri 64063
(816) 554-1110
(816) 554-2135 Fax

Report Number: 12092008-1A

Inspector: Alan DeMoss



Table Of Contents

REPORT OVERVIEW	3
STRUCTURE	8
ROOFING	9
EXTERIOR	11
ELECTRICAL	14
HEATING	17
COOLING / HEAT PUMPS	19
INSULATION / VENTILATION	20
PLUMBING	21
INTERIOR	23
APPLIANCES	25
FIREPLACES / WOOD STOVES	26

Report Overview

THE HOUSE IN PERSPECTIVE

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

CONVENTIONS USED IN THIS REPORT

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

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

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

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

Improve: denotes improvements which are recommended but not required.

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

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

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

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.

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

Foundation

- **Monitor:** The basement floor slab and south screened porch room slab have typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage/settling 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.

Sloped Roofing

- **Improve:** Debris should be removed from the roofing and gutter screens on south side under evergreen tree to reduce risk of leaks and early roof wear. **Repaired**

Chimneys

- **Repair:** The south masonry chimney shows evidence of substantial spalling (surface deterioration of the masonry). Rebuilding of this chimney brickwork is needed.
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimneys and the chimney flue should be checked for damage. Damaged flues can be unsafe.

Exterior Walls

- **Repair:** Localized rot was observed in the siding of the garage (example on south side at wood soil contact). Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** Wood/soil contact at the base of the siding for the shed should be eliminated. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage.

Exterior Eaves

- **Monitor, Repair:** Localized rot was observed in the garage soffit (example at north side). Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.

Garage

- **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.
- **Note:** The north garage door opener is disconnected.
- **Repair, Safety Issue:** The south garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** The opener may need replacement.
- **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 maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Monitor:** The north side walkway appears to slope towards the house. This condition can cause water entry in the building. Unfortunately, it is difficult to improve this situation without adding a special intercept drain system. Monitor closely during heavy rains or water runoff. Improvements may be needed if the water does not drain off to the side of the walkway and away from the house.

Walkway

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

Landscaping

- **Monitor:** Shrubs, bushes and/or vines growing on exterior walls should be kept trimmed away from the structure to reduce the risk of water damage and insect infestation.

Service for garage

- **Improve:** The service wires for the garage electricity 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:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker. **Repaired**

Auxiliary Panel(s)

- **Repair:** Circuits within the auxiliary panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.

Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates (example in garage ceiling), in order to protect the wire connections.
- **Repair:** Extension cords should not be used as permanent wiring. This wiring in the garage should be removed and replaced with permanent wiring and an outlet(s).

Knob & Tube Wiring

- **Repair:** Any knob-and-tube wiring that is exposed during renovations should be replaced (examples in garage and basement). **Repaired (removed all knob and tube wiring in the basement)**

Outlets

- **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 (example at basement stairway) should be replaced to avoid a shock hazard. **Repaired**

Switches

- **Repair:** The inoperative or inappropriately wired light switches at the top and bottom of main floor stairs should be repaired. The switch to the washer/dryer area light did not function properly. **Electrician stated the lower switch is a “runner” for the upstairs light**
- **Repair:** Missing switch cover plates should be replaced (example in garage) to avoid a shock hazard. **Repaired**

Lights

- **Repair:** The light is inoperative (examples in middle upstairs bedroom, garage ceiling, and master bedroom southwest wall light). If the bulbs are not blown, the circuit should be repaired. **Repaired (replaced bulbs)**

Boiler

- **Monitor:** The boiler for this unit appears to be in working condition and within its expected life span. Actual equipment life will vary depending on quality of equipment and quality/frequency of service. Old boilers tend to be less efficient than newer units. While replacement of the boiler would result in lower heating costs, replacement is often not cost justified if the present unit is reliable and if after cleaning and adjustment its efficiency is 74% or better. Insulation on the boiler and/or distribution piping may contain asbestos. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if “friable” (damaged, crumbling, or in any state that allows the release of fibers).* If replacement of the boiler necessitates the removal of the asbestos containing insulation, an asbestos removal specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should also be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). There may be other materials within the home that contain asbestos but are not identified by this inspection report. **Repaired (Replaced boiler with new high efficiency boiler)**
- **Repair:** The bottom door to the boiler should be better secured. **Repaired (Replaced boiler with new high efficiency boiler)**

Heat Pump

- **Improve:** The outdoor unit of the heat pump requires cleaning. **Repaired**

Water Heater

- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.

Gas Piping

- **Repair:** Copper tubing is no longer suitable for gas piping. It’s recommended this pipe at the west side of basement be replaced with one of suitable material.
- **Repair:** A “drip leg” is normally required for gas appliance connections. This should be investigated (example at water heater).

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. Low hot water pressure noted at bathrooms.

Waste / Vent

- **Monitor:** The lead waste piping is old and prone to leakage at the connections.

Plumbing Fixtures

- **Improve:** The sink faucet hot water handle in the kitchen bathroom is stiff.
- **Repair:** The upstairs sink drain plug is inoperative or missing and needs repair.
- **Repair:** The toilet in the kitchen bathroom is loose.
- **Repair:** The bathtub drain plug is loose at the handle and needs repair.
- **Monitor:** The bathtub was observed to drain slowly, suggesting that an obstruction may exist.

Wall / Ceiling Finishes

- **Monitor:** Typical plaster flaws were observed that could include, minor cracks, peeling paper, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor:** Floor unevenness is apparent in some areas.

Windows

- **Monitor:** Some window(s) are inoperative (example at kitchen bathroom). Improvement can be undertaken as desired.
- **Repair:** Window locking hardware/handles are missing and/or damaged on some windows.
- **Repair:** Damaged screens were noted in some areas (example in dining room and screened porch).
- **Repair:** Sash cords (the ropes that hold up the windows) are missing (example at window in dining area).

Doors

- **Repair:** Door to upstairs bathroom should be trimmed or adjusted as necessary to work properly.
- **Repair:** The weather strip on the north side stairway is damaged and/or missing. Repair is needed.

Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the stairway to basement.
- **Monitor, Safety Issue:** Low clearance noted at stairway landing.

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.

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

There was snow on the ground during the course of the inspection.

The estimated outside temperature was 30 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Stone •Basement Configuration
Columns:	•Wood
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame
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. The inspection did not discover evidence of substantial structural movement.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** The basement floor slab and south screened porch room slab have typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage/settling 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.

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 •Wood Shingle •Multiple Layers
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Viewed from ladder at eave •Viewed with binoculars

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 installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Improve:** Debris should be removed from the roofing and gutter screens on south side under evergreen tree to reduce risk of leaks and early roof wear.

Chimneys

- **Repair:** The south masonry chimney shows evidence of substantial spalling (surface deterioration of the masonry). Rebuilding of this chimney brickwork is needed.
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimneys and the chimney flue should be checked for damage. Damaged flues can be unsafe.



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.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.
- Snow on the roof restricted the inspection.
- Unfavorable weather restricted the inspection of the roofing system.
- A chimney was not entirely visible during the inspection of the roofing system.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Wood Siding
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Vinyl-Covered •Vinyl Clad
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete •Brick
Porches, Decks, Steps, Railings:	•Concrete •Brick
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade
Retaining Walls:	•None
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The wood window frames are in generally good condition. The driveway and walkways are in good condition.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** Localized rot was observed in the siding of the garage (example on south side at wood soil contact). Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** Wood/soil contact at the base of the siding for the shed should be eliminated. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage.



Exterior Eaves

- **Monitor, Repair:** Localized rot was observed in the garage soffit (example at north side). Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.



Garage

- **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.
- **Note:** The north garage door opener is disconnected.
- **Repair, Safety Issue:** The south garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** The opener may need replacement.
- **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 maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Monitor:** The north side walkway appears to slope towards the house. This condition can cause water entry in the building. Unfortunately, it is difficult to improve this situation without adding a special intercept drain system. Monitor closely during heavy rains or water runoff. Improvements may be needed if the water does not drain off to the side of the walkway and away from the house.

Walkway

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

Landscaping

- **Monitor:** Shrubs, bushes and/or vines growing on exterior walls should be kept 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.
- Automobile(s) in the garage restricted the inspection.
- Storage in the garage restricted the inspection.
- Snow restricted an inspection of the lot and various other aspects of the exterior of the house.
- Unfavorable weather restricted the inspection of the roofing system.

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 •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):	•Panel Rating 30 Amp •Fuses •Located: Basement near boiler
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex" •Knob-and-Tube Copper
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. 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 for garage

- **Improve:** The service wires for the garage electricity 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.

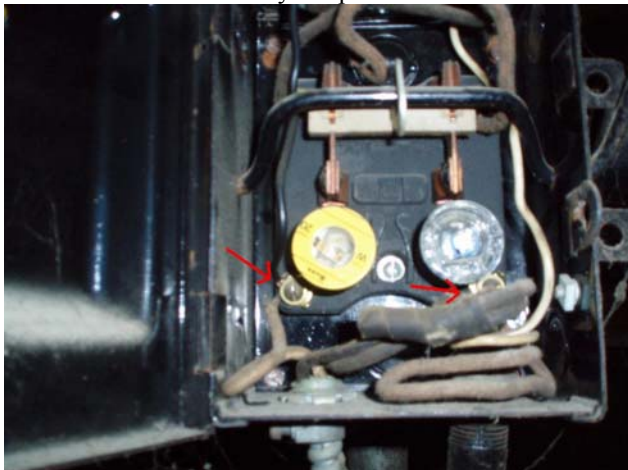
Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker. **Repaired**



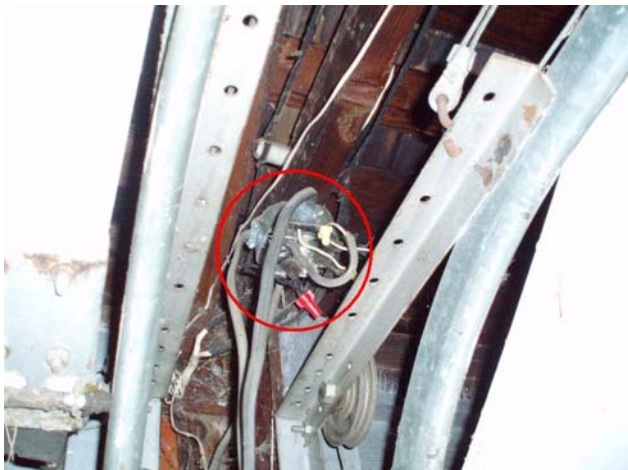
Auxiliary Panel(s)

- **Repair:** Circuits within the auxiliary panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.



Distribution Wiring

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



- **Repair:** Extension cords should not be used as permanent wiring. This wiring in the garage should be removed and replaced with permanent wiring and an outlet(s).

Knob & Tube Wiring

- **Repair:** Any knob-and-tube wiring that is exposed during renovations should be replaced (examples in garage and basement). **Repaired (removed all knob and tube wiring in the basement)**

Outlets

- **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 (example at basement stairway) should be replaced to avoid a shock hazard.
Repaired

Switches

- **Repair:** The inoperative or inappropriately wired light switches at the top and bottom of main floor stairs should be repaired. The switch to the washer/dryer area light did not function properly. **Electrician stated the lower switch is a “runner” for the upstairs light**
- **Repair:** Missing switch cover plates should be replaced (example in garage) to avoid a shock hazard. **Repaired**



Lights

- **Repair:** The light is inoperative (examples in middle upstairs bedroom, garage ceiling, and master bedroom southwest wall light). If the bulbs are not blown, the circuit should be repaired. **Repaired (replaced bulbs)**

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:	•Heat Pump
Heating System Type:	•Hot Water Boiler
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Radiators

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. 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 boiler heating system is old and may be approaching the end of its life.

RECOMMENDATIONS / OBSERVATIONS

Boiler

- Monitor:** The boiler for this unit appears to be in working condition and within its expected life span. Actual equipment life will vary depending on quality of equipment and quality/frequency of service. Old boilers tend to be less efficient than newer units. While replacement of the boiler would result in lower heating costs, replacement is often not cost justified if the present unit is reliable and if after cleaning and adjustment its efficiency is 74% or better. Insulation on the boiler and/or distribution piping may contain asbestos. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if “friable” (damaged, crumbling, or in any state that allows the release of fibers).* If replacement of the boiler necessitates the removal of the asbestos containing insulation, an asbestos removal specialist should be engaged. If any sections of this insulation are indeed friable, or become friable over time, a specialist should also be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). There may be other materials within the home that contain asbestos but are not identified by this inspection report. **Repaired (Replaced boiler with new high efficiency boiler)**
- Repair:** The bottom door to the boiler should be better secured. **Repaired (Replaced boiler with new high efficiency boiler)**



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:** •Heat Pump System •Manufacturer: Bryant •Serial Number: 0206E22143
•Manufacturer: Carrier (A-Coil in attic for heat pump)
•Serial Number: 0806A85040
- Size of Circuit:** •Circuit Size: Minimum Circuit Size 26 Amps/Maximum Circuit Size 40 Amps
•Breaker Size In Main Panel: Unlabeled

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home. This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary. The heat pump serves to air-condition the home and provide heat during cooler weather conditions. 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

Heat Pump

- **Improve:** The outdoor unit of the heat pump requires cleaning. **Repaired**

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.
- 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

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

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Steel
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Steel
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Cast Iron •Lead
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Kenmore •Serial Number: 891630304
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing fixtures appear to have been well-maintained.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.

Gas Piping

- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe at the west side of basement be replaced with one of suitable material.



- **Repair:** A “drip leg” is normally required for gas appliance connections. This should be investigated (example at water heater).

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. Low hot water pressure noted at bathrooms.

Waste / Vent

- **Monitor:** The lead waste piping is old and prone to leakage at the connections.

Plumbing Fixtures

- **Improve:** The sink faucet hot water handle in the kitchen bathroom is stiff.
- **Repair:** The upstairs sink drain plug is inoperative or missing and needs repair.
- **Repair:** The toilet in the kitchen bathroom is loose.
- **Repair:** The bathtub drain plug is loose at the handle and needs repair.
- **Monitor:** The bathtub was observed to drain slowly, suggesting that an obstruction may exist.

Discretionary Improvements

During the process of plumbing fixture renovation, it would be wise to replace old piping that is exposed.

Replacement of the service pipe between the street water main and the house should improve water pressure.

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.
- An inspection of the lawn sprinkler system is outside the scope of this inspection.
- Hose bibs that were shut off were not tested.

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:	•Plaster
Floor Surfaces:	•Carpet •Tile •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Sliders •Fixed Pane •Double Glazed
Doors:	•Wood-Solid Core •Wood-Hollow Core •Storm Door(s)

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

The flooring system shows evidence of typical minor sags and unevenness.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Typical plaster flaws were observed that could include, minor cracks, peeling paper, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor:** Floor unevenness is apparent in some areas.

Windows

- **Monitor:** Some window(s) are inoperative (example at kitchen bathroom). Improvement can be undertaken as desired.
- **Repair:** Window locking hardware/handles are missing and/or damaged on some windows.
- **Repair:** Damaged screens were noted in some areas (example in dining room and screened porch).
- **Repair:** Sash cords (the ropes that hold up the windows) are missing (example at window in dining area).

Doors

- **Repair:** Door to upstairs bathroom should be trimmed or adjusted as necessary to work properly.
- **Repair:** The weather strip on the north side stairway is damaged and/or missing. Repair is needed.

Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the stairway to basement.
- **Monitor, Safety Issue:** Low clearance noted at stairway landing.

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.

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.
- Recent renovations and/or interior painting concealed historical evidence.
- 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:

•Gas Range •Gas Cooktop •Microwave Oven •Dishwasher •Waste Disposer

Laundry Facility:

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

Other Components Tested:

•Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are high quality. The appliances that have been installed in the kitchen are good quality.

RECOMMENDATIONS / OBSERVATIONS

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

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

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

Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys

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