



Star Home Inspection Services

Home Inspection Report

5809 W 101st St Overland Park, KS 66207

Inspection Date: 05/06/2011

Prepared For: Brian Stratton

Prepared By: Star Home Inspection Services LLC
705B SE Melody Lane, Suite 124
Lee's Summit, MO 64063
(816) 554-1110
(816) 554-2135 Fax

Report Number: 05062011-1A

Inspector: Alan DeMoss



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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 north.

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:** Foundation settlement cracking was observed. These cracks appeared to have been properly sealed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.
- **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.

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.

Flashings

- **Repair:** The chimney flashing should be caulked to avoid leaks. **REPAIRED (Professionally repaired 6/1/2011)**

Chimneys

- **Repair:** The masonry chimney shows evidence of substantial spalling (surface deterioration of the parged masonry). **REPAIRED (Professionally repaired 6/1/2011)**
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **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. **REPAIRED**

Exterior Walls

- **Repair:** The birds nest should be removed from the downspout and cable wiring on the back of the house to prevent insect infestation.
- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas. These areas should be painted to prevent water damage or rot in the future. **REPAIRED**
- **Repair:** Localized rot was observed in the siding (i.e. storage building.) 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.

Windows

- **Repair:** The window frames require localized painting and caulking (i.e. front window and garage window.)
- **Repair:** Some of the windows are in need of glazing (putty) improvements.

Doors

- **Repair:** The paint on the back door frame/ trim is peeling and requires painting and the front door frame requires caulking. **REPAIRED (Painted back door frame)**
- **Repair:** Localized rot was visible on the storage building door trim/frames. Repair to the door trim and frame can usually be accomplished by a skilled carpenter.

Garage

- **Repair:** The garage door trim shows evidence of rot. Repairs should be undertaken to prevent further damage.
- **Repair, Safety Issue:** Damaged safety springs/cable was noted on the west garage door spring. The installation of the springs/cables would improve safety during operation.
- **Monitor, Repair:** The overhead garage door does not seal properly on the floor. Repair is discretionary.
- **Repair, Safety Issue:** The east garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** Adjustment or replacement is needed if the opener has this feature.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.
- **Repair, Safety Issue:** Proper fire separation between the garage and house proper is recommended (damaged ceiling and wall covering was noted.) **Damaged ceiling and wall covering replaced, repaired and repainted**

Lot Drainage

- **Monitor:** 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 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. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.***
- **Monitor:** The driveway appears to slope slightly towards the house near the garage. This condition can cause water entry in the building. Unfortunately, it is difficult to improve this situation without adding a special intercept drain system at the garage entry. Monitor closely during heavy rains or water runoff. Improvements may be needed if the water does not drain off to the side of the driveway and away from the garage.

Deck

- **Recommend:** The back deck needs localized painting to improve durability.
- **Repair:** The loose decking boards on the front entry deck should be secured. **REPAIRED**
- **Monitor:** The back lower level deck has been built at grade level. This configuration is prone to rot and insect activity.
- **Repair, Safety Issue:** A railing should be provided for the deck and steps.

Driveway/Walkway

- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs.
- **Repair, Safety Issue:** The side paver walkway and driveway presents a trip hazard. This condition should be altered for improved safety.

Retaining Wall

- **Monitor, Repair:** The back southeast short landscaping timber retaining wall shows evidence of rot. Repairs can be undertaken as desired.

Landscaping

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

Fencing

- **Repair:** The fencing is in fair condition. Repairs are needed and were in progress at the time of the inspection. **REPAIRED**

Main Panel

- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 35 Amps and the one in the panel is 40 Amps. **REPAIRED (Repairs completed on 6/3/11 by licensed electrician)**
- **Repair:** Any openings in the main panel should be covered. **REPAIRED**
- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings. The loose cable clamp should be repaired. **REPAIRED**

Distribution Wiring

- **Repair:** Loose wiring in the garage and basement should be secured. **REPAIRED**

Lights

- **Repair:** The loose light fixture wiring cover on the southwest basement light fixture above the sink should be repaired or replaced. **REPAIRED**

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 replacing with two-holed outlets. **REPAIRED (Repairs completed on 6/3/11 by licensed electrician)**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the hall bath did not respond correctly to testing during the inspection. This receptacle should be repaired. **REPAIRED (Repairs completed on 6/3/11 by licensed electrician)**

Switches

- **Repair:** The inoperative furnace technician safety switch should be repaired.

Smoke Detectors

- **Repair, Safety Issue:** The smoke detector(s) did not respond to testing. **REPAIRED**

Supply Air Ductwork

- **Improve:** Loose fitting joints and/or openings in the ductwork should be improved. Duct tape is not the appropriate material for this purpose, despite its name.

Chimney

- **Potential Major Concern, Safety Issue:** The chimney serving the gas fired heating system does not appear to be lined. Unlined flues risk unsafe system operation, blockage, gas leaks, or fire. Have the chimney inspected and lined (if necessary) by a guild-certified chimney sweep. (National Chimney Sweeps Guild.)

Central Air Conditioning

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

House Fan

- **Repair:** The house fan is covered with plastic and/or insulation. This must be removed before operating. The fan could not be tested for this reason.

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.

Gas Piping

- **Monitor, Repair:** Copper tubing 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 copper pipe be replaced with one of suitable material.
- **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.

Plumbing Fixtures

- **Monitor, Repair:** Low cold water pressure was observed at the master bath shower. This should be investigated further and repaired if necessary. **REPAIRED (Water pressure valve replaced by licensed plumber, 6/1/11)**
- **Repair:** The basement sink sprayer nozzle is inoperative and needs repair.
- **Monitor:** The hall bath sink was observed to drain slowly, suggesting that an obstruction may exist. **REPAIRED (Unclogged drain)**
- **Repair:** The master bath toilet is loose. **REPAIRED**
- **Improve:** Cracked, deteriorated and/or missing hall bath bathtub enclosure caulk could be improved (minor improvement needed.)
- **Repair:** The hall bath bathtub drain plug is inoperative or missing and needs repair.
- **Repair:** The front hose bib is leaky.

Fireplaces

- **Monitor:** The fireplace is not fully plumbed for gas. An extension tube is needed to utilize the gas portion of the fireplace.
- **Monitor:** The fireplace shows evidence of having previous moisture in the chimney.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted on the garage ceiling and wall, basement ceiling and upstairs northeast bedroom ceiling.
- **Repair:** Damage to the garage ceiling and garage entry stairway wall was observed.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary. Overall condition is above average.

Floors

- **Monitor:** The basement carpet shows typical wear and/or soiled spots and stains. **REPAIRED (basement carpet removed and floor painted with concrete paint)**
- **Monitor:** The hardwood floor is scuffed and/or worn. **REPAIRED (hardwood floor in family room professionally refinished, 5/16/11)**

Windows

- **Monitor, Repair:** The interior window trim is peeling in localized areas (i.e. dining room.) Repair is discretionary.
- **Monitor:** Some of the window(s) are painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window in the basement is cracked. Improvement is not a high priority.
- **Repair:** Damaged screens were noted on windows (i.e. basement.)
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Doors

- **Repair:** Doors to the northwest bedroom, northwest bedroom closet and front storm door should be trimmed or adjusted as necessary to work properly.
- **Repair:** Damaged or non-functional door latching hardware on the back storm door should be improved.
- **Repair:** Damage was noted on the door to the basement.

Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the garage stairway.

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. 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 70 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •10% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Steel
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Waferboard Sheathing Over 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.

General Comments

No major defects were observed in the accessible structural components of the house. Typical minor flaws were detected in the structural components of the building.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Foundation settlement cracking was observed. These cracks appeared to have been properly sealed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.
- **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.

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
Roof Flashings:	•Metal •Roofing Material (Shingles)
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are to be in generally good condition. During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials. 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.

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.



Flashings

- **Repair:** The chimney flashing should be caulked to avoid leaks. **REPAIRED (Professionally repaired 6/1/2011)**



Chimneys

- **Repair:** The masonry chimney shows evidence of substantial spalling (surface deterioration of the parged masonry).
REPAIRED (Professionally repaired 6/1/2011)



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



Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **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. **REPAIRED**



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.

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 •Vinyl Siding
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •Solid Wood
Window/Door Frames and Trim:	•Wood •Metal
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Pavers •Wood
Porches, Decks, Steps, Railings:	•Wood
Overhead Garage Door(s):	•Plastic •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•Wood •Stone
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. The wood window frames are in generally good condition. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The birds nest should be removed from the downspout and cable wiring on the back of the house to prevent insect infestation.
- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas. These areas should be painted to prevent water damage or rot in the future. **REPAIRED**



- **Repair:** Localized rot was observed in the siding (i.e. storage building.) 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.



Windows

- **Repair:** The window frames require localized painting and caulking (i.e. front window and garage window.)
- **Repair:** Some of the windows are in need of glazing (putty) improvements.



Doors

- **Repair:** The paint on the back door frame/ trim is peeling and requires painting and the front door frame requires caulking. **REPAIRED (Painted back door frame)**
- **Repair:** Localized rot was visible on the storage building door trim/frames. Repair to the door trim and frame can usually be accomplished by a skilled carpenter.

Garage

- **Repair:** The garage door trim shows evidence of rot. Repairs should be undertaken to prevent further damage.
- **Repair, Safety Issue:** Damaged safety springs/cable was noted on the west garage door spring. The installation of the springs/cables would improve safety during operation.
- **Monitor, Repair:** The overhead garage door does not seal properly on the floor. Repair is discretionary.
- **Repair, Safety Issue:** The east garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** Adjustment or replacement is needed if the opener has this feature.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.
- **Repair, Safety Issue:** Proper fire separation between the garage and house proper is recommended (damaged ceiling and wall covering was noted.) **Damaged ceiling and wall covering replaced, repaired and repainted**

Lot Drainage

- **Monitor:** 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 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. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.*
- **Monitor:** The driveway appears to slope slightly towards the house near the garage. This condition can cause water entry in the building. Unfortunately, it is difficult to improve this situation without adding a special intercept drain system at the garage entry. Monitor closely during heavy rains or water runoff. Improvements may be needed if the water does not drain off to the side of the driveway and away from the garage.

Deck

- **Recommend:** The back deck needs localized painting to improve durability.
- **Repair:** The loose decking boards on the front entry deck should be secured. **REPAIRED**
- **Monitor:** The back lower level deck has been built at grade level. This configuration is prone to rot and insect activity.
- **Repair, Safety Issue:** A railing should be provided for the deck and steps.

Driveway/Walkway

- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs.
- **Repair, Safety Issue:** The side paver walkway and driveway presents a trip hazard. This condition should be altered for improved safety.



Retaining Wall

- **Monitor, Repair:** The back southeast short landscaping timber retaining wall shows evidence of rot. Repairs can be undertaken as desired.

Landscaping

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

Fencing

- **Repair:** The fencing is in fair condition. Repairs are needed and were in progress at the time of the inspection. **REPAIRED**

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.
- Automobile(s) in the garage restricted the inspection.
- 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:	•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:	•Bathroom(s)
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. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 35 Amps and the one in the panel is 40 Amps. **REPAIRED (Repairs completed on 6/3/11 by licensed electrician)**
- **Repair:** Any openings in the main panel should be covered. **REPAIRED**
- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings. The loose cable clamp should be repaired. **REPAIRED**



Distribution Wiring

- **Repair:** Loose wiring in the garage and basement should be secured.



Lights

- **Repair:** The loose light fixture wiring cover on the southwest basement light fixture above the sink should be repaired or replaced. **REPAIRED**

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 replacing with two-holed outlets. **REPAIRED (Repairs completed on 6/3/11 by licensed electrician)**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the hall bath did not respond correctly to testing during the inspection. This receptacle should be repaired. **REPAIRED (Repairs completed on 6/3/11 by licensed electrician)**

Switches

- **Repair:** The inoperative furnace technician safety switch should be repaired.

Smoke Detectors

- **Repair, Safety Issue:** The smoke detector(s) did not respond to testing. **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: L993223489
Vents, Flues, Chimneys:	•Masonry-Lined
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier

HEATING OBSERVATIONS

Positive Attributes

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

General Comments

The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Supply Air Ductwork

- **Improve:** Loose fitting joints and/or openings in the ductwork should be improved. Duct tape is not the appropriate material for this purpose, despite its name.



Chimney

- **Potential Major Concern, Safety Issue:** The chimney serving the gas fired heating system does not appear to be lined. Unlined flues risk unsafe system operation, blockage, gas leaks, or fire. Have the chimney inspected and lined (if necessary) by a guild-certified chimney sweep. (National Chimney Sweeps Guild.)

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: L9926 41131
Size of Circuit:	•Circuit Size: Minimum Circuit Size 21.3 Amps Maximum Circuit Breaker Size 35 Amps
	•Breaker Size In Main Panel:40 Amps
Through-Wall Equipment:	•Not Present
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.

General Comments

As the system is a middle aged unit a higher level of maintenance can be expected.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

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

House Fan

- **Repair:** The house fan is covered with plastic and/or insulation. This must be removed before operating. The fan could not be tested for this reason.

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 in the previous 48 hours.**
- The house fan 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:	•Rolled Fiberglass in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •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.
- The attic was viewed from the access hatch only. No access was gained to the east side attic due to storage in closet.
- 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:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper •Plastic
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron •Steel
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Bradford White •Serial Number: MI40T6FBN2
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Backflow Preventers on Hose Bibs •Pressure Regulator on Main Line

PLUMBING OBSERVATIONS

Positive Attributes

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

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.

Gas Piping

- **Monitor, Repair:** Copper tubing 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 copper pipe be replaced with one of suitable material.
- **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.

Plumbing Fixtures

- **Monitor, Repair:** Low cold water pressure was observed at the master bath shower. This should be investigated further and repaired if necessary. **REPAIRED (Water pressure valve replaced by licensed plumber, 6/1/11)**
- **Repair:** The basement sink sprayer nozzle is inoperative and needs repair.
- **Monitor:** The hall bath sink was observed to drain slowly, suggesting that an obstruction may exist. **REPAIRED (Unclogged drain)**
- **Repair:** The master bath toilet is loose. **REPAIRED**
- **Improve:** Cracked, deteriorated and/or missing hall bath bathtub enclosure caulk could be improved (minor improvement needed.)
- **Repair:** The hall bath bathtub drain plug is inoperative or missing and needs repair.
- **Repair:** The front hose bib is leaky.

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
Floor Surfaces:	•Carpet •Tile •Wood •Concrete
Window Type(s) & Glazing:	•Casement •Double/Single Hung •Awning •Fixed Pane •Thermal Pane •Single Pane with Storm Window
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 good condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted on the garage ceiling and wall, basement ceiling and upstairs northeast bedroom ceiling.
- **Repair:** Damage to the garage ceiling and garage entry stairway wall was observed.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary. Overall condition is above average.

Floors

- **Monitor:** The basement carpet shows typical wear and/or soiled spots and stains. **REPAIRED (basement carpet removed and floor painted with concrete paint)**
- **Monitor:** The hardwood floor is scuffed and/or worn. **REPAIRED (hardwood floor in family room professionally refinished, 5/16/11)**

Windows

- **Monitor, Repair:** The interior window trim is peeling in localized areas (i.e. dining room.) Repair is discretionary.
- **Monitor:** Some of the window(s) are painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window in the basement is cracked. Improvement is not a high priority.
- **Repair:** Damaged screens were noted on windows (i.e. basement.)
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Doors

- **Repair:** Doors to the northwest bedroom, northwest bedroom closet and front storm door should be trimmed or adjusted as necessary to work properly.
- **Repair:** Damaged or non-functional door latching hardware on the back storm door should be improved.
- **Repair:** Damage was noted on the door to the basement.

Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the garage stairway.

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. 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.
- 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 •Dishwasher •Waste Disposer •Refrigerator
Laundry Facility:	•Gas Piping for Dryer •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

The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

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 •Gas
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

- **Monitor:** The fireplace is not fully plumbed for gas. An extension tube is needed to utilize the gas portion of the fireplace.
- **Monitor:** The fireplace shows evidence of having previous moisture in the chimney.

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.