



Star Home Inspection Services

Home Inspection Report

5917 Noland Rd, Shawnee, KS 66216

Inspection Date: 12/31/2008

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Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

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

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

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

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

Improve: denotes improvements which are recommended but not required.

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

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

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

Foundation

- **Monitor:** Foundation bowing and cracking was observed. The north side of foundation appears to have been properly reinforced with steel beams. This damage is usually the result of excessive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be monitored to keep water away from the building. Recommend structural engineer or professional foundation company evaluate areas not reinforced.
- **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

- **Major Concern, Repair:** Missing tabs was observed. Repairs are needed. The roofing is near the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Expect to replace the roof soon. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair.
- It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.
- Replace the roof flashing materials (example at roof vents and chimney flashings) when re-roofing to avoid leaks in these areas.

Flashings

- **Monitor, Repair:** The plumbing and roof vent flashing is old and should be monitored. If leaks occur it may be possible to patch leaky flashing; otherwise replacement will be needed. Exposed flashing nail heads should be caulked. Rusted roof vents should be painted to extend their lives. Screens on some roof vents are damaged.
- **Monitor:** The plumbing vent flashing is vulnerable and should be carefully monitored for leaks.
- **Repair:** The plumbing vent flashing boot is split making it vulnerable to leaks. It's recommended that the boot be caulked or the flashing replaced.

Chimneys

- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.
- **Repair:** The chimney flashing is rusting. It should be painted to extend its life.
- **Repair:** The chimney flashing should be caulked to avoid leaks.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The old galvanized gutters and downspouts should be replaced..

Exterior Walls

- **Major Concern, Repair:** The exterior of the house needs to be painted.

Exterior Eaves

- **Repair:** The soffit and fascia should be painted.
- **Repair:** Localized rot was observed in the soffit. Repairs and painting are needed.
- **Repair:** The fascia (the wooden board to which the gutter is typically fastened) shows evidence of substantial rot. Repair or replacement is needed.
- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building.

Windows

- **Repair:** Some of the windows are in need of glazing (putty) improvements.
- **Repair:** Missing storm windows should, ideally, be repaired or replaced as necessary (example at garage).

Garage

- **Monitor, Repair:** The overhead garage door shows evidence of water staining and damage to the garage door trim. These areas should be monitored closely. Maintain with a good coat of paint and keeping any cracks or open areas closed up.
- **Repair, Safety Issue:** The 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

- **Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

Deck

- **Improve:** The deck should be painted or stained to improve durability.
- **Repair, Safety Issue:** Nail pops in the deck floor were observed. This is a safety issue and the nails should be hammered flush.
- **Repair, Safety Issue:** The openings in the deck railing are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.
- **Repair, Safety Issue:** The openings in the deck step railing are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.

Driveway/Walkway/Porch

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

Landscaping

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

Fencing

- **Repair:** The north fence gate needs adjustment to function properly (loose fence and gate at gate entry).

Service / Entrance

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

Outlets

- **Repair:** An outlet is loose at the front porch exterior. It should be repaired or replaced.
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired (examples at basement, back and front exterior, and living room). In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.

Switches

- **Monitor:** The function of the light switch at entryway and dining area marked with blue tape is unknown. Further investigation is required.

Lights

- **Repair:** The light is inoperative (examples at front porch, front stone wall, back deck, and laundry room). If the bulbs are not blown, the circuit should be repaired.
- **Monitor, Repair:** The light fixtures in the basement area are missing the covers.

Smoke Detectors

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

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Repair:** The opening where refrigerant lines enter house through siding should be sealed.

House Fan

- **Monitor:** The house fan is inoperative. Improvement is discretionary.

Furnace

- **Improve:** The dirty air filter should be replaced.
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.

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.

Supply Plumbing

- **Repair:** The piping is leaking at the shutoff handle at basement ceiling near water heater.
- **Repair:** Low water pressure was observed at the north bathroom bathtub.

Waste / Vent

- **Repair:** The waste piping is leaking at southwest corner of basement.
- **Monitor:** The trap under the entry way bathroom sink is in suspect condition (mineral buildup at piping connection). This area should be monitored.

Plumbing Fixtures

- **Repair:** The faucet(s) are leaking (examples at kitchen faucet stem and north bathroom sink hot water stem).
- **Monitor:** The faucets are showing signs of age. Updating faucets over time should be anticipated.
- **Monitor:** The sink is damaged (rust noted at kitchen sink and hall bathroom sink drains).
- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced in the front entry hall bathroom shower and bathroom. Possible hidden damage may be present behind tile.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced in north hall bathroom.
- **Improve:** Cracked, deteriorated and/or missing counter backsplash caulk should be replaced (examples in kitchen and bathroom sink counters).
- **Repair:** The kitchen sink sprayer is missing.

Sump Pump

- **Repair:** The sump pit should be covered for improved safety.

Electric Range

- **Repair:** The cooktop panel light is inoperative.

Waste Disposer

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

Fireplaces

- **Repair, Safety Issue:** The rear wall of the fireplace firebox should be repaired for improved safety. All openings should be sealed.
- **Repair:** The glass door on the fireplace is cracked and should be repaired.
- **Improve:** Fireplace screens are not in ideal condition. Repair is discretionary.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (examples at ceilings in basement, garage, kitchen, living room, hallway, southwest bedroom closet, northeast bedroom).
- **Monitor, Repair:** Water damage was noted (example at garage ceiling).
- **Repair:** Drywall damage was observed in basement.
- **Monitor:** Evidence of patching was detected.
- **Monitor:** Larger than typical cracks were noted (garage ceiling).
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.
- **Repair:** Signs of mold were observed in the basement. Recommend testing and further evaluation.
- **Improve:** Staining needed on some paneling and trim in basement where water has damaged woodwork. Some paneling in basement is loose and should be better secured.
- **Repair:** Ceiling tiles in basement are missing or damaged and should be repaired/replaced.

Floors

- **Monitor:** Seams in the vinyl flooring at the entryway bathroom are not in ideal condition. Improvement is discretionary.
- **Monitor:** The carpet is stained.
- **Monitor, Repair:** The carpet flooring is damaged

Windows

- **Monitor, Repair:** The storm window in southwest bedroom is cracked. Improvement is not a high priority.
- **Repair:** Jalousie window in basement is missing glass window slats.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (examples at doors in basement to laundry area and to northwest room).
- **Repair:** The weather strip on the front storm door is damaged and/or missing. Repair is needed.
- **Monitor:** Minor damage was noted on the door from garage to house.

Kitchen Counters

- **Repair:** The kitchen countertop is damaged and the north hall bathroom countertop is stained.

Kitchen Cabinets

- **Repair:** Loose cabinet doors in the kitchen should be repaired.

Stairways

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

Basement Leakage

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

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

In the event that chronic basement leakage problems are experienced, excavation, damp-proofing and/or the installation of drainage tiles may be necessary. Your plans for using the basement may also influence the approach taken to curing any leakage that is experienced. Basement leakage rarely affects the structural integrity of a home. If the leakage can be tolerated, expensive repairs can usually be avoided. It is very common for shrinkage and/or settling cracks to develop in foundation walls. It is also common for these cracks to leak. If leakage is experienced, improve lot drainage adjacent to the crack. If leakage persists, various methods of crack repair are available. These include interior patching with an epoxy resin or hydraulic cement and exterior repairs after excavation. The exterior repair, although more expensive, is more often successful in eliminating leakage. 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 28 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •15% 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:	•Plywood 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.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Foundation bowing and cracking was observed. The north side of foundation appears to have been properly reinforced with steel beams. This damage is usually the result of excessive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be monitored to keep water away from the building. Recommend structural engineer or professional foundation company evaluate areas not reinforced.
- **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.
- There was no access to the roof space/attic.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Multiple Layers
Roof Flashings:	•Roofing Material (Shingles)
Chimneys:	•Masonry
Roof Drainage System:	•Galvanized Steel •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter. The chimneys do not show signs of significant deterioration.

General Comments

The roof coverings are old and are at or near end of useful life.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Major Concern, Repair:** Missing tabs was observed. Repairs are needed. The roofing is near the end of its life. Minor repairs might be possible to extend the roof life and to defer leaks. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Expect to replace the roof soon. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair.
- It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.
- Replace the roof flashing materials (example at roof vents and chimney flashings) when re-roofing to avoid leaks in these areas.



Flashings

- **Monitor, Repair:** The plumbing and roof vent flashing is old and should be monitored. If leaks occur it may be possible to patch leaky flashing; otherwise replacement will be needed. Exposed flashing nail heads should be caulked. Rusted roof vents should be painted to extend their lives. Screens on some roof vents are damaged.
- **Monitor:** The plumbing vent flashing is vulnerable and should be carefully monitored for leaks.
- **Repair:** The plumbing vent flashing boot is split making it vulnerable to leaks. It's recommended that the boot be caulked or the flashing replaced.



Chimneys

- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.
- **Repair:** The chimney flashing is rusting. It should be painted to extend its life.
- **Repair:** The chimney flashing should be caulked to avoid leaks.



Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The old galvanized gutters and downspouts should be replaced.

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:	•Board & Bat
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Treated Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade
Retaining Walls:	•None
Fencing:	•Chain Link

EXTERIOR OBSERVATIONS

Positive Attributes

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 appears to be fully insulated. The garage completely finished.

General Comments

The exterior of the home has not been well maintained. Repairs are needed. The exterior of the home has been badly neglected. Major repairs will be necessary to bring it up to acceptable standards.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Major Concern, Repair:** The exterior of the house needs to be painted.

Exterior Eaves

- **Repair:** The soffit and fascia should be painted.
- **Repair:** Localized rot was observed in the soffit. Repairs and painting are needed.
- **Repair:** The fascia (the wooden board to which the gutter is typically fastened) shows evidence of substantial rot. Repair or replacement is needed.
- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building.

Windows

- **Repair:** Some of the windows are in need of glazing (putty) improvements.
- **Repair:** Missing storm windows should, ideally, be repaired or replaced as necessary (example at garage).

Garage

- **Monitor, Repair:** The overhead garage door shows evidence of water staining and damage to the garage door trim. These areas should be monitored closely. Maintain with a good coat of paint and keeping any cracks or open areas closed up.
- **Repair, Safety Issue:** The 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

- **Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

Deck

- **Improve:** The deck should be painted or stained to improve durability.
- **Repair, Safety Issue:** Nail pops in the deck floor were observed. This is a safety issue and the nails should be hammered flush.
- **Repair, Safety Issue:** The openings in the deck railing are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.
- **Repair, Safety Issue:** The openings in the deck step railing are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.

Driveway/Walkway/Porch

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

Landscaping

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

Fencing

- **Repair:** The north fence gate needs adjustment to function properly (loose fence and gate at gate entry).

Discretionary Improvements

To reduce long term maintenance and improve appearance, it may be advantageous to install aluminum soffit and fascia. This improvement can involve significant cost.

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.

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: 200 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Basement southeast corner
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Located: Basement southeast corner
Sub-Panel(s):	•Panel Rating 40 Amp •Breakers •Located: Attic (near furnace)
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•None Found
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

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

Outlets

- **Repair:** An outlet is loose at the front porch exterior. It should be replaced.
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired (examples at basement, back and front exterior, and living room). In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.

Switches

- **Monitor:** The function of the light switch at entryway and dining area marked with blue tape is unknown. Further investigation is required.

Lights

- **Repair:** The light is inoperative (examples at front porch, front stone wall, back deck, and laundry room). If the bulbs are not blown, the circuit should be repaired.
- **Monitor, Repair:** The light fixtures in the basement area are missing the covers.

Smoke Detectors

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

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:	•Electric
Heating System Type:	•Manufacturer: Carrier •Serial Number:K478490
Heat Distribution Methods:	•Ductwork
Vents, Flues, Chimneys:	•Metal-Insulated Type

HEATING OBSERVATIONS

Positive Attributes

Heat distribution within the home is adequate (heat is not provided for the basement area). .

General Comments

The heating system is old and may be approaching the end of its life.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Improve:** The dirty air filter should be replaced.
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.

Conversion Considerations

Installation of a gas furnace in place of a forced air electric system can usually be accomplished with minimal modifications. Contact the local gas utility for estimates.

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.
- Access to the furnace was restricted.

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: Carrier
Size of Circuit: •Serial Number: Plate illegible

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 old, it will require repairs or replacement soon.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Repair:** The opening where refrigerant lines enter house through siding should be sealed.

Discretionary Improvements

The installation of a “set back” thermostat may help to reduce heating costs.

House Fan

- **Monitor:** The house fan is inoperative. Improvement is discretionary.

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:	•Fiberglass
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•Not Visible
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Kitchen •Dryer

INSULATION / VENTILATION OBSERVATIONS

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 power ventilator was not tested.

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
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron •Steel •Brass
Water Heater:	•Electric •Approximate Capacity (in gallons): 40 •Manufacturer: Kenmore •Serial Number: C98271780
Other Components:	•Sump Pump

PLUMBING OBSERVATIONS

Positive Attributes

The piping system within the home, for both supply and waste, is a good quality system.

General Comments

The plumbing fixtures are old. Upgrading fixtures would be a logical long term improvement. In the interim, a higher level of maintenance will likely be required.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

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

Supply Plumbing

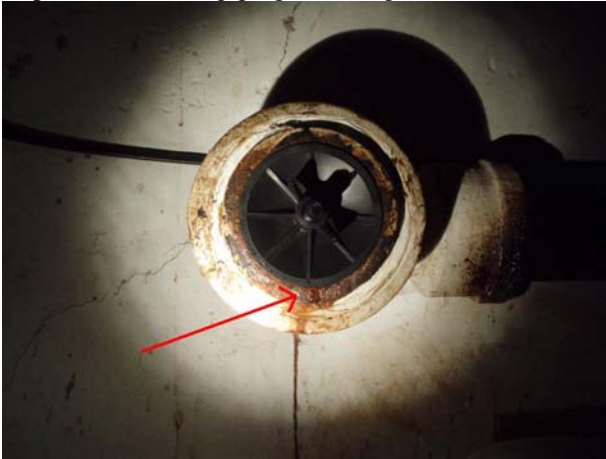
- **Repair:** The piping is leaking at the shutoff handle at basement ceiling near water heater.



- **Repair:** Low water pressure was observed at the north bathroom bathtub.

Waste / Vent

- **Repair:** The waste piping is leaking at southwest corner of basement.



- **Monitor:** The trap under the entry way bathroom sink is in suspect condition (mineral buildup at piping connection). This area should be monitored.



Plumbing Fixtures

- **Repair:** The faucet(s) are leaking (examples at kitchen faucet stem and north bathroom sink hot water stem).
- **Monitor:** The faucets are showing signs of age. Updating faucets over time should be anticipated.
- **Monitor:** The sink is damaged (rust noted at kitchen sink and hall bathroom sink drains).
- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced in the front entry hall bathroom shower and bathroom. Possible hidden damage may be present behind tile.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced in north hall bathroom.
- **Improve:** Cracked, deteriorated and/or missing counter backsplash caulk should be replaced (examples in kitchen and bathroom sink counters).
- **Repair:** The kitchen sink sprayer is missing.

Sump Pump

- **Repair:** The sump pit should be covered for improved safety.

Discretionary Improvements

Upgrading the old plumbing fixtures within the home would be a logical long term improvement.

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.
- Hose bibs that were shut off were not tested (example at back hose bib).

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 •Wood •Suspended Tile
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Jalousie •Fixed Pane •Single Pane with Storm Window
Doors:	•Wood-Solid Core •Wood-Hollow Core •Metal •Storm Door(s)

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (examples at ceilings in basement, garage, kitchen, living room, hallway, southwest bedroom closet, northeast bedroom).
- **Monitor, Repair:** Water damage was noted (example at garage ceiling).
- **Repair:** Drywall damage was observed in basement.
- **Monitor:** Evidence of patching was detected.
- **Monitor:** Larger than typical cracks were noted (garage ceiling).
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.
- **Repair:** Signs of mold were observed in the basement. Recommend testing and further evaluation.
- **Improve:** Staining needed on some paneling and trim in basement where water has damaged woodwork. Some paneling in basement is loose and should be better secured.
- **Repair:** Ceiling tiles in basement are missing or damaged and should be repaired/replaced.

Floors

- **Monitor:** Seams in the vinyl flooring at the entryway bathroom are not in ideal condition. Improvement is discretionary.
- **Monitor:** The carpet is stained.
- **Monitor, Repair:** The carpet flooring is damaged

Windows

- **Monitor, Repair:** The storm window in southwest bedroom is cracked. Improvement is not a high priority.
- **Repair:** Jalousie window in basement is missing glass window slats.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (examples at doors in basement to laundry area and to northwest room).
- **Repair:** The weather strip on the front storm door is damaged and/or missing. Repair is needed.
- **Monitor:** Minor damage was noted on the door from garage to house.

Kitchen Counters

- **Repair:** The kitchen countertop is damaged and the north hall bathroom countertop is stained.

Kitchen Cabinets

- **Repair:** Loose cabinet doors in the kitchen should be repaired.

Stairways

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

Basement Leakage

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

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

In the event that chronic basement leakage problems are experienced, excavation, damp-proofing and/or the installation of drainage tiles may be necessary. Your plans for using the basement may also influence the approach taken to curing any leakage that is experienced. Basement leakage rarely affects the structural integrity of a home. If the leakage can be tolerated, expensive repairs can usually be avoided. It is very common for shrinkage and/or settling cracks to develop in foundation walls. It is also common for these cracks to leak. If leakage is experienced, improve lot drainage adjacent to the crack. If leakage persists, various methods of crack repair are available. These include interior patching with an epoxy resin or hydraulic cement and exterior repairs after excavation. The exterior repair, although more expensive, is more often successful in eliminating leakage. 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 •Clothes Washer •Clothes Dryer
Laundry Facility:	•Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer
Other Components Tested:	•Waste Standpipe for Washer •Cooktop Exhaust Vent/Fan •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

General Comments

The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

RECOMMENDATIONS / OBSERVATIONS

Electric Range

- **Repair:** The cooktop panel light is inoperative.

Waste Disposer

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

LIMITATIONS OF APPLIANCES INSPECTION

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

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

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

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair, Safety Issue:** The rear wall of the fireplace firebox should be repaired for improved safety. All openings should be sealed.
- **Repair:** The glass door on the fireplace is cracked and should be repaired.
- **Improve:** Fireplace screens are not in ideal condition. Repair is discretionary.

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.

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