



**Star
Home
Inspection Services**

Home Inspection Report

5922 Charlotte St, Kansas City, MO 64110

Inspection Date: 06/15/2009

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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 east.

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:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Floors

- **Monitor:** Minor damaged subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found below the hall bath. Since only minor limited areas of damage exist this repair can be deferred until combined with other carpentry work at the property.

Roof

- **Monitor:** Prior repairs to the garage roof solid plank sheathing are evident.

Flashings

- **Monitor:** The skylight flashing should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (example at siding at roof step up areas and at garage and garage overhead doors). These areas should be caulked/painted to prevent water damage or rot in the future.
- **Repair:** Localized rot was observed in the siding (example at lower edge of garage siding). Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** The paint on the trim around the siding is peeling (examples at front porch and garage). These areas should be painted to prevent water damage and rot.
- **Repair:** Localized rot was observed in the trim around siding (example at detached garage and at front porch trim). 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.
- **Monitor:** The asbestos cement siding is a durable long term siding. It is relatively brittle and may be subject to physical damage. If removal of this siding is anticipated, special precautions may be necessary when handling and disposing of the material as it contains asbestos.

Exterior Eaves

- **Monitor, Repair:** Localized damage (missing soffit board) was observed in the soffit for the detached garage). Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.
- **Repair:** The eaves are peeling and they should be painted to prevent water damage and rot.

Windows

- **Repair:** The front window is in need of glazing (putty) improvements.

Garage

- **Repair, Safety Issue:** The north overhead garage door requires adjustment for easy and safe operation.
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.
- **Monitor, Safety Issue:** Pronounced floor cracks were noted in the garage. While this amount of cracking is unusual, this slab is not a structural component you should be aware of the trip hazard.

Lot Drainage

- **Improve:** The grading should be improved to promote the flow of storm water away from the house (example at area near air conditioner). 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.

Porch

- **Monitor, Repair:** The porch shows evidence of rot at the porch decking planks.
- **Repair:** The front porch should be painted to prevent water damage and rot.

Driveway

- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs.

Retaining Wall

- **Repair:** The front stone retaining wall shows evidence of deterioration.

Fencing

- **Repair, Safety Issue:** Loose planks on the wood fence should be secured. Nails at the fence present a safety issue. This should be repaired.

Service / Entrance

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

Distribution Wiring

- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates (examples at detached garage and at basement ceiling).
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (examples at basement ceiling).

Outlets

- **Repair:** An outlet is inoperative (example at back of garage and at dining room marked "inop" with blue tape). This outlet and circuit should be investigated.
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard. Renovations were in progress at the time of the inspection.

Lights

- **Repair:** The light is inoperative (example at garage). If the bulbs are not blown, the circuit should be repaired.

Supply Air Ductwork

- **Repair:** Missing or vent register(s) covers should be replaced. Renovations were in progress at the time of inspection.

Central Air Conditioning

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

Water Heater

- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Monitor, Improve:** The control knob for the hot water heater is missing.

Plumbing Fixtures

- **Repair:** Low water flow to the faucet in the hall bath sink was observed.
- **Repair:** The hall bath and upstairs bath left sink drain plug is inoperative or missing and needs repair.
- **Repair:** The hall bath was inoperative at the time of the inspection. Repairs were in progress.

Wall / Ceiling Finishes

- **Monitor:** Damage to the interior finish was observed (example at northwest room where renovations are in progress).
- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.
- **Monitor:** The plaster shows evidence of bulging at upstairs bedroom wall. Repairs may be desirable.
- **Monitor:** Signs of mildew were observed at the front northeast corner of the basement.
- **Improve:** Gaps at the hall bath sheetrock should be sealed or trim installed. (Renovations were in progress)

Floors

- **Repair:** The installation of the trim is incomplete at the upstairs bathroom door and the threshold is missing. Renovations were in progress.
- **Improve:** Tile damage to the fireplace hearth was noted.

Windows

- **Monitor:** The window(s) in the basement are secured shut. Improvement can be undertaken as desired.
- **Monitor:** Damaged screen was noted on window (example at basement north window).

Doors

- **Monitor:** Missing doors were noted.
- **Repair:** The weather strip on the front door is damaged and/or missing. Repair is needed.
- **Monitor, Repair:** Minor surface wear was noted on the door(s) (example at front door).

Stairways

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

Basement Leakage

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

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

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

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 78 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

| | |
|---------------------------|---|
| Foundation: | •Concrete Block •Stone •Basement Configuration |
| Columns: | •Wood |
| Floor Structure: | •Wood Joist •Concrete |
| Wall Structure: | •Wood Frame |
| Ceiling Structure: | •Joist •Rafters |
| Roof Structure: | •Rafters •Solid Plank Sheathing (Garage) •Plywood 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. The inspection did not discover evidence of substantial structural movement.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Floors

- **Monitor:** Minor damaged subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found below the hall bath. Since only minor limited areas of damage exist this repair can be deferred until combined with other carpentry work at the property.



Roof

- **Monitor:** Prior repairs to the garage roof solid plank sheathing are evident.



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 •Roll Roofing |
| Roof Flashings: | •Roofing Material (Shingles) |
| Chimneys: | •Masonry |
| Roof Drainage System: | •Aluminum •Downspouts discharge above grade |
| Skylights: | •Curb-Type |
| 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. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order. The chimneys do not show signs of significant deterioration. The gutters are clean.

RECOMMENDATIONS / OBSERVATIONS

Flat Roofing

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



Flashings

- **Monitor:** The skylight flashing should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.

Discretionary Improvements

Gutters & Downspouts

- **Monitor, Improve:** It may be desirable for gutters and downspouts be installed at the detached garage to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

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

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (example at siding at roof step up areas and at garage and garage overhead doors). These areas should be caulked/painted to prevent water damage or rot in the future.
- **Repair:** Localized rot was observed in the siding (example at lower edge of garage siding). Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** The paint on the trim around the siding is peeling (examples at front porch and garage). These areas should be painted to prevent water damage and rot.
- **Repair:** Localized rot was observed in the trim around siding (example at detached garage and at front porch trim). 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.
- **Monitor:** The asbestos cement siding is a durable long term siding. It is relatively brittle and may be subject to physical damage. If removal of this siding is anticipated, special precautions may be necessary when handling and disposing of the material as it contains asbestos.

Exterior Eaves

- **Monitor, Repair:** Localized damage (missing soffit board) was observed in the soffit for the detached garage). Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.
- **Repair:** The eaves are peeling and they should be painted to prevent water damage and rot.



Windows

- **Repair:** The front window is in need of glazing (putty) improvements.

Garage

- **Repair, Safety Issue:** The north overhead garage door requires adjustment for easy and safe operation.
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.
- **Monitor, Safety Issue:** Pronounced floor cracks were noted in the garage. While this amount of cracking is unusual, this slab is not a structural component you should be aware of the trip hazard.

Lot Drainage

- **Improve:** The grading should be improved to promote the flow of storm water away from the house (example at area near air conditioner). 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.

Porch

- **Monitor, Repair:** The porch shows evidence of rot at the porch decking planks.
- **Repair:** The front porch should be painted to prevent water damage and rot.

Driveway

- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs.

Retaining Wall

- **Repair:** The front stone retaining wall shows evidence of deterioration.

Fencing

- **Repair, Safety Issue:** Loose planks on the wood fence should be secured. Nails at the fence present a safety issue. This should be 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.
- 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: 200 Amps |
| Service Drop: | •Overhead |
| Service Entrance Conductors: | •Aluminum |
| Service Equipment & Main Disconnects: | •Main Service Rating 100 Amps •Breakers •Located: Basement |
| Service Grounding: | •Copper •Water Pipe Connection |
| Service Panel & Overcurrent Protection: | •Panel Rating: 100 Amp •Breakers •Located: Basemen t |
| 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. 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. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

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

Distribution Wiring

- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates (examples at detached garage and at basement ceiling).



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



Outlets

- **Repair:** An outlet is inoperative (example at back of garage and at dining room marked “inop” with blue tape). This outlet and circuit should be investigated.
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard. Renovations were in progress at the time of the inspection.

Lights

- **Repair:** The light is inoperative (example at garage). If the bulbs are not blown, the circuit should be repaired.

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: Lennox •Serial Number: 5904L13142 |
| Vents, Flues, Chimneys: | •Metal-Single Wall |
| Heat Distribution Methods: | •Ductwork |
| Other Components: | •Humidifier |

HEATING OBSERVATIONS

Positive Attributes

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

General Comments

The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Supply Air Ductwork

- **Repair:** Missing or vent register(s) covers should be replaced. Renovations were in progress at the time of inspection.

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: Lennox |
| | •Serial Number: 5804C580240 |
| Size of Circuit: | •Circuit Size: Minimum Circuit Size 21 Amps Maximum Circuit Breaker Size 35 Amps •Breaker Size In Main Panel: 30 |

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. The system responded properly to operating controls.

General Comments

The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

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

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.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

| | |
|------------------------------------|--|
| Attic Insulation: | •Loose Fiberglass/Mineral Wool in Main Attic |
| Roof Cavity Insulation: | •None Visible |
| Exterior Wall Insulation: | •Not Visible |
| Basement Wall Insulation: | •Foam on Basement Wall Rim Joists |
| Vapor Retarders: | •Unknown |
| Roof Ventilation: | •Roof Vents |
| Exhaust Fan/vent Locations: | •Bathroom •Dryer |

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated home.

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.

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 •Lead |
| Water Heater: | •Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Reliance •Serial Number: D86195267 |
| Fuel Shut-Off Valves: | •Natural Gas Main Valve At Meter |

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 plumbing fixtures appear to have been well-maintained.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Monitor, Improve:** The control knob for the hot water heater is missing.

Plumbing Fixtures

- **Repair:** Low water flow to the faucet in the hall bath sink was observed.
- **Repair:** The hall bath and upstairs bath left sink drain plug is inoperative or missing and needs repair.
- **Repair:** The hall bath was inoperative at the time of the inspection. Repairs were in progress.

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 •Plaster •Wood |
| Floor Surfaces: | •Carpet •Tile •Wood •Concrete |
| Window Type(s) & Glazing: | •Casement •Double/Single Hung •Awning •Thermal 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:** Damage to the interior finish was observed (example at northwest room where renovations are in progress).
- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.
- **Monitor:** The plaster shows evidence of bulging at upstairs bedroom wall. Repairs may be desirable.
- **Monitor:** Signs of mildew were observed at the front northeast corner of the basement.
- **Improve:** Gaps at the hall bath sheetrock should be sealed or trim installed. (Renovations were in progress)

Floors

- **Repair:** The installation of the trim is incomplete at the upstairs bathroom door and the threshold is missing. Renovations were in progress.
- **Improve:** Tile damage to the fireplace hearth was noted.

Windows

- **Monitor:** The window(s) in the basement are secured shut. Improvement can be undertaken as desired.
- **Monitor:** Damaged screen was noted on window (example at basement north window).

Doors

- **Monitor:** Missing doors were noted.
- **Repair:** The weather strip on the front door is damaged and/or missing. Repair is needed.
- **Monitor, Repair:** Minor surface wear was noted on the door(s) (example at front door).

Stairways

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

Basement Leakage

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

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

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

For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Recent renovations and/or interior painting concealed historical evidence.

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 |
| 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. The kitchen cabinetry is above average quality.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:

•Cosmetic/Non-Functional - Located: Family room

FIREPLACES / WOOD STOVES OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

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

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