



# Star Home Inspection Services

## *Home Inspection Report*

**6708 High Dr Mission Hills, KS 66208**

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**Inspection Date: 04/18/2011**

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**Report Number: 04182011-2A**

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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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

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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

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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 foundation wall(s) 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. If additional movement is observed more repairs may be necessary. Parging (stucco like coating) was noted on the foundation walls.
- **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/Walls

- **Monitor:** Floor joists are notched and or cut. This weakens the joist and risks structural damage; if any further movement is or cracking is observed repairs or additional support will be needed.
- **Monitor:** Construction mold was visible on some wall joists in the furnace room. This is mold that grows on the lumber while lying in the weather during construction. Most homes have some level of this mold and it goes dormant once removed from the elements and normally does not present any problems.
- **Monitor:** Repaired subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found. Water staining was noted on the subflooring below the southeast corner of the crawl space.

### Sloped Roofing

- **Repair:** The roofing is in fair condition. The roofing shows evidence of moss and organic build up in shaded areas. This condition may reduce the life expectancy of the roofing. Trimming or removing trees could improve this condition. Split, loose or damaged ridge caps of the roofing require repair. The life expectancy of wood roofs is generally 15 to 20 years with tune-ups normally needed around the 10<sup>th</sup> year. This will depend on several factors such as the quality of shingle or shake, the slope of the roof (steeper is better), the amount of exposed shingle, and the amount of sun or shade. As with all roofs, annual maintenance is needed. Cracked, curled, or displaced shingles or shakes should be repaired. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the wood roof requires repair.
- **Improve:** Debris should be removed from the roofing to reduce risk of leaks and early roof wear.

### Flat Roofing

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

### Flashings

- **Monitor, Repair:** The plumbing vent flashing boot(s) are split making them vulnerable to leaks. It's recommended that the boots be caulked or the flashing replaced.
- **Repair:** The siding roof flashing near the southwest roof step up is loose and should be repaired to avoid leaks.
- **Repair:** The chimney flashing should be caulked to avoid leaks.
- **Monitor:** The skylight flashing should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.

### Chimneys

- **Monitor, Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked before winter 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.

### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Improve:** Loose downspout(s) clamp near the front porch should be improved.

### Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (i.e. near master bedroom sliding glass door and at lower edge of front bay windows.) These areas should be painted to prevent water damage or rot in the future.
- **Repair:** Localized rot was observed in the siding (i.e. near the master bedroom sliding glass door.) 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:** Insulation noted below lower edge of siding near back slider.

### Windows

- **Improve:** The metal basement window frames are rusting noticeably. Painting may be desirable.

### Garage

- **Repair:** The garage overhead door frame/ trim requires painting.
- **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

- **Monitor:** The grading should be maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.*
- **Recommend:** Cover should be provided for the basement window well to keep storm water out of the well.
- **Possible Major Concern, Monitor:** The back northwest patio porch step entry appears to slope towards the house. This condition can cause water entry in the building. It is difficult to improve this situation without re-grading the porch and walkway adjacent to the foundation.

### Porch / Deck Cover

- **Improve:** The front porch cover should posts could be better secured to the house to reduce risk of falling.

### Patio/Walkway

- **Repair:** The exterior brickwork on the back patio and walkway should be re-pointed (replacement of the mortar between the bricks) to prevent further deterioration. Cracked, deteriorated or missing bricks should be replaced.
- **Monitor:** The patio and walkway have settled and cracked. Persisting movement may result in the need for repairs.

### Landscaping

- **Monitor:** Tree branches should be kept trimmed away from the house to avoid damage to the building.

### Main Panel

- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 50 Amps and the one in the panel is 60 Amps.

### Distribution Wiring

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

### Outlets

- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the northeast basement and hall bath marked "INOP" with blue tape are inoperative. These circuits should be repaired.

### Switches

- **Monitor:** The light switch in the upstairs north bath closet is inoperative. No light fixture is installed at this location.

### Lights

- **Repair:** The light is inoperative (i.e. front porch, basement and garage.) If the bulbs are not blown, the circuit should be repaired.
- **Repair, Safety Issue:** The missing light fixture on the northwest corner of the exterior should be repaired or replaced. Exposed wiring represents a safety concern. This wiring is controlled by the middle switch near the laundry room back door.

### Smoke Detectors

- **Repair, Safety Issue:** Missing smoke detector was observed in the main floor hallway.

### Furnace

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

### Supply Air Ductwork

- **Monitor, Repair:** No heat supply was found in the master bath (excluding floor heater.) If this area proves to be cool, a heat supply or some form of supplemental heat should be provided.

### Attic / Roof

- **Repair:** Insulation should be evened out.

### Plumbing Fixtures

- **Repair:** The toilet in the main floor north half bath is loose.
- **Improve:** Cracked, deteriorated and/or missing sink back splash caulk in the upstairs north bath could be improved.
- **Note:** One of the back hose bibs has been disconnected from the supply piping in the basement and is therefore inoperative.

### Wall / Ceiling Finishes

- **Repair:** Minor damage to the paneling, drywall and ceiling was observed in the partially finished basement.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary. Overall condition is above average.
- **Monitor, Repair:** The basement is partially finished with portions of wall and ceiling framing exposed. Repairs are discretionary.

### Floors

- **Improve:** Cracked, deteriorated and/or missing grout in the upstairs northwest bath flooring should be replaced.
- **Monitor, Repair:** The vinyl flooring in the north side of the basement is damaged
- **Repair:** The flooring in the northeast basement and basement bath is missing.
- **Repair:** The installation of the trim is incomplete in the basement and the upstairs southwest bedroom closet.

### Windows

- **Monitor:** Some of the window(s) are painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Repair:** Window hardware is missing on some of the windows. The owner should be consulted regarding any hardware (casement window cranks) that may be in storage.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Monitor:** Back basement windows have been covered over by the patio.
- **Monitor:** The window lock in the main floor north half bath is blocked by the wood blind. Repairs are discretionary.

### Doors

- **Repair:** Doors to the northwest unfinished basement, master bath and northeast basement closet marked with blue tape should be trimmed or adjusted as necessary to work properly.
- **Repair:** The glass of the sliding glass door has lost its seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.

### Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

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

## THE SCOPE OF THE INSPECTION

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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 65 degrees F.

### RECENT WEATHER CONDITIONS

Occasional rain has been experienced in the days leading up to the inspection.

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Poured Concrete •Basement and Crawl Space Configuration
<b>Columns:</b>	•Steel
<b>Floor Structure:</b>	•Wood Joist •Concrete
<b>Wall Structure:</b>	•Wood Frame, Brick Veneer
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters •Plywood Sheathing •Spaced Plank Sheathing

## STRUCTURE OBSERVATIONS

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### 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 foundation wall(s) 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. If additional movement is observed more repairs may be necessary. Parging (stucco like coating) was noted on the foundation walls.
- **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/Walls

- **Monitor:** Floor joists are notched and or cut. This weakens the joist and risks structural damage; if any further movement is or cracking is observed repairs or additional support will be needed.



- **Monitor:** Construction mold was visible on some wall joists in the furnace room. This is mold that grows on the lumber while lying in the weather during construction. Most homes have some level of this mold and it goes dormant once removed from the elements and normally does not present any problems.



- **Monitor:** Repaired subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found. Water staining was noted on the subflooring below the southeast corner of the crawl space.



## LIMITATIONS OF STRUCTURE INSPECTION

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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:	•Wood Shingle •Roll Roofing
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above & below grade
Skylights:	•Curb-Type
Method of Inspection:	•Walked on roof

## ROOFING OBSERVATIONS

### General Comments

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

### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

- **Repair:** The roofing is in fair condition. The roofing shows evidence of moss and organic build up in shaded areas. This condition may reduce the life expectancy of the roofing. Trimming or removing trees could improve this condition. Split, loose or damaged ridge caps of the roofing require repair. The life expectancy of wood roofs is generally 15 to 20 years with tune-ups normally needed around the 10<sup>th</sup> year. This will depend on several factors such as the quality of shingle or shake, the slope of the roof (steeper is better), the amount of exposed shingle, and the amount of sun or shade. As with all roofs, annual maintenance is needed. Cracked, curled, or displaced shingles or shakes should be repaired. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the wood roof requires repair.





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



### Flat Roofing

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



### Flashings

- **Monitor, Repair:** The plumbing vent flashing boot(s) are split making them vulnerable to leaks. It's recommended that the boots be caulked or the flashing replaced.



- **Repair:** The siding roof flashing near the southwest roof step up is loose and should be repaired to avoid leaks.



- **Repair:** The chimney flashing should be caulked to avoid leaks.



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

### Chimneys

- **Monitor, Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked before winter 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.



### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Improve:** Loose downspout(s) clamp near the front porch should be improved.



## 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

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

## EXTERIOR OBSERVATIONS

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### Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The wood window frames are in generally good condition. The 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. The driveway and walkways are in good condition. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed.

### General Comments

The exterior of the home is generally in good condition.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (i.e. near master bedroom sliding glass door and at lower edge of front bay windows.) These areas should be painted to prevent water damage or rot in the future.



- **Repair:** Localized rot was observed in the siding (i.e. near the master bedroom sliding glass door.) 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:** Insulation noted below lower edge of siding near back slider.



### Windows

- **Improve:** The metal basement window frames are rusting noticeably. Painting may be desirable.



### Garage

- **Repair:** The garage overhead door frame/ trim requires painting.



- **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

- **Monitor:** The grading should be maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.*
- **Recommend:** Cover should be provided for the basement window well to keep storm water out of the well.
- **Possible Major Concern, Monitor:** The back northwest patio porch step entry appears to slope towards the house. This condition can cause water entry in the building. It is difficult to improve this situation without re-grading the porch and walkway adjacent to the foundation.



### Porch / Deck Cover

- **Improve:** The front porch cover should posts could be better secured to the house to reduce risk of falling.



### Patio/Walkway

- **Repair:** The exterior brickwork on the back patio and walkway should be re-pointed (replacement of the mortar between the bricks) to prevent further deterioration. Cracked, deteriorated or missing bricks should be replaced.



- **Monitor:** The patio and walkway have settled and cracked. Persisting movement may result in the need for repairs. Previous repairs were noted.

### Landscaping

- **Monitor:** Tree branches should be kept trimmed away from the house to avoid damage to the building.

## LIMITATIONS OF EXTERIOR INSPECTION

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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.

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

# Electrical

## DESCRIPTION OF ELECTRICAL

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amps
<b>Service Drop:</b>	•Overhead
<b>Service Entrance Conductors:</b>	•Copper
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 200 Amps •Breakers •Located: Basement
<b>Service Grounding:</b>	•Copper •Water Pipe Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 200 Amp •Breakers •Located: Basement
<b>Sub-Panel(s):</b>	•None Visible
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Exterior •Garage •Kitchen •Basement •Electrical Panel
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. 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

### Main Panel

- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 50 Amps and the one in the panel is 60 Amps.

### Distribution Wiring

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



### Outlets

- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the northeast basement and hall bath marked "INOP" with blue tape are inoperative. These circuits should be repaired.

### Switches

- **Monitor:** The light switch in the upstairs north bath closet is inoperative. No light fixture is installed at this location.

### Lights

- **Repair:** The light is inoperative (i.e. front porch, basement and garage.) If the bulbs are not blown, the circuit should be repaired.
- **Repair, Safety Issue:** The missing light fixture on the northwest corner of the exterior should be repaired or replaced. Exposed wiring represents a safety concern. This wiring is controlled by the middle switch near the laundry room back door.



### Smoke Detectors

- **Repair, Safety Issue:** Missing smoke detector was observed in the main floor hallway.

## LIMITATIONS OF ELECTRICAL INSPECTION

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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

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<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Carrier •Serial Number: 1900A65429
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•Humidifier

## HEATING OBSERVATIONS

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### Positive Attributes

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

### General Comments

The heating system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

### Furnace

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

### Supply Air Ductwork

- **Monitor, Repair:** No heat supply was found in the master bath (excluding floor heater.) If this area proves to be cool, a heat supply or some form of supplemental heat should be provided.

## LIMITATIONS OF HEATING INSPECTION

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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.
- Not all heaters were tested at the time of the inspection (master bath floor heater not tested.)

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

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<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning •Manufacturer: Carrier
	•Serial Number: 4510E10369
<b>Size of Circuit:</b>	•Circuit Size: Minimum Circuit Size 34.2 Amps Maximum Circuit Breaker Size 50 Amps
	•Breaker Size In Main Panel: 60 Amps
<b>Through-Wall Equipment:</b>	•Not Present

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

The capacity and configuration of the system should be sufficient for the home. This is a relatively new system that should years of useful life remaining. Regular maintenance will, of course, be necessary. The location of the return air vents is well suited to air conditioning.

### General Comments

The system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- **The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F in the previous 48 hours.**

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

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•Loose Fiberglass/Mineral Wool in Main Attic •Rolled Fiberglass in Main Attic
<b>Roof Cavity Insulation:</b>	•None Visible
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Basement Wall Insulation:</b>	•Fiberglass on Basement Wall Rim Joists
<b>Vapor Retarders:</b>	•Kraft Paper
<b>Roof Ventilation:</b>	•Roof Vents •Gable Vents •Soffit Vents
<b>Crawl Space Ventilation:</b>	•Vents to Interior of House
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Kitchen •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

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

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

#### Attic / Roof

- **Repair:** Insulation should be evened out.



## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Plastic
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic •Cast Iron
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 50 each •Manufacturer: State •Serial Number: North Unit - 0826A009597, South Unit - 0826A009600
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter
<b>Other Components:</b>	•Sump Pump •Sprinkler System

## PLUMBING OBSERVATIONS

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### Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. Most of the plumbing fixtures within the home have been upgraded. The plumbing fixtures appear to have been well-maintained. The water heaters area relatively new units. As the typical life expectancy of water heaters is 7 to 12 years, these units should have several years of remaining life.

### General Comments

The plumbing system requires some typical minor improvements.

## RECOMMENDATIONS / OBSERVATIONS

### Plumbing Fixtures

- **Repair:** The toilet in the main floor north half bath is loose.
- **Improve:** Cracked, deteriorated and/or missing sink back splash caulk in the upstairs north bath could be improved.
- **Note:** One of the back hose bibs has been disconnected from the supply piping in the basement and is therefore inoperative.

## LIMITATIONS OF PLUMBING INSPECTION

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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.
- Sump pump is pressure activated and was therefore not tested.
- 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

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<b>Wall And Ceiling Materials:</b>	•Drywall
<b>Floor Surfaces:</b>	•Carpet •Tile •Vinyl/Resilient •Wood •Concrete
<b>Window Type(s) &amp; Glazing:</b>	•Casement •Double/Single Hung •Awning •Fixed Pane •Thermal Pane •Single Pane
<b>Doors:</b>	•Wood-Solid Core •Wood-Hollow Core •Sliding Glass •Storm Door(s)

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

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

### General Condition of Windows and Doors

The majority of the doors and windows are good quality.

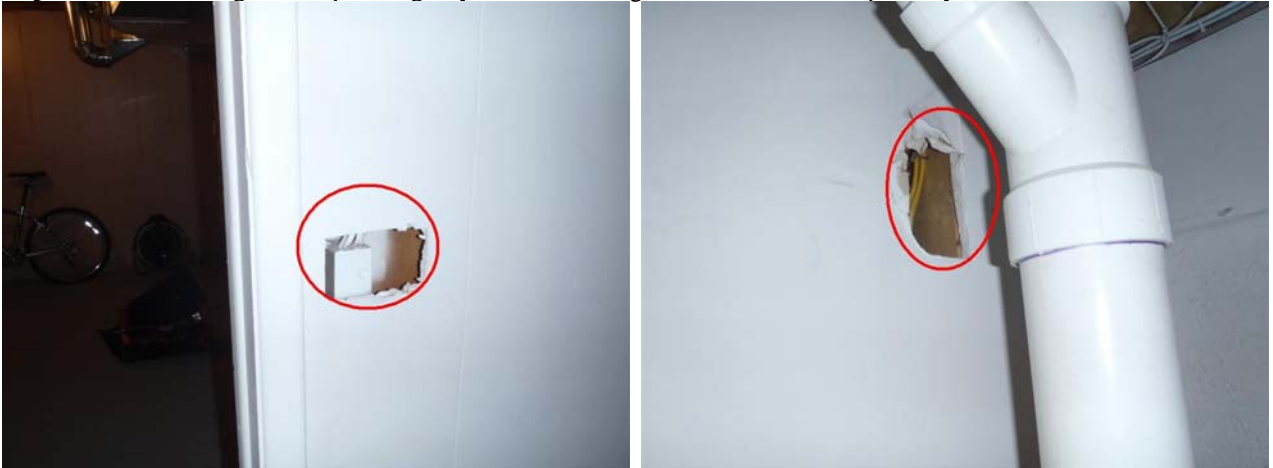
### General Condition of Floors

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

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Repair:** Minor damage to the paneling, drywall and ceiling was observed in the partially finished basement.





- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary. Overall condition is above average.
- **Monitor, Repair:** The basement is partially finished with portions of wall and ceiling framing exposed. Repairs are discretionary.

### Floors

- **Improve:** Cracked, deteriorated and/or missing grout in the upstairs northwest bath flooring should be replaced.



- **Monitor, Repair:** The vinyl flooring in the north side of the basement is damaged
- **Repair:** The flooring in the northeast basement and basement bath is missing.
- **Repair:** The installation of the trim is incomplete in the basement and the upstairs southwest bedroom closet.

### Windows

- **Monitor:** Some of the window(s) are painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Repair:** Window hardware is missing on some of the windows. The owner should be consulted regarding any hardware (casement window cranks) that may be in storage.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Monitor:** Back basement windows have been covered over by the patio.
- **Monitor:** The window lock in the main floor north half bath is blocked by the wood blind. Repairs are discretionary.

### Doors

- **Repair:** Doors to the northwest unfinished basement, master bath and northeast basement closet marked with blue tape should be trimmed or adjusted as necessary to work properly.
- **Repair:** The glass of the sliding glass door has lost its seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.

### Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

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

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### LIMITATIONS OF INTERIOR INSPECTION

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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

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**Appliances Tested:**

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

**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

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**Positive Attributes**

Most of the major appliances in the home are newer. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are high quality. The appliances that have been installed in the kitchen are good quality.

**RECOMMENDATIONS / OBSERVATIONS**

## LIMITATIONS OF APPLIANCES INSPECTION

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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

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Fireplaces: •Gas

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### General Comments

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

### RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

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

### Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys

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