Star
Home
Inspection Services

Home Inspection Report

6731 Roe Ave Prairie Village, KS 66208

Inspection Date: 05/24/2011

Prepared For: Chris Gray

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Report Number: 05242011-2A

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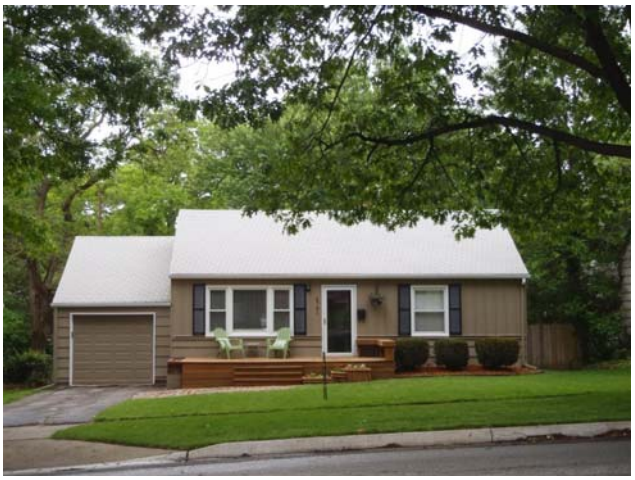


Table Of Contents

Report Overview

THE HOUSE IN PERSPECTIVE

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

CONVENTIONS USED IN THIS REPORT

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

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

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

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

Improve: denotes improvements which are recommended but not required.

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

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

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

All issues found in this report should be addressed with the appropriate parties to make any improvements, corrections or repairs necessary. All improvements, corrections and repairs should meet the satisfaction of the client named on this report and the inspection agreement associated with this report prior to closing. This report and the findings listed herein are intended for the client only and is not transferable without a signed written agreement.

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

Foundation

- **Monitor:** 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.
- **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.

Crawl Space

- **Repair:** The clothes dryer vent pipe in the crawl space should be directed to the exterior of the building. Improperly-vented dryer lines risk moisture damage to the building and, if not kept clean a blocked vent line can cause a fire in the dryer. **REPAIRED**

Floors

- **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.

Wood Boring Insects

- **Improve:** Wood/soil contact (siding) should be eliminated. This condition risks rot and wood boring insect activity. Where there is extensive material to be replaced significant cost could be involved. **REPAIRED**

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **REPAIRED**
- **Repair:** Minor leaks in the gutters should be repaired (i.e. corner above back garage man door.) **REPAIRED**

Exterior Walls

- **Repair:** The exterior of the outbuilding needs to be painted.
- **Repair:** The exterior window shutters paint is peeling and/or worn thin in localized areas. These areas should be painted to prevent water damage or rot in the future. **REPAIRED**
- **Monitor:** Siding of this type on the outbuilding requires monitoring and maintenance. It has a tendency to pop out past nail heads creating a space where two panels join together. Re-securing and caulking the seams and nail holes is standard maintenance for this type of siding.
- **Repair:** Localized rot was observed in the outbuilding 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.
- **Monitor, Repair:** Localized damage of the exterior siding was noted. 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.

Exterior Eaves

- **Repair:** Tree branches should be trimmed away from the outbuilding to avoid damage to the building. **REPAIRED**

Windows

- **Repair:** Localized evidence of rot was visible on window trim/frames (i.e. front south, south side southeast window, and back southeast window.) Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.

Doors

- **Repair:** The auto closer on the front and back garage storm door is missing.
- **Recommend:** It's recommended that safety chains be installed on all storm doors to prevent damage from the wind.

Garage

- **Repair:** The paint on the garage door frame/ trim is peeling and requires minor painting. **REPAIRED**
- **Repair, Safety Issue:** No safety springs/cables were noted on the outbuilding garage door springs. The installation of the springs/cables would improve safety during operation.
- **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.*** Adjustment or replacement is needed if the opener has this feature.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern. Surface deterioration was noted.

Lot Drainage

- **Monitor, Repair:** The grading should be improved and/or 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. The void near the addition under the deck should be filled. ***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***. **REPAIRED**
- **Recommend:** Cover should be provided for the basement window well to keep storm water out of the well.

Porch
- **Improve, Safety Issue:** As there is a danger of falling, a railing may be desirable for the front porch.

Deck
- **Monitor, Repair:** The deck should be better secured to the house using lag bolts and a header board to reduce risk of separating from the house.
- **Repair:** The deck shows evidence of rot (i.e. bottom of deck steps.)
- **Monitor, Repair:** The support posts for the deck are below the soil. This configuration is prone to rot. Rising above soil level is recommended. The potential of rot could already be present.
- **Repair, Safety Issue:** The deck step is damaged and should be replaced as it is unsafe. **REPAIRED**
- **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.

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

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

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

Fencing
- **Repair:** The north gate and/or latch mechanism needs adjustment to function properly.

Main Panel
- **Repair:** Any openings in the main panel should be covered. **REPAIRED**

Distribution Wiring
- **Repair:** Extension cords should not be used as permanent wiring. This wiring in the garage should be removed and replaced with permanent wiring and an outlet(s). **REPAIRED**
- **Repair:** Wiring exposed on interior finishes in the basement should be relocated or protected by a rigid conduit. **REPAIRED**
- **Note:** No power is provided to the outbuilding.

Outlets
- **Repair:** An outlet is inoperative (i.e. southeast basement and back exterior garage marked “INOP” with blue tape.) These outlets and circuits should be investigated. **REPAIRED**
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as replacing with two-holed outlets. **REPAIRED**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the basement and laundry room did not respond correctly to testing during the inspection. This receptacle should be repaired or replaced. **REPAIRED**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet marked “INOP” with blue tape in the northwest basement is inoperative. This circuit should be repaired. **REPAIRED**
- **Monitor, Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (i.e. southeast basement where outlet is currently inoperative.) **REPAIRED**

Switches
- **Repair:** The missing light switch knob in the kitchen should be repaired. **REPAIRED**

Lights
- **Repair:** The light is inoperative (i.e. basement and garage.) If the bulbs are not blown, the circuit should be repaired. **REPAIRED**
- **Repair:** The ceiling fan in the southeast bedroom is out of balance and needs repair. **REPAIRED**

Supply Air Ductwork
- **Monitor, Repair:** Missing vent register cover at the base of the cabinets in the kitchen was observed.
- **Monitor:** No heat supply was found in the addition. If this area proves to be cool, a heat supply or some form of supplemental heat should be provided. **REPAIRED**

Central Air Conditioning
- **Repair:** The outdoor unit of the air conditioning system is out of level. This should be improved. **REPAIRED**
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.

Attic / Roof
- **Improve:** The level of ventilation is marginal. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic. Recommend adding additional roof ventilation when re-roofing.

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.
- **Repair:** The water heater burner is dirty. It should be cleaned and adjusted. **REPAIRED**
- **Repair, Safety Issue:** The water heater venting system shows evidence of exhaust "spillage". ***This is a serious condition that could be a health threat to the occupants of the home.*** This condition should be addressed promptly. **REPAIRED**

Gas Piping
- **Monitor, Repair:** Galvanized steel and copper pipe is no longer suitable for gas piping by most gas utility companies. This should be confirmed or verified with the local gas company and if confirmed it's recommended any galvanized pipe or copper gas piping be replaced with one of suitable material.

Supply Plumbing
- **Monitor:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.

Plumbing Fixtures
- **Repair:** The kitchen sink faucet sprayer is stiff. **REPAIRED**
- **Repair:** The basement bath sink drain plug is inoperative and needs repair.
- **Repair:** The bathtub drain plug is inoperative or missing and needs repair.

Wall / Ceiling Finishes
- **Monitor:** Water staining was noted in the southeast bedroom closet ceiling and basement ceiling. **REPAIRED**
- **Monitor, Repair:** Damage to the laundry room ceiling was observed.
- **Monitor:** Minor cracks were noted (i.e. living room.)
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.
- **Monitor, Repair:** Signs of mildew/mold were observed in the outbuilding.

Windows

- **Monitor, Repair:** The north living room window 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.
- **Monitor:** It may be desirable to replace window screens where missing (i.e. north living room.) The owner should be consulted regarding any screens that may be in storage.

Doors

- **Repair:** Door to the southeast bedroom should be trimmed or adjusted as necessary to work properly.
- **Repair:** Door(s) should be adjusted as necessary to latch properly (i.e. front and garage storm doors and southwest bedroom closet door.)

Kitchen Counters

- **Improve:** Damaged, missing or loose grouting of the countertops back splash in the kitchen should be improved.

Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. Evidence of previous moisture (efflorescence) was visible in the basement bath.) ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.*** The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.
  In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration. For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Wet weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 76 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 •Basement and Crawl Space Configuration •Crawl Space(s) Viewed From Entry Opening
Columns:	•Steel •Concrete Block
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Solid Plank Sheathing •Waferboard 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

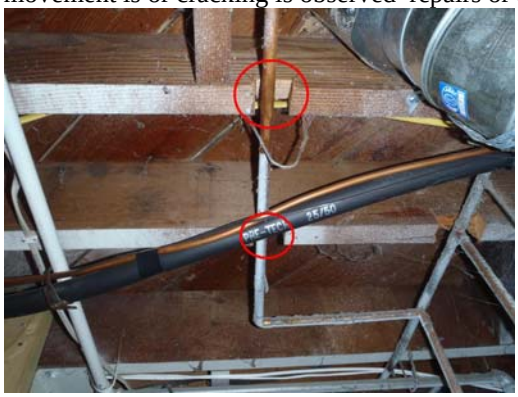
- **Monitor:** Foundation bowing and cracking was observed. The foundation wall(s) appears to have been properly reinforced with steel beams. This damage is usually the result of excessive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be monitored to keep water away from the building. If additional movement is observed more repairs may be necessary.
- **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.

Crawl Space

- **Repair:** The clothes dryer vent pipe in the crawl space should be directed to the exterior of the building. Improperly-vented dryer lines risk moisture damage to the building and, if not kept clean a blocked vent line can cause a fire in the dryer. **REPAIRED**

Floors

- **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.



Wood Boring Insects

- **Improve:** Wood/soil contact (siding) should be eliminated. This condition risks rot and wood boring insect activity. Where there is extensive material to be replaced significant cost could be involved. **REPAIRED**

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.
    - The crawl space was viewed from the access hatch only.

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

Roofing

DESCRIPTION OF ROOFING

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

ROOFING OBSERVATIONS

Positive Attributes

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 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.

General Comments

Trim away tree branches close to the outbuilding roof.

RECOMMENDATIONS / OBSERVATIONS

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **REPAIRED**
- **Repair:** Minor leaks in the gutters should be repaired (i.e. corner above back garage man door.) **REPAIRED**

LIMITATIONS OF ROOFING INSPECTION

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

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

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

Exterior

DESCRIPTION OF EXTERIOR

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

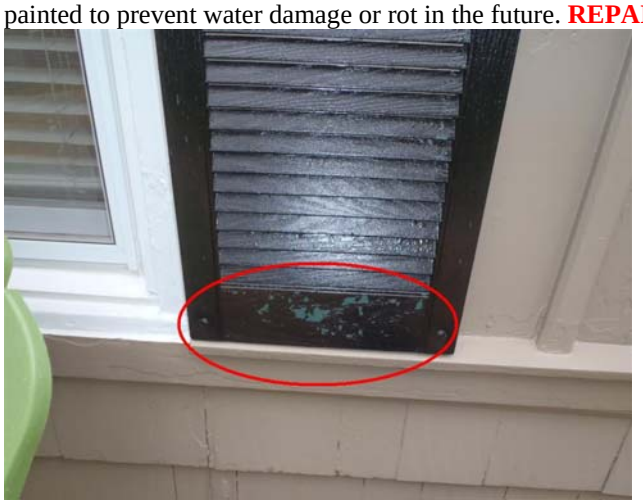
General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

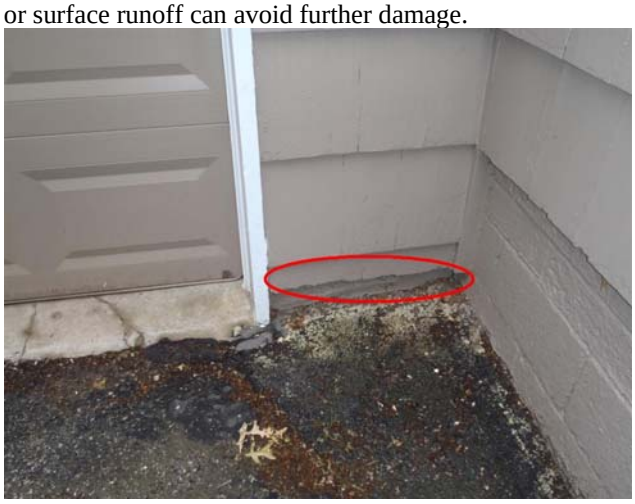
Exterior Walls

- **Repair:** The exterior of the outbuilding needs to be painted.
- **Repair:** The exterior window shutters paint is peeling and/or worn thin in localized areas. These areas should be painted to prevent water damage or rot in the future. **REPAIRED**



- **Monitor:** Siding of this type on the outbuilding requires monitoring and maintenance. It has a tendency to pop out past nail heads creating a space where two panels join together. Re-securing and caulking the seams and nail holes is standard maintenance for this type of siding.

- **Repair:** Localized rot was observed in the outbuilding 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.
- **Monitor, Repair:** Localized damage of the exterior siding was noted. 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.



Exterior Eaves

- **Repair:** Tree branches should be trimmed away from the outbuilding to avoid damage to the building. **REPAIRED**

Windows

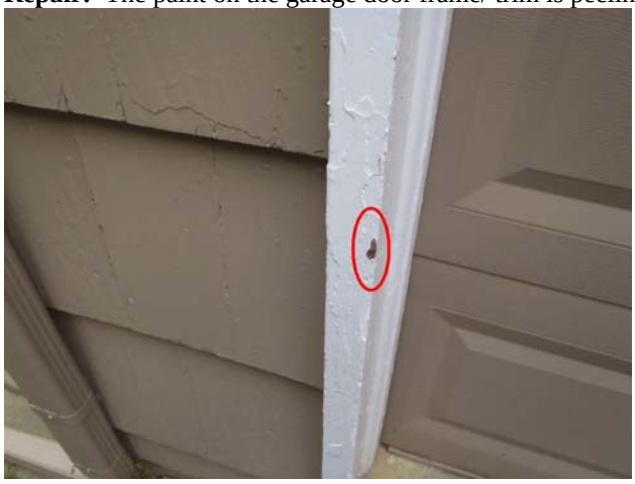
- **Repair:** Localized evidence of rot was visible on window trim/frame (i.e. front south, south side southeast window, and back southeast window.) Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.

Doors

- **Repair:** The auto closer on the front and back garage storm door is missing.
- **Recommend:** It's recommended that safety chains be installed on all storm doors to prevent damage from the wind.

Garage

- **Repair:** The paint on the garage door frame/ trim is peeling and requires minor painting. **REPAIRED**



- **Repair, Safety Issue:** No safety springs/cables were noted on the outbuilding garage door springs. The installation of the springs/cables would improve safety during operation.
- **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.*** Adjustment or replacement is needed if the opener has this feature.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern. Surface deterioration was noted.

Lot Drainage

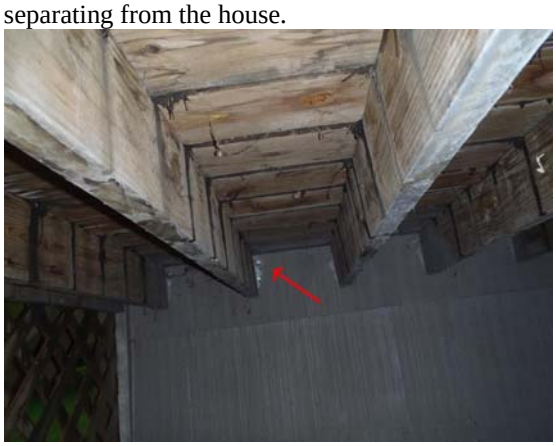
- **Monitor, Repair:** The grading should be improved and/or maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least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

Porch

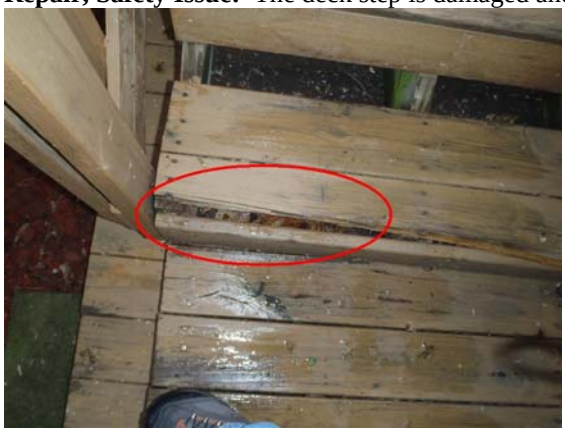
- **Improve, Safety Issue:** As there is a danger of falling, a railing may be desirable for the front porch.

Deck

- **Monitor, Repair:** The deck should be better secured to the house using lag bolts and a header board to reduce risk of separating from the house.



- **Repair:** The deck shows evidence of rot (i.e. bottom of deck steps.)
- **Monitor, Repair:** The support posts for the deck are below the soil. This configuration is prone to rot. Rising above soil level is recommended. The potential of rot could already be present.
- **Repair, Safety Issue:** The deck step is damaged and should be replaced as it is unsafe. **REPAIRED**



- **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.

Driveway

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

Walkway

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

Landscaping

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

Fencing

- **Repair:** The north gate and/or latch mechanism needs adjustment to function properly.

Discretionary Improvements

Re-surfacing of the driveway would be a logical improvement.

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.
- The exterior wall of the house was not accessible.
- Landscape components restricted a view of some exterior areas of the house.
- Storage in the garage restricted the inspection.
- Access below decks and/or porches was not possible.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Basement
Service Grounding:	•Copper •Ground Connection Not Visible
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Located: Basement
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen •Basement
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 relative to the wiring. 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.

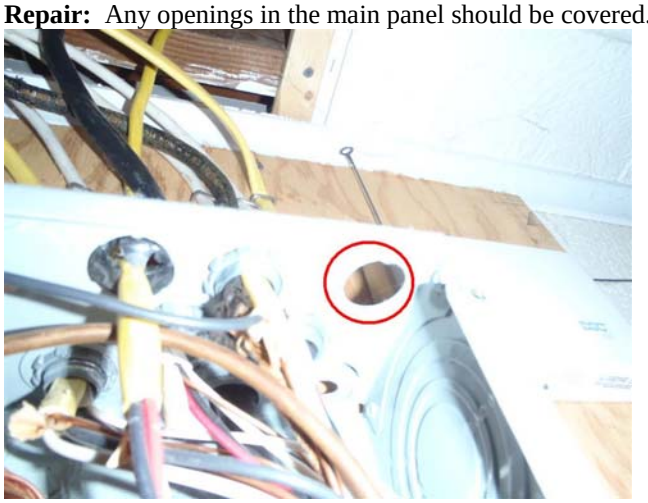
General Comments

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

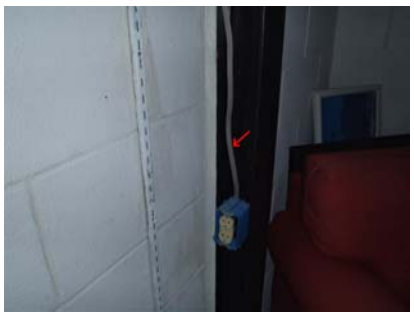
Main Panel

- **Repair:** Any openings in the main panel should be covered. **REPAIRED**



Distribution Wiring

- **Repair:** Extension cords should not be used as permanent wiring. This wiring in the garage should be removed and replaced with permanent wiring and an outlet(s). **REPAIRED**
- **Repair:** Wiring exposed on interior finishes in the basement should be relocated or protected by a rigid conduit. **REPAIRED**



- **Note:** No power is provided to the outbuilding. Repair is discretionary.

Outlets

- **Repair:** An outlet is inoperative (i.e. southeast basement and back exterior garage marked "INOP" with blue tape.) These outlets and circuits should be investigated. **REPAIRED**
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as replacing with two-holed outlets. **REPAIRED**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the basement bath and laundry room did not respond correctly to testing during the inspection. This receptacle should be repaired or replaced. **REPAIRED**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet marked "INOP" with blue tape in the northwest basement is inoperative. This circuit should be repaired. **REPAIRED**
- **Monitor, Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (i.e southeast basement where outlet is currently inoperative.) **REPAIRED**

Switches

- **Repair:** The missing light switch knob in the kitchen should be repaired. **REPAIRED**

Lights/Fans

- **Repair:** The light is inoperative (i.e. basement and garage.) If the bulbs are not blown, the circuit should be repaired. **REPAIRED**
- **Repair:** The ceiling fan in the southeast bedroom is out of balance and needs repair. **REPAIRED**

Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

LIMITATIONS OF ELECTRICAL INSPECTION

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

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- The ground connection for the electrical service was not visible at the time of the inspection.

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: Goodman •Serial Number: 0205622741
Vents, Flues, Chimneys: •Masonry-Lined
Heat Distribution Methods: •Ductwork
Other Components: •Humidifier

HEATING OBSERVATIONS

Positive Attributes

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

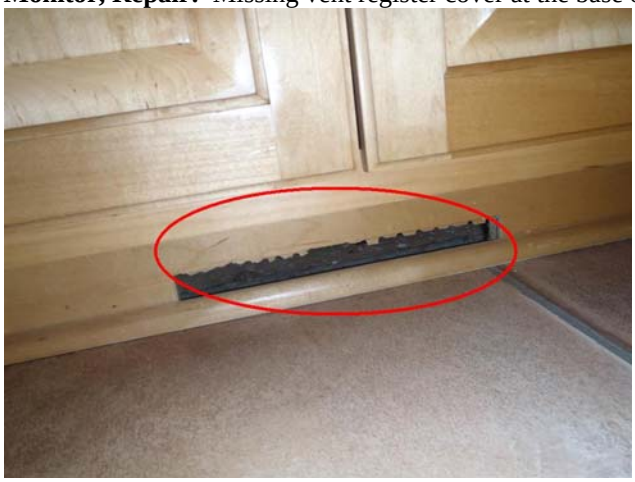
General Comments

The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Supply Air Ductwork

- **Monitor, Repair:** Missing vent register cover at the base of the cabinets in the kitchen was observed.



- **Monitor:** No heat supply was found in the addition. If this area proves to be cool, a heat supply or some form of supplemental heat should be provided.

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.
- Humidifier was not tested.
- 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: Goodman •Serial Number: 0206436127
Size of Circuit:	•Circuit Size: Minimum Circuit Size 18.9 Amps Maximum Circuit Breaker Size 30 Amps •Breaker Size In Main Panel: 20 Amps
Through-Wall Equipment:	•Not Present

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes
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
- **Repair:** The outdoor unit of the air conditioning system is out of level. This should be improved. **REPAIRED**
- **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:	•None Visible
Vapor Retarders:	•Unknown
Roof Ventilation:	•Gable Vents
Crawl Space Ventilation:	•No Ventilation Found
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Improve:** The level of ventilation is marginal. It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic. Recommend adding additional roof ventilation when re-roofing.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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 •Steel •Plastic
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron •Steel
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: GE •Serial Number: GENG 0501432350
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Sump Pump

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The water heater burner is dirty. It should be cleaned and adjusted. **REPAIRED**
- **Repair, Safety Issue:** The water heater venting system shows evidence of exhaust "spillage". ***This is a serious condition that could be a health threat to the occupants of the home.*** This condition should be addressed promptly. **REPAIRED**

Gas Piping

- **Monitor, Repair:** Galvanized steel and copper pipe is no longer suitable for gas piping by most gas utility companies. This should be confirmed or verified with the local gas company and if confirmed it's recommended any galvanized pipe or copper gas piping be replaced with one of suitable material.

Supply Plumbing

- **Monitor:** The old steel piping is subject to corrosion on the interior of the pipe. As corrosion builds up, the inside diameter of the pipe becomes constricted, resulting in a loss of water pressure. This piping is typically replaced when the loss of pressure can no longer be tolerated.

Plumbing Fixtures

- **Repair:** The kitchen sink faucet sprayer is stiff. **REPAIRED**
- **Repair:** The basement bath sink drain plug is inoperative and needs repair.
- **Repair:** The bathtub drain plug is inoperative or missing and needs repair.

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

INTERIOR OBSERVATIONS

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

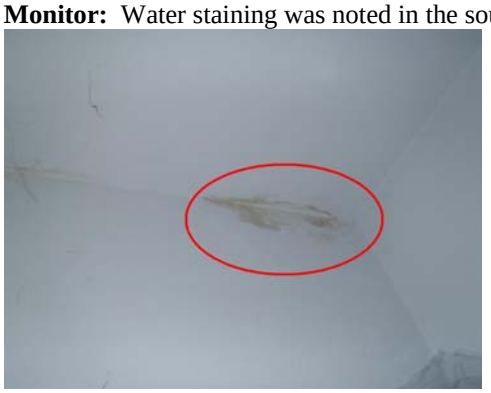
General Condition of Windows and Doors
The majority of the doors and windows are good quality.

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

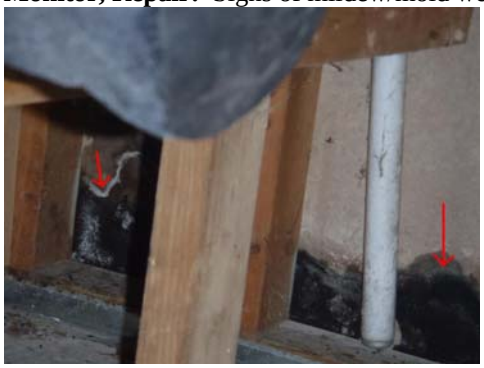
RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted in the southeast bedroom closet ceiling and basement ceiling. **REPAIRED**



- **Monitor, Repair:** Damage to the laundry room ceiling was observed.
- **Monitor:** Minor cracks were noted (i.e. living room.)
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.
- **Monitor, Repair:** Signs of mildew/mold were observed in the outbuilding.



Windows

- **Monitor, Repair:** The north living room window 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.
- **Monitor:** It may be desirable to replace window screens where missing (i.e. north living room.) The owner should be consulted regarding any screens that may be in storage.

Doors

- **Repair:** Door to the southeast bedroom should be trimmed or adjusted as necessary to work properly.
- **Repair:** Door(s) should be adjusted as necessary to latch properly (i.e. front and garage storm doors and southwest bedroom closet door.)

Kitchen Counters

- **Improve:** Damaged, missing or loose grouting of the countertops back splash in the kitchen should be improved.

Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. Evidence of previous moisture (efflorescence) was visible in the basement bath.) ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.*** The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.
  In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration. For owners of many old homes, basement leakage is a way of life. During rainy periods, or during the spring thaw, leakage is experienced. As basement leakage rarely influences the structural integrity of a home, and because basements of old homes usually remain unfinished, this condition is simply tolerated. Some precautions are, of course, taken to avoid damage to storage and personal belongings.

LIMITATIONS OF INTERIOR INSPECTION

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

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

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:	•Electric Range •Electric Cooktop •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator
Laundry Facility:	•Dryer Vented to Crawl Space •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

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.

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.