Star
Home
Inspection Services

Home Inspection Report

7001 Antioch Rd Overland Park, KS 66204

Inspection Date: 01/13/2010

Prepared For: Terry Farrell

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Report Number: 01132010-2A

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Report Overview

THE HOUSE IN PERSPECTIVE

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

CONVENTIONS USED IN THIS REPORT

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

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

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

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

Improve: denotes improvements which are recommended but not required.

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

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

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

Foundation

- **Monitor:** Foundation bowing and cracking was observed. The foundation wall(s) appears to have been properly reinforced with steel beams with some of the cracks sealed. 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

- **Improve:** All wood debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage.

Floors

- **Monitor:** Repaired subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found in the crawl space.

Sloped Roofing
- **Recommend:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.
- **Repair:** Minor repairs to the roofing are needed (i.e. south edge where metal flashing is exposed). Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.
- **Improve:** Debris should be removed from the roofing to reduce risk of leaks and early roof wear.
- **Monitor:** The roofing is in fair condition. We did not see evidence of active leaks nor need for immediate major repair.

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

Chimneys
- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.
- **Repair, Safety Issue:** The masonry chimney exterior clean out cover is missing

Gutters & Downspouts
- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** Minor leaks in the gutters should be repaired.
- **Repair:** Damaged and/or missing gutters should be repaired or replaced as necessary to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** Loose downspout(s) should be repaired.

Exterior Walls
- **Repair:** The exterior of the house needs to be painted.
- **Repair:** The loose siding should be re-secured to avoid water and/or wind damage.
- **Repair:** Any openings in the exterior siding should be sealed. An example is near where the gas meter and the air conditioner are located at the south side of the house and at the south side of the front brick veneer siding. These openings should be sealed and caulked.
- **Repair:** Localized damage was observed in the artificial brick veneer siding.

Exterior Eaves
- **Repair:** The soffit and fascia should be painted.
- **Repair:** Rot was observed in the soffit. Repairs and painting are needed.
- **Monitor, Repair:** Localized rot was observed in the fascia (the wooden board to which the gutter is typically fastened).
- **Repair:** Missing trim was observed at the front soffit.

Windows
- **Repair:** The window frames require painting and caulking.
- **Repair:** The front window shutter is loose and is damaged.
- **Repair:** Some of the windows are in need of glazing (putty) improvements.
- **Repair:** Localized evidence of rot was visible on window trim/frame (i.e. north side0. 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.
- **Repair:** Missing storm windows should, ideally, be repaired or replaced as necessary.
- **Repair:** The south side window frame is damaged.

Doors

- **Repair:** Localized rot was visible on the back garage man door trim/frames. Repair to the door trim and frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window/door. 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.
- **Monitor, Repair:** The garage man door was observed to have minor damage.
- **Repair:** The auto closer on the back storm door is damaged and needs repair or replacement.
- **Repair:** The front storm door is missing. Holes from previous storm door should be filled or storm door replacement undertaken.

Garage

- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

- **Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first 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.***
- **Possible Major Concern, Repair:** A drainage swale (in effect, a wide and shallow ditch) should be created. Drainage swales are intended to divert storm water away from the house and ultimately off the lot.
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.
- **Possible Major Concern, Monitor:** The back patio 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 walkway adjacent to the foundation. Snow on the patio restricted view.

Porch

- **Monitor:** The porch masonry is cracked and deteriorating noticeably. Repairs or rebuilding may eventually be needed here and may involve significant expense.

Patio

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

Driveway

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

Landscaping

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

Fencing

- **Repair:** The fencing is in fair condition. Minor repairs are needed.

Service / Entrance

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

Main Panel

- **Major Concern, Repair:** The main distribution panel is obsolete and should be replaced. No main shutoff breaker is provided.
- **Repair:** Any openings in the main panel should be covered.
- **Repair:** The main panel cover plate (sometimes called the "Dead Front") is missing the screw. It should be replaced.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") marked with "blue tape" should be separated. Each circuit should be served by a separate fuse or breaker.
- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.

Distribution Wiring
- **Repair:** Loose house wiring and cable wiring in the basement should be secured.
- **Repair:** Extension cords should not be used as permanent wiring. This wiring to the sump pump should be removed and replaced with permanent wiring and an outlet(s).
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. three in attic).

Outlets
- **Repair:** Ungrounded 3-prong outlets in the garage and back exterior 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.
- **Repair:** The installation of a ground fault circuit interrupters (GFCI) is recommended. A GFCI offers increased protection from shock or electrocution.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.

Switches
- **Repair:** The damaged light switch in the back family room should be repaired.
- **Repair:** The loose light switch for the crawl space should be secured.

Lights
- **Repair:** The light is inoperative (i.e. basement, garage, back exterior, kitchen, breakfast area and hall bath) If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The missing light fixture in the basement should be repaired or replaced.
- **Repair:** The loose light fixture in the basement should be repaired or replaced.
- **Repair:** Light fixtures exposed wiring in the basement should be repaired.
- **Monitor, Repair:** The light fixtures at the front and back of the house are missing the glass covers. Repair is discretionary.

Smoke Detectors
- **Repair:** The installation of smoke detectors outside sleeping areas is recommended.

Furnace
- **Improve:** The dirty air filter should be replaced.

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

Attic / Roof
- **Repair:** Gable vent screens are missing. They should be repaired or replaced to prevent vermin activity.

Crawl Space
- **Repair:** Loose or damaged insulation in the floor above the crawl space should be improved.
- **Repair:** Plumbing pipes within the crawl space should be insulated to protect them from freezing.
- **Monitor, Repair:** Ductwork within the crawl space should be better insulated.

Water Heater
- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking slightly. Minor repairs or cleaning can usually rectify this condition.

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

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.
- **Repair:** The supply piping is leaking at the supply shutoff handle.
- **Repair:** The supply plumbing for the bath sink off the family room and the basement sink are damaged and inoperative.

Plumbing Fixtures

- **Monitor:** The majority of plumbing fixtures are old.
- **Monitor, Repair:** Low water pressure was observed at the faucets and shower. This should be investigated further and repaired if necessary.
- **Repair:** The faucet in the hall bath and at the basement sink hot water supply is inoperative.
- **Monitor:** The sinks in the upstairs baths are cracked.
- **Repair:** The bath and basement sink drain plugs are missing and need repair.
- **Monitor:** The hall bath sink was observed to drain slowly, suggesting that an obstruction may exist.
- **Improve:** The hall bath toilet runs on after flushing. Improvement to the tank mechanism is likely to be needed.
- **Monitor, Repair:** The hall bath toilet is old and cracked. Replacement may be necessary.
- **Repair:** The hall bath shower head is leaky.
- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced.
- **Repair:** The tile shower stall requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.
- **Improve:** Cracked, deteriorated and/or missing hall bath tile grout and caulk should be replaced.
- **Repair:** Tile damage was observed at the hall bath wall tile.
- **Repair:** The bathtub drain plug is inoperative or missing and needs repair.
- **Repair:** The exhaust fan in the hall bath is inoperative.

Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.
- **Repair, Safety Issue:** The rear wall of the fireplace firebox should be repaired for improved safety.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted in the garage, dining room, southwest bedroom and family room.
- **Monitor, Repair:** Damaged and/or missing ceiling panels and ceiling sheet metal in the basement should be replaced.
- **Repair:** Damage to the garage and kitchen ceilings was observed.
- **Monitor:** Larger than typical cracks were noted.
- **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.
- **Repair:** Signs of mold was observed on the basement. It's recommended a mold specialist be consulted for a thorough mold evaluation.
- **Repair:** Water damage to the paneling and door frames/trim in the basement was observed.

Floors

- **Monitor, Repair:** The vinyl flooring in the hall bath and basement is damaged
- **Monitor, Repair:** It may be desirable to remove the glue from previous flooring in the basement.
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.
- **Monitor, Repair:** The hardwood floor is scuffed and/or worn/stained.
- **Repair:** The installation of the trim in the living room and basement is incomplete.

Windows

- **Monitor, Repair:** The interior window trim is peeling. Repair is discretionary.
- **Monitor:** Some of the window(s) are painted shut. Improvement can be undertaken as desired.
- **Monitor:** Some of the window(s) are inoperative. Improvement can be undertaken as desired.
- **Monitor, Repair:** Several of the window(s) are cracked. Improvement is not a high priority.
- **Repair:** The window(s) in the garage and in the south basement are broken.
- **Repair:** Window hardware is damaged.
- **Repair:** Damaged screens were noted on windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (i.e. family room bath door).
- **Monitor, Repair:** Pet damage was noted on several the door(s) and trim.
- **Monitor, Repair:** Damage was noted on the door to the entry closet.
- **Repair:** The screen for the sliding glass door is damaged.
- **Repair:** Door to the basement is not installed.
- **Repair:** The back storm doors are damaged.

Kitchen Counters

- **Repair:** The kitchen countertop is damaged.

Kitchen Cabinets

- **Monitor:** Inoperative kitchen cabinets above the microwave were noted.

Basement Leakage

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

THE SCOPE OF THE INSPECTION

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

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

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

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
There was snow on the ground during the course of the inspection.
The estimated outside temperature was 43 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •Crawl Space Configuration •60% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Steel
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame •Wood Frame, Brick Veneer
Ceiling Structure:	•Joist •Rafters
Roof Structure:	•Solid Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good.
The visible joist spans appear to be within typical construction practices.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Foundation bowing and cracking was observed. The foundation wall(s) appears to have been properly reinforced with steel beams with some of the cracks sealed. 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

- **Improve:** All wood debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage.

Floors

- **Monitor:** Repaired subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found in the crawl space.

LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Galvanized Steel •Downspouts discharge above grade
Skylights:	•None
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**.**

Positive Attributes

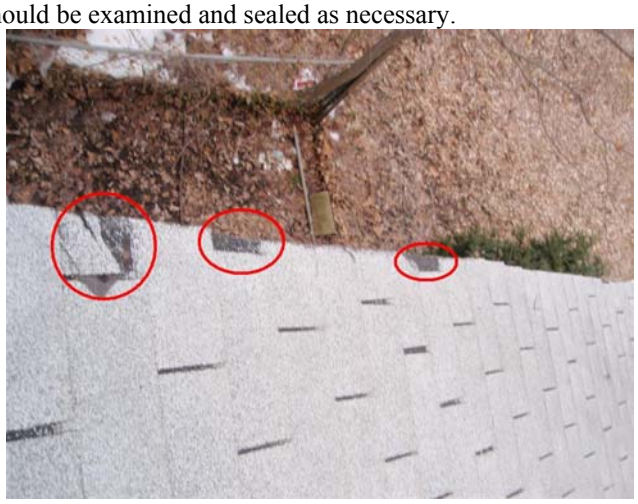
During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Recommend:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.

- **Repair:** Minor repairs to the roofing are needed (i.e. south edge where metal flashing is exposed). Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

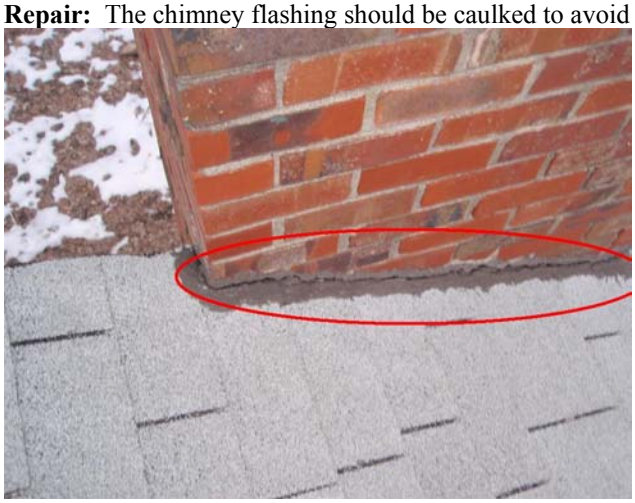



- **Improve:** Debris should be removed from the roofing to reduce risk of leaks and early roof wear.

- **Monitor:** The roofing is in fair condition. We did not see evidence of active leaks nor need for immediate major repair.

Flashings

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



Chimneys

- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.


- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.
- **Repair, Safety Issue:** The masonry chimney exterior clean out cover is missing


Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** Minor leaks in the gutters should be repaired.
- **Repair:** Damaged and/or missing gutters should be repaired or replaced as necessary to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** Loose downspout(s) should be 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 •Artificial Brick Veneer
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood •Sliding Glass
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete •Not visible due to snow
Entry Walkways And Patios:	•Concrete •Not visible due to snow
Porches, Decks, Steps, Railings:	•Concrete •Not visible due to snow
Overhead Garage Door(s):	•Metal
Surface Drainage:	•Level Grade •Graded Away From House •Graded Towards House
Retaining Walls:	•Not visible due to snow
Fencing:	•Chain Link

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The garage completely finished.

General Comments

The exterior of the home has not been well maintained. Repairs are needed.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The exterior of the house needs to be painted.
- **Repair:** The loose siding should be re-secured to avoid water and/or wind damage.
- **Repair:** Any openings in the exterior siding should be sealed. An example is near where the gas meter and the air conditioner are located at the south side of the house and at the south side of the front brick veneer siding. These openings should be sealed and caulked.
- **Repair:** Localized damage was observed in the artificial brick veneer siding.

Exterior Eaves

- **Repair:** The soffit and fascia should be painted.
- **Repair:** Rot was observed in the soffit. Repairs and painting are needed.
- **Monitor, Repair:** Localized rot was observed in the fascia (the wooden board to which the gutter is typically fastened).
- **Repair:** Missing trim was observed at the front soffit.

Windows

- **Repair:** The window frames require painting and caulking.
- **Repair:** The front window shutter is loose and is damaged.
- **Repair:** Some of the windows are in need of glazing (putty) improvements.
- **Repair:** Localized evidence of rot was visible on window trim/frame (i.e. north side0. 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.
- **Repair:** Missing storm windows should, ideally, be repaired or replaced as necessary.
- **Repair:** The south side window frame is damaged.

Doors

- **Repair:** Localized rot was visible on the back garage man door trim/frames. Repair to the door trim and frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window/door. 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.
- **Monitor, Repair:** The garage man door was observed to have minor damage.
- **Repair:** The auto closer on the back storm door is damaged and needs repair or replacement.
- **Repair:** The front storm door is missing. Holes from previous storm door should be filled or storm door replacement undertaken.

Garage

- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

- **Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first 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.***
- **Possible Major Concern, Repair:** A drainage swale (in effect, a wide and shallow ditch) should be created. Drainage swales are intended to divert storm water away from the house and ultimately off the lot.
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.
- **Possible Major Concern, Monitor:** The back patio 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 walkway adjacent to the foundation. Snow on the patio restricted view.

Porch

- **Monitor:** The porch masonry is cracked and deteriorating noticeably. Repairs or rebuilding may eventually be needed here and may involve significant expense.

Patio

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

Driveway

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

Landscaping

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

Fencing

- **Repair:** The fencing is in fair condition. Minor repairs are needed.

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.
- Snow restricted an inspection of the lot and various other aspects of the exterior of the house.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Basement
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•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:	•None Found
Smoke Detectors:	•Absent

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. 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

Major Concern: ***The electrical system is obsolete. Improvement should be high priority for safety reasons. Unsafe electrical conditions represent a shock hazard. A licensed electrician should be consulted.***

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

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

Main Panel

- **Major Concern, Repair:** The main distribution panel is obsolete and should be replaced. No main shutoff breaker is provided.
- **Repair:** Any openings in the main panel should be covered.
- **Repair:** The main panel cover plate (sometimes called the “Dead Front”) is missing the cover screw. It should be replaced.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) marked with “blue tape” should be separated. Each circuit should be served by a separate fuse or breaker.
- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.

Distribution Wiring

- **Repair:** Loose house wiring and cable wiring in the basement should be secured.
- **Repair:** Extension cords should not be used as permanent wiring. This wiring to the sump pump should be removed and replaced with permanent wiring and an outlet(s).
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. three in attic).

Outlets

- **Repair:** Ungrounded 3-prong outlets in the garage and back exterior 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.
- **Repair:** The installation of a ground fault circuit interrupters (GFCI) is recommended. A GFCI offers increased protection from shock or electrocution.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.

Switches

- **Repair:** The damaged light switch in the back family room should be repaired.
- **Repair:** The loose light switch for the crawl space should be secured.

Lights

- **Repair:** The light is inoperative (i.e. basement, garage, back exterior, kitchen, breakfast area and hall bath) If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The missing light fixture in the basement should be repaired or replaced.
- **Repair:** The loose light fixture in the basement should be repaired or replaced.
- **Repair:** Light fixtures exposed wiring in the basement should be repaired.
- **Monitor, Repair:** The light fixtures at the front and back of the house are missing the glass covers. Repair is discretionary.

Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas is recommended.

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Heating

DESCRIPTION OF HEATING

Energy Source: •Gas
Heating System Type: •Forced Air Furnace •Manufacturer: York •Serial Number: W0E6253676
Vents, Flues, Chimneys: •Metal-Single Wall
Heat Distribution Methods: •Ductwork

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. Heating a home with a this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate.

General Comments

The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Improve:** The dirty air filter should be replaced.

Supply Air Ductwork

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

LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity

Central System Type: •Air Cooled Central Air Conditioning •Manufacturer: York
•Serial Number: W0G8090049

Size of Circuit: •Circuit Size: Minimum Circuit Size 18.2 Amps
Maximum Circuit Breaker Size 30 Amps
•Breaker Size In Main Panel: 30 Amps

Other Components: •House Fan

COOLING / HEAT PUMPS OBSERVATIONS

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

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.**

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 •Rolled Fiberglass in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
Crawl Space Insulation:	•Bat Insulation in Floor above some areas of Crawl Space
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Gable Vents
Crawl Space Ventilation:	•Exterior Wall Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Repair:** Gable vent screens are missing. They should be repaired or replaced to prevent vermin activity.

Crawl Space

- **Repair:** Loose or damaged insulation in the floor above the crawl space should be improved.
- **Repair:** Plumbing pipes within the crawl space should be insulated to protect them from freezing.
- **Monitor, Repair:** Ductwork within the crawl space should be better insulated.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron •Steel
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Bradford White •Serial Number: HJ9764696
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Sump Pump

PLUMBING OBSERVATIONS

General Comments

The plumbing system is showing signs of age. Updating the system will be required over time. The plumbing fixtures are old. Upgrading fixtures would be a logical long term improvement. In the interim, a higher level of maintenance will likely be required.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking slightly. Minor repairs or cleaning can usually rectify this condition.

Gas Piping

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

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.
- **Repair:** The supply piping is leaking at the supply shutoff handle.
- **Repair:** The supply plumbing for the bath sink off the family room and the basement sink are damaged and inoperative.

Plumbing Fixtures

- **Monitor:** The majority of plumbing fixtures are old.
- **Monitor, Repair:** Low water pressure was observed at the faucets and shower. This should be investigated further and repaired if necessary.
- **Repair:** The faucet in the hall bath and at the basement sink hot water supply is inoperative.
- **Monitor:** The sinks in the upstairs baths are cracked.
- **Repair:** The bath and basement sink drain plugs are missing and need repair.
- **Monitor:** The hall bath sink was observed to drain slowly, suggesting that an obstruction may exist.
- **Improve:** The hall bath toilet runs on after flushing. Improvement to the tank mechanism is likely to be needed.
- **Monitor, Repair:** The hall bath toilet is old and cracked. Replacement may be necessary.
- **Repair:** The hall bath shower head is leaky.
- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced.
- **Repair:** The tile shower stall requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary). Further investigation may reveal the need to rebuild a portion of the shower stall.
- **Improve:** Cracked, deteriorated and/or missing hall bath tile grout and caulk should be replaced.
- **Repair:** Tile damage was observed at the hall bath wall tile.
- **Repair:** The bathtub drain plug is inoperative or missing and needs repair.
- **Repair:** The exhaust fan in the hall bath is inoperative.

LIMITATIONS OF PLUMBING INSPECTION

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

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall •Paneling •Wood •Tile •Suspended Tile
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Fixed Pane •Single Pane with Storm Window
Doors:	•Wood-Solid Core •Wood-Hollow Core •Sliding Glass •Storm Door(s)

INTERIOR OBSERVATIONS

General Condition of Interior Finishes
On the whole, the interior finishes of the home are in below average condition. When redecorating, repairs will be necessary in some areas prior to painting or wallpapering.

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 garage, dining room, southwest bedroom and family room.
- **Monitor, Repair:** Damaged and/or missing ceiling panels and ceiling sheet metal in the basement should be replaced.
- **Repair:** Damage to the garage and kitchen ceilings was observed.
- **Monitor:** Larger than typical cracks were noted.
- **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.
- **Repair:** Signs of mold was observed on the basement. It's recommended a mold specialist be consulted for a thorough mold evaluation.
- **Repair:** Water damage to the paneling and door frames/trim in the basement was observed.

Floors
- **Monitor, Repair:** The vinyl flooring in the hall bath and basement is damaged
- **Monitor, Repair:** It may be desirable to remove the glue from previous flooring in the basement.
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.
- **Monitor, Repair:** The hardwood floor is scuffed and/or worn/stained.
- **Repair:** The installation of the trim in the living room and basement is incomplete.

Windows
- **Monitor, Repair:** The interior window trim is peeling. Repair is discretionary.
- **Monitor:** Some of the window(s) are painted shut. Improvement can be undertaken as desired.
- **Monitor:** Some of the window(s) are inoperative. Improvement can be undertaken as desired.
- **Monitor, Repair:** Several of the window(s) are cracked. Improvement is not a high priority.
- **Repair:** The window(s) in the garage and in the south basement are broken.
- **Repair:** Window hardware is damaged.
- **Repair:** Damaged screens were noted on windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (i.e. family room bath door).
- **Monitor, Repair:** Pet damage was noted on several the door(s) and trim.
- **Monitor, Repair:** Damage was noted on the door to the entry closet.
- **Repair:** The screen for the sliding glass door is damaged.
- **Repair:** Door to the basement is not installed.
- **Repair:** The back storm doors are damaged.

Kitchen Counters

- **Repair:** The kitchen countertop is damaged.

Kitchen Cabinets

- **Monitor:** Inoperative kitchen cabinets above the microwave were noted.

Basement Leakage

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

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Portions of the foundation walls were concealed from view.

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 Building Exterior •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.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

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

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.
- **Repair, Safety Issue:** The rear wall of the fireplace firebox should be repaired for improved safety.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

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

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.