Star
Home
Inspection Services

Home Inspection Report

7035 Russell St, Overland Park, KS 66204

Inspection Date: **11/26/2008**

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Report Number: **11262008-1A**

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Table Of Contents

REPORT OVERVIEW	**3**
STRUCTURE	**8**
ROOFING	**9**
EXTERIOR	**12**
ELECTRICAL	**15**
HEATING	**18**
COOLING / HEAT PUMPS	**19**
INSULATION / VENTILATION	**20**
PLUMBING	**21**
INTERIOR	**22**
APPLIANCES	**24**
FIREPLACES / WOOD STOVES	**25**

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.

Foundation

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

Sloped Roofing

- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair.
- **Repair:** Split, loose or damaged ridge caps of the roofing require repair.

Flashings
- **Repair:** The flashing is rusting. It should be painted to extend its life.
- **Repair:** The flashing at the roof parapet vent should be caulked to avoid leaks.
- **Repair:** Nail heads are exposed at the flashing and on some shingles. They should be sealed to reduce risk of leaks.

Chimneys
- **Repair:** The masonry chimney needs re-pointing (replacing the mortar between the bricks) to avoid water damage.
- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.
- **Repair:** The chimney flashing should be caulked to avoid leaks.

Gutters & Downspouts
- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** Minor leaks in the gutters should be repaired and disconnected downspouts should be repaired.

Exterior/Eaves
- **Monitor, Repair:** Seal openings at the front soffit near the garage door and at siding near garage door trim.

Windows
- **Monitor:** Localized evidence of rot was visible on window trim/frame. These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future.

Garage
- **Repair, Safety Issue:** The garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** The opener may need replacement.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

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

Porch
- **Repair, Safety Issue:** The front porch railing is loose. It is recommended that this be repaired for improved safety.
- **Monitor:** The porch has settled. Persisting movement may result in the need for repairs.

Deck
- **Repair, Safety Issue:** Nail pops in the deck floor were observed. This is a safety issue and the nails should be hammered flush.
- **Monitor:** The deck shows evidence of rot on some boards and deck posts. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.
- **Repair, Safety Issue:** The openings in the deck steps 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.

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.

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
- **Repair:** The main distribution panel does not contain enough circuits to properly serve the home. A larger panel or an auxiliary would be desirable. Panel may be better suited at location further from water source.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.

Auxiliary Panel(s)
- **Repair:** Any openings in the auxiliary panel should be covered.
- **Repair:** Circuits within the auxiliary panels that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.

Outlets
- **Repair: A**n outlet is inoperative (examples in garage and at garage exterior marked "inop" with blue tape). These outlets and circuits should be investigated.
- **Repair:** An outlet is loose (example at basement washer/dryer outlet). It should be repaired.
- **Repair:** Ungrounded 3-prong outlets marked with "blue tape" and back northeast exterior should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing (examples in upstairs bathrooms and kitchen) during the inspection. This receptacle should be repaired/replaced.

Lights
- **Repair:** The light is inoperative (examples at northeast back corner and master bedroom ceiling) . If the bulbs are not blown, the circuit should be repaired.
- **Monitor, Repair:** The light in the basement hallway is missing the cover. Repair is discretionary

Central Air Conditioning
- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

Gas Piping
- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe be replaced with one of suitable material (examples at water heater and fireplace).

Fixtures
- **Repair:** The kitchen faucet stem is leaking.
- **Monitor, Improve:** Low water pressure was observed at hallway bathroom sink.
- **Repair:** The basement bathroom sink drain plug is inoperative or missing and needs repair.
- **Monitor:** The toilet bowl lid in the basement bathroom is damaged.
- **Improve:** Cracked, deteriorated and/or missing hallway bathroom enclosure grout and caulk should be replaced.
- **Repair:** The bathtub drain plug is inoperative or missing and needs repair.

Oven
- **Repair:** The basement oven is inoperative. The basement oven is an old unit. While replacement is not needed right away, it would be wise to budget for a new oven. In the interim, a higher level of maintenance can be expected.

Fireplaces
- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.

Wall / Ceiling Finishes
- **Monitor:** Repaired ceiling damage was noted.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor:** The vinyl flooring in the basement is stained.
- **Monitor:** The carpet is stained.
- **Monitor, Repair:** The carpet flooring is damaged in the northeast corner of the living room.
- **Note:** Surface scratches on some hardwood areas were observed.

Windows

- **Monitor:** The window in the garage is painted shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window(s) are cracked (examples at southwest bedroom storm and upper window0. Improvement is not a high priority.

Doors

- **Repair:** Door(s) should be adjusted as necessary to latch properly (example back garage man door bolt latch and basement door to garage bolt latch).
- **Monitor, Repair:** Minor damage was noted on the door to southwest bedroom.

Kitchen Counters

- **Repair:** Damaged, missing or loose grouting of the tile backsplash in the basement kitchen should be improved.

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

THE SCOPE OF THE INSPECTION

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

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

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

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 52 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •10% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Steel
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Plywood Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The visible joist spans appear to be within typical construction practices. The inspection did not discover evidence of substantial structural movement.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Foundation

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

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 •Single Ply Membrane
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Plastic •Downspouts discharge below grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

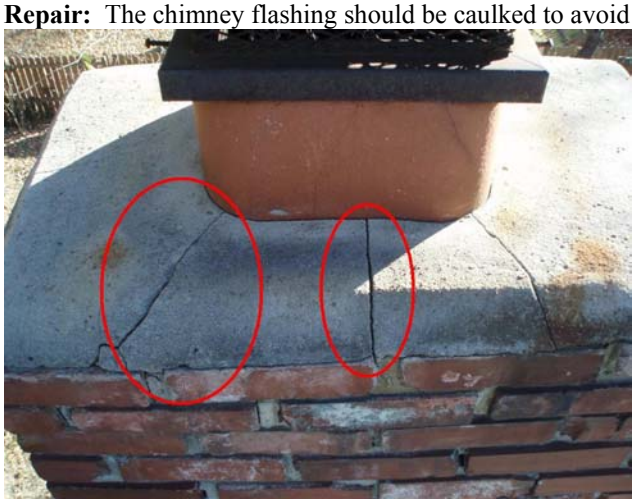
- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair.
- **Repair:** Split, loose or damaged ridge caps of the roofing require repair.

Flashings

- **Repair:** The flashing is rusting. It should be painted to extend its life.
- **Repair:** The flashing at the roof parapet vent should be caulked to avoid leaks.
- **Repair:** Nail heads are exposed at the flashing and on some shingles. They should be sealed to reduce risk of leaks.


Chimneys

- **Repair:** The masonry chimney needs re-pointing (replacing the mortar between the bricks) to avoid water damage.
- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.
- **Repair:** The chimney flashing should be caulked to avoid leaks.




Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** Minor leaks in the gutters should be repaired and disconnected downspouts 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
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Asphalt
Entry Walkways And Patios:	•Brick
Porches, Decks, Steps, Railings:	•Concrete •Wood
Overhead Garage Door(s):	•Plastic •Automatic Opener Installed
Surface Drainage:	•Level Grade
Retaining Walls:	•None
Fencing:	•None

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 is generally in good condition. The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior/Eaves

- **Monitor, Repair:** Seal openings at the front soffit near the garage door and at siding near garage door trim.

Windows

- **Monitor:** Localized evidence of rot was visible on window trim/frame. These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future.

Garage

- **Repair, Safety Issue:** The garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** The opener may need replacement.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

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

Porch

- **Repair, Safety Issue:** The front porch railing is loose. It is recommended that this be repaired for improved safety.
- **Monitor:** The porch has settled. Persisting movement may result in the need for repairs.

Deck

- **Repair, Safety Issue:** Nail pops in the deck floor were observed. This is a safety issue and the nails should be hammered flush.
- **Monitor:** The deck shows evidence of rot on some boards and deck posts. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.

- **Repair, Safety Issue:** The openings in the deck steps 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.

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.

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.

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 •120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Breakers •Located: Basement back wall
Service Grounding:	•Ground Connection Not Visible
Service Panel & Overcurrent Protection:	•Breakers •Located: Basement back wall
Sub-Panel(s):	•Panel Rating 70 Amp •Breakers •Located: Basement •Panel Rating: 30 Amp •Fuses
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The distribution of electricity within the home is good. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

General Comments

Major Concern: The electrical system is an aging system. In addition to engaging a licensed electrician to repair the items listed below, it is recommended that all electrical components and connections be further investigated. Additional defects may be concealed from view. ***Unsafe electrical conditions represent a shock hazard***. Substantial updating may be required.

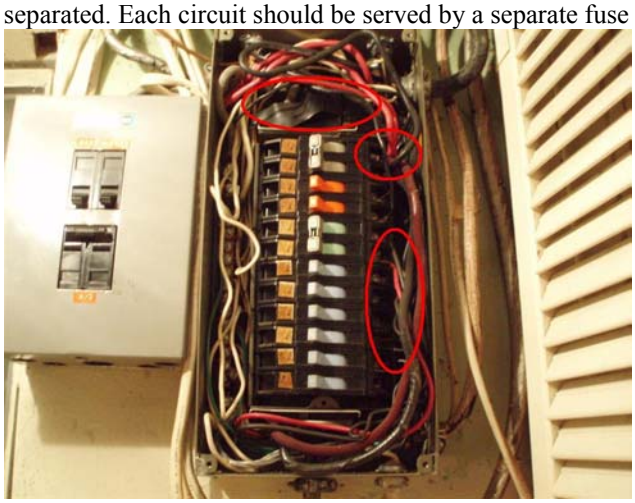
RECOMMENDATIONS / OBSERVATIONS

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.

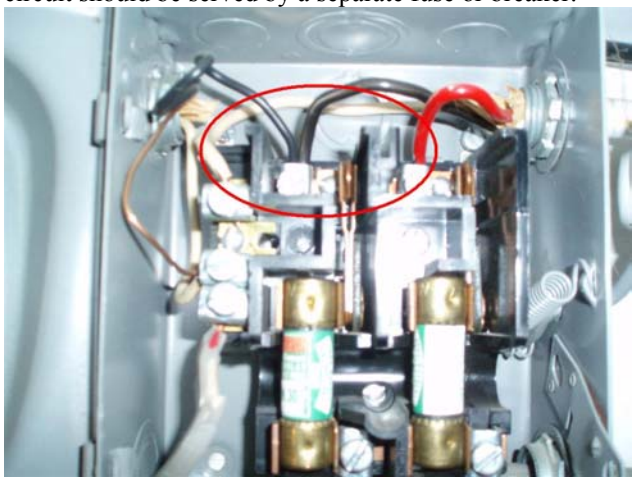
Main Panel

- **Repair:** The main distribution panel does not contain enough circuits to properly serve the home. A larger panel or an auxiliary would be desirable. Panel may be better suited at location further from water source.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.



Auxiliary Panel(s)

- **Repair:** Any openings in the auxiliary panel should be covered.
- **Repair:** Circuits within the auxiliary panels that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.



Outlets

- **Repair:** **A**n outlet is inoperative (examples in garage and at garage exterior marked "inop" with blue tape). These outlets and circuits should be investigated.
- **Repair:** An outlet is loose (example at basement washer/dryer outlet). It should be repaired.
- **Repair:** Ungrounded 3-prong outlets marked with "blue tape" and back northeast exterior should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing (examples in upstairs bathrooms and kitchen) during the inspection. This receptacle should be repaired/replaced.

Lights

- **Repair:** The light is inoperative (examples at northeast back corner and master bedroom ceiling) . If the bulbs are not blown, the circuit should be repaired.
- **Monitor, Repair:** The light in the basement hallway is missing the cover. Repair is discretionary

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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 •Radiant-Electric •Manufacturer: Trane •Serial Number: 55112RR1G
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

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: Illegible •Serial Number: Illegible
Size of Circuit: •Circuit Size: Illegible •Breaker Size In Main Panel: 30

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes
The location of the return air vents is well suited to air conditioning.

General Comments
As the system is old, it will require repairs or replacement soon.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	• Fiberglass/in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Dryer •Cooktop Down Draft

INSULATION / VENTILATION OBSERVATIONS

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

General Comments
Upgrading insulation levels in a home is an improvement rather than a necessary repair.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Steel
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper •Steel
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron
Water Heater	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Bradford White •Serial Number: BH6597395
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

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. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Gas Piping

- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe be replaced with one of suitable material (examples at water heater and fireplace).

Fixtures

- **Repair:** The kitchen faucet stem is leaking.
- **Monitor, Improve:** Low water pressure was observed at hallway bathroom sink.
- **Repair:** The basement bathroom sink drain plug is inoperative or missing and needs repair.
- **Monitor:** The toilet bowl lid in the basement bathroom is damaged.
- **Improve:** Cracked, deteriorated and/or missing hallway bathroom enclosure grout and caulk should be replaced.
- **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 •Paneling •Wood •Tile
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Awning •Fixed Pane •Single Pane with Storm Window
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:** Repaired ceiling damage was noted.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors
- **Monitor:** The vinyl flooring in the basement is stained.
- **Monitor:** The carpet is stained.
- **Monitor, Repair:** The carpet flooring is damaged in the northeast corner of the living room.
- **Note:** Surface scratches on some hardwood areas were observed.

Windows
- **Monitor:** The window in the garage is painted shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window(s) are cracked (examples at southwest bedroom storm, upper window in southwest bedroom and basement southeast window). Improvement is not a high priority.

Doors
- **Repair:** Door(s) should be adjusted as necessary to latch properly (example back garage man door bolt latch and basement door to garage bolt latch).
- **Monitor, Repair:** Minor damage was noted on the door to southwest bedroom.

Kitchen Counters
- **Repair:** Damaged, missing or loose grouting of the tile backsplash in the basement kitchen should be improved.

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. 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 •Dishwasher •Waste Disposer
Laundry Facility:	•Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•Cooktop Exhaust Vent/Fan •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

Most appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality.

General Comments

The appliances are old units that are approaching the end of their serviceable life. While replacement is not needed right away, it would be wise to budget for new appliances. In the interim, a higher level of maintenance can be expected.

RECOMMENDATIONS / OBSERVATIONS

Oven

- **Repair:** The basement oven is inoperative. The basement oven is an old unit. While replacement is not needed right away, it would be wise to budget for a new oven. In the interim, a higher level of maintenance can be expected.

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 •Steel Firebox •Gas
Vents, Flues, Chimneys: •Metal Flue-Single Wall basment •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.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

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

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