



**Star  
Home  
Inspection Services**

*Home Inspection Report*

**7125 Grand Ave Kansas City, MO 64114**

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**Inspection Date: 08/05/2010**

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**Report Number: 08052010-1A**

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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

## CONVENTIONS USED IN THIS REPORT

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

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

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

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

**Improve:** denotes improvements which are recommended but not required.

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

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

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

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

**Seller comments are in red. Any items without seller comments should be considered “as is”**

### Foundation

- **Monitor:** Larger than typical foundation settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.
- **Monitor:** The basement floor slab has larger than typical cracks from settling or shrinkage and some heaving as occurred. This condition is common for older homes and usually does not present a problem with the exception of being a trip hazard. Repairs are only necessary if additional movement is observed.

### Floors

- **Monitor:** The floor structure shows common sagging and movement. This is usually the result of the age and framing design of the building. There was not evidence of need for immediate, costly repair

### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Monitor:** Minor cosmetic damage to the front southwest downspout was observed.

### Exterior Walls

- **Repair:** Any openings in the exterior siding should be sealed. An example is at the top corners of metal siding.
- **Repair:** Localized rot was observed in the garage siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** The paint on the trim around the siding at the front porch is peeling. These areas should be painted to prevent water damage and rot. Caulking improvements are needed at the garage back siding.

### Windows

- **Repair:** Some of the window frames require painting and caulking
- **Repair:** Some of the windows are in need of glazing (putty) improvements (i.e. basement, family room and some top floor windows.)
- **Repair:** Localized evidence of rot was visible on window trim/frames (i.e. front basement windows.) Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.

### Doors

- **Repair:** The paint on the back door frame/ trim is peeling and requires painting and caulking.

### Garage

- **Repair:** The garage door trim shows evidence of rot. Repairs should be undertaken to prevent further damage.
- **Monitor, Repair:** The overhead garage door does not seal properly on the floor. Repair is discretionary.
- **Monitor, Safety Issue:** Pronounced floor cracks were noted in the garage. While this amount of cracking is unusual, this slab is not a structural component you should be aware of the trip hazard.

### Lot Drainage

- **Monitor, Repair:** The grading should be maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.* The void under the front steps should be filled to prevent vermin activity.
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

### Deck

- **Recommend:** The deck should be painted or stained to improve durability.

### Steps

#### Porch/Patio/Steps/Driveway

- **Monitor:** The driveway, porch, patio and steps have settled and cracked. Persisting movement may result in the need for repairs.

#### Walkway

- **Repair, Safety Issue:** The walkway behind the garage presents a trip hazard. This condition should be altered for improved safety. Surface deterioration was noted.

**Service / Entrance**

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

**Distribution Wiring**

- **Repair:** Improper electrical connections should be repaired (i.e. northeast basement ceiling.) All electrical connections should be made inside junction boxes fitted with cover plates.

**Outlets**

- **Repair:** An outlet in the dining room marked “INOP” with blue tape is inoperative. This outlet and circuit should be investigated.
- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards). These outlets (marked “REV POL” with blue tape) and the circuits should be investigated and repaired as necessary (i.e. front porch, breakfast room south wall and southeast upstairs bedroom.)
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as replacing with two-holed outlets.
- **Repair:** Ground fault circuit interrupter (GFCI) outlets marked with blue tape did not respond correctly to testing during the inspection. These receptacles should be repaired (i.e. kitchen, main floor hall bath, basement and upstairs bath.)
- **Repair:** Missing outlet cover plate in the basement should be replaced to avoid a shock hazard. **REPAIRED**

**Switches**

- **Repair:** The inoperative light dimmer switch in the upstairs southeast bedroom should be repaired.
- **Monitor, Repair:** The function of the light switch in the family room marked with blue tape is unknown. Consult the seller as to its function and repair if needed.
- **Repair:** A technician safety switch should be provided near the furnace.

**Smoke Detectors**

- **Repair:** It is suspected that the batteries in the smoke detector in the basement are defunct. This should be investigated.

**Furnace**

- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat. Given the age of the furnace, it may be near the end of its useful life. The unit was tested for carbon monoxide spillage and gas leaks using a TIF 8800 gas and CO2 sniffer and no positive readings were observed. Due to the age and/or overall condition it would be wise to reserve funds for the purchase a new furnace. **REPAIRED - 8/20/10 Certified Technician from Anthony Plumbing Heating and A/C cleaned burner compartment, heat exchanger and pilot assembly. Technician also tested for CO2 leaks but did not detect any. System tuned and running well.**
- **Repair:** The humidifier should be repaired or replaced. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.

**Chimney**

- **Monitor, Repair, Safety Issue:** The chimney serving the gas fired heating system does not appear to be lined. Unlined flues risk unsafe system operation, blockage, gas leaks, or fire. Have the chimney inspected and lined (if necessary) by a guild-certified chimney sweep. (National Chimney Sweeps Guild.)

**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. **REPAIRED - 8/20/10 - Certified Technician from Anthony Plumbing Heating and A/C inspected and tuned condenser unit. Coolant level was 1 lb. low so Technician added 1 lb. of coolant to condenser. Unit checked out fine and is running well.**
- **Improve:** The outdoor unit of the air conditioning system requires cleaning. **REPAIRED - 8/11/10 – Cleaned condenser unit and sprayed down fins with garden hose.**
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to have minor damage. This condition can reduce the efficiency of the system.

### 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:** For enhanced safety, it is recommended that the connections of the water heater and furnace venting system at the chimney be improved.

### Gas Piping

- **Monitor, Repair:** Copper tubing and galvanized steel pipe are 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 or galvanized steel 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.

### Waste / Vent

- **Monitor:** The lead waste piping is old and prone to leakage at the connections.

### Plumbing Fixtures

- **Repair:** The toilet in the main floor hall bath is loose. **REPAIRED**
- **Monitor, Repair:** The upstairs bath toilet is cracked.
- **Repair:** The main floor hall bath shower head is leaky. **REPAIRED**
- **Improve:** Cracked, deteriorated and/or missing main floor hall bath shower stall grout should be replaced.
- **Monitor:** Cracked tiles were observed at the main floor hall bath shower.
- **Repair:** The upstairs bathtub drain plug is inoperative or missing and needs repair.
- **Repair:** The northwest hose bib is inoperative.

### Fireplaces

- **Improve:** The fireplace firebox mortar should be improved.

### Wall / Ceiling Finishes

- **Monitor:** Minor cracks were noted (i.e. main floor bath ceiling and upstairs west bedroom wall.)
- **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. Overall condition is above average.
- **Monitor:** Signs of mildew/mold were observed at the basement wall.
- **Monitor, Repair:** Installation of the basement ceiling is incomplete.
- **Monitor, Safety Issue:** Low clearance at the furnace room entryway was noted.

### Floors

- **Monitor:** The tile floor/wall at the upstairs bath and main floor bath is cracked.
- **Monitor, Repair:** The vinyl flooring in the kitchen, basement and breakfast room is damaged
- **Monitor, Repair:** The upstairs northeast bedroom and entry screened porch carpet shows typical wear and/or soiled spots and stains.
- **Monitor, Repair:** The upstairs hardwood floor is scuffed, stained and/or worn.
- **Monitor:** Staining was noted at hardwood flooring in the family room.
- **Repair:** The installation of the quarter round trim upstairs is incomplete.
- **Improve:** Caulking improvement may be desirable at the upstairs bath vinyl flooring.

### Windows

- **Repair:** Window locking hardware is missing and/or damaged on some windows (i.e. upstairs east bedrooms.)
- **Repair:** Damaged screens were noted at the screened porch.
- **Repair:** Sash cords (the ropes that hold up the windows) are missing on the kitchen window.

### Doors

- **Repair:** Doors to the upstairs hall closet and west bedroom should be adjusted as necessary to latch properly.
- **Repair:** Missing striker plate on doors at the upstairs northeast bedroom and southeast bedroom closet.
- **Monitor, Repair:** Damage was noted on the front porch exterior storm.
- **Repair:** The screen for the screened porch storm door is damaged.

### Cabinets

- **Repair:** The basement bar cabinet door closer is inoperative.

### Basement Leakage

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

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

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

## **THE SCOPE OF THE INSPECTION**

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

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

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

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

### **WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection.  
The estimated outside temperature was 84 degrees F.

### **RECENT WEATHER CONDITIONS**

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

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Stone •Basement Configuration •60% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
<b>Columns:</b>	•Steel
<b>Floor Structure:</b>	•Wood Joist •Concrete
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters •Waferboard Sheathing Over Spaced Plank Sheathing •Plywood Sheathing Over Spaced Plank Sheathing (Garage)

## STRUCTURE OBSERVATIONS

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### Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The visible joist spans appear to be within typical construction practices. 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:** Larger than typical foundation settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.
- **Monitor:** The basement floor slab has larger than typical cracks from settling or shrinkage and some heaving has occurred. This condition is common for older homes and usually does not present a problem with the exception of being a trip hazard. Repairs are only necessary if additional movement is observed.

### Floors

- **Monitor:** The floor structure shows common sagging and movement. This is usually the result of the age and framing design of the building. There was not evidence of need for immediate, costly repair.

## LIMITATIONS OF STRUCTURE INSPECTION

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

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

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

# Roofing

## DESCRIPTION OF ROOFING

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<b>Roof Covering:</b>	•Asphalt Shingle
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•Masonry
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above grade
<b>Skylights:</b>	•None
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

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### Positive Attributes

The roof coverings are to be in generally good condition. During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials. Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order.

### General Comments

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

### RECOMMENDATIONS / OBSERVATIONS

#### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Monitor:** Minor cosmetic damage to the front southwest downspout was observed.



## LIMITATIONS OF ROOFING INSPECTION

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

- 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

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

## 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. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information.

### General Comments

The exterior of the home is generally in good condition.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Repair:** Any openings in the exterior siding should be sealed. An example is at the top corners of metal siding and at the garage.



- **Repair:** Localized rot was observed in the garage siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** The paint on the trim around the siding at the front porch is peeling. These areas should be painted to prevent water damage and rot.



### Windows

- **Repair:** Some of the window frames require painting and caulking
- **Repair:** Some of the windows are in need of glazing (putty) improvements (i.e. basement, family room and some top floor windows.)
- **Repair:** Localized evidence of rot was visible on window trim/frames (i.e. front basement windows.) Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.

### Doors

- **Repair:** The paint on the back door frame/ trim is peeling and requires painting and caulking.



### Garage

- **Repair:** The garage door trim shows evidence of rot. Repairs should be undertaken to prevent further damage.
- **Monitor, Repair:** The overhead garage door does not seal properly on the floor. Repair is discretionary.
- **Monitor, Safety Issue:** Pronounced floor cracks were noted in the garage. While this amount of cracking is unusual, this slab is not a structural component you should be aware of the trip hazard.

### Lot Drainage

- **Monitor, Repair:** The grading should be maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.* The void under the front steps should be filled to prevent vermin activity.
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

### Deck

- **Recommend:** The deck should be painted or stained to improve durability.

### Steps

#### Porch/PatioSteps/Driveway

- **Monitor:** The driveway, porch, patio and steps have settled and cracked. Persisting movement may result in the need for repairs.

### Walkway

- **Repair, Safety Issue:** The walkway behind the garage presents a trip hazard. This condition should be altered for improved safety. Surface deterioration was noted.

## LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Storage in the garage restricted the inspection.
- Access below decks and/or porches was extremely limited.

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

# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 100 Amps
<b>Service Drop:</b>	•Overhead
<b>Service Entrance Conductors:</b>	•Copper
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 100 Amps •Breakers •Located: Basement
<b>Service Grounding:</b>	•Copper •Ground Rod Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 100 Amp •Breakers •Located: Basement
<b>Sub-Panel(s):</b>	•None Visible
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded and Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Garage •Kitchen •Basement
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized relative to the wiring. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good.

### General Comments

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

## RECOMMENDATIONS / OBSERVATIONS

### Service / Entrance

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

### Distribution Wiring

- **Repair:** Improper electrical connections should be repaired (i.e. northeast basement ceiling.) All electrical connections should be made inside junction boxes fitted with cover plates.

### Outlets

- **Repair:** An outlet in the dining room marked "INOP" with blue tape is inoperative. This outlet and circuit should be investigated.
- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards). These outlets (marked "REV POL" with blue tape) and the circuits should be investigated and repaired as necessary (i.e. front porch, breakfast room south wall and southeast upstairs bedroom.)
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as replacing with two-holed outlets.
- **Repair:** Ground fault circuit interrupter (GFCI) outlets marked with blue tape did not respond correctly to testing during the inspection. These receptacles should be repaired (i.e. kitchen, main floor hall bath, basement and upstairs bath.)
- **Repair:** Missing outlet cover plate in the basement should be replaced to avoid a shock hazard. **REPAIRED**

### Switches

- **Repair:** The inoperative light dimmer switch in the upstairs southeast bedroom should be repaired.
- **Monitor, Repair:** The function of the light switch in the family room marked with blue tape is unknown. Consult the seller as to its function and repair if needed.
- **Repair:** A technician safety switch should be provided near the furnace.

### Smoke Detectors

- **Repair:** It is suspected that the batteries in the smoke detector in the basement are defunct. This should be investigated.

## LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

# Heating

## DESCRIPTION OF HEATING

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<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Sears •Serial Number: H62155123
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall •Masonry-Lined
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•Humidifier

## HEATING OBSERVATIONS

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### Positive Attributes

Adequate heating capacity is provided by the system.

### General Comments

The heating system is old and may be approaching the end of its life.

## RECOMMENDATIONS / OBSERVATIONS

### Furnace

- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat. Given the age of the furnace, it may be near the end of its useful life. The unit was tested for carbon monoxide spillage and gas leaks using a TIF 8800 gas and CO2 sniffer and no positive readings were observed. Due to the age and/or overall condition it would be wise to reserve funds for the purchase a new furnace. **REPAIRED - 8/20/10 Certified Technician from Anthony Plumbing Heating and A/C cleaned burner compartment, heat exchanger and pilot assembly. Technician also tested for CO2 leaks but did not detect any. System tuned and running well.**
- **Repair:** The humidifier should be repaired or replaced. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.

### Chimney

- **Monitor, Repair, Safety Issue:** The chimney serving the gas fired heating system does not appear to be lined. Unlined flues risk unsafe system operation, blockage, gas leaks, or fire. Have the chimney inspected and lined (if necessary) by a guild-certified chimney sweep. (National Chimney Sweeps Guild.)

## LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- Although the heating system was operated, there are significant testing limitations at this time of year.

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

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning Manufacturer: Data Plate Not Visible
<b>Size of Circuit:</b>	•Breaker Size In Main Panel: 30 Amps
<b>Through-Wall Equipment:</b>	•Not Present

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

The capacity and configuration of the system should be sufficient for the home. The system responded properly to operating controls.

### 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.
- **Improve:** The outdoor unit of the air conditioning system requires cleaning. **REPAIRED - 8/11/10 – Cleaned condenser unit and sprayed down fins with garden hose.**
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to have minor damage. This condition can reduce the efficiency of the system.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

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

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•Loose Fiberglass/Mineral Wool in Main Attic
<b>Roof Cavity Insulation:</b>	•None Visible
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Basement Wall Insulation:</b>	•None Visible
<b>Vapor Retarders:</b>	•Unknown
<b>Roof Ventilation:</b>	•Roof Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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### 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

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

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

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

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Steel
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Steel •Plastic
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic •Cast Iron •Lead
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: AO Smith •Serial Number: MB85-57054-Z99
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter

## PLUMBING OBSERVATIONS

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### Positive Attributes

The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

### General Comments

The plumbing system is showing signs of age. Updating the system will be required over time.

### 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:** For enhanced safety, it is recommended that the connections of the water heater and furnace venting system at the chimney be improved.



#### Gas Piping

- **Monitor, Repair:** Copper tubing and galvanized steel pipe are 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 or galvanized steel 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.

### Waste / Vent

- **Monitor:** The lead waste piping is old and prone to leakage at the connections.

### Plumbing Fixtures

- **Repair:** The toilet in the main floor hall bath is loose. **REPAIRED**
- **Monitor, Repair:** The upstairs bath toilet is cracked.



- **Repair:** The main floor hall bath shower head is leaky. **REPAIRED**
- **Improve:** Cracked, deteriorated and/or missing main floor hall bath shower stall grout should be replaced.
- **Monitor:** Cracked tiles were observed at the main floor hall bath shower.
- **Repair:** The upstairs bathtub drain plug is inoperative or missing and needs repair.
- **Repair:** The northwest hose bib is inoperative.

## LIMITATIONS OF PLUMBING INSPECTION

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

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

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

# Interior

## DESCRIPTION OF INTERIOR

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

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

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

### General Condition of Windows and Doors

The majority of the doors and windows are good quality.

### General Condition of Floors

The flooring system shows evidence of typical minor sags and unevenness.

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Minor cracks were noted (i.e. main floor bath ceiling and upstairs west bedroom wall.)
- **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. Overall condition is above average.
- **Monitor:** Signs of mildew/mold were observed at the basement wall.
- **Monitor, Repair:** Installation of the basement ceiling is incomplete.
- **Monitor, Safety Issue:** Low clearance at the furnace room entryway was noted.

### Floors

- **Monitor:** The tile floor/wall at the upstairs bath and main floor bath is cracked.
- **Monitor, Repair:** The vinyl flooring in the kitchen, basement and breakfast room is damaged
- **Monitor, Repair:** The upstairs northeast bedroom and entry screened porch carpet shows typical wear and/or soiled spots and stains.
- **Monitor, Repair:** The upstairs hardwood floor is scuffed, stained and/or worn.
- **Monitor:** Staining was noted at hardwood flooring in the family room.
- **Repair:** The installation of the quarter round trim upstairs is incomplete.
- **Improve:** Caulking improvement may be desirable at the upstairs bath vinyl flooring.

### Windows

- **Repair:** Window locking hardware is missing and/or damaged on some windows (i.e. upstairs east bedrooms.)
- **Repair:** Damaged screens were noted at the screened porch.
- **Repair:** Sash cords (the ropes that hold up the windows) are missing on the kitchen window.

### Doors

- **Repair:** Doors to the upstairs hall closet and west bedroom should be adjusted as necessary to latch properly.
- **Repair:** Missing striker plate on doors at the upstairs northeast bedroom and southeast bedroom closet.
- **Monitor, Repair:** Damage was noted on the front porch exterior storm.
- **Repair:** The screen for the screened porch storm door is damaged.

### Cabinets

- **Repair:** The basement bar cabinet door closer is inoperative..

### Basement Leakage

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

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

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

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

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

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**Appliances Tested:**

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

**Laundry Facility:**

•Gas Piping for Dryer •Dryer Vented to Building Exterior •Hot and Cold  
Water Supply for Washer •Waste Standpipe for Washer

**Other Components Tested:**

•Door Bell

## APPLIANCES OBSERVATIONS

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**Positive Attributes**

All appliances that were tested responded satisfactorily.

**General Comments**

The appliances are showing signs of aging. As such, they are more prone to breakdowns. A few years of serviceable life should still remain.

## RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

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

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### General Comments

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

### RECOMMENDATIONS / OBSERVATIONS

#### Fireplaces

- **Improve:** The fireplace firebox mortar should be improved.

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

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

#### Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys

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