



# Star Home Inspection Services

## *Home Inspection Report*

**7427 Holmes Rd Kansas City, MO 64131**

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**Inspection Date: 01/26/2010**

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**Report Number: 01262010-1A**

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is an average quality 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.**

### Foundation

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

### Floors

- **Monitor:** Minor unevenness was observed in the floor structure. This condition is common. It may be the result of the materials, framing design, installation methods and aging of the building. There was not evidence of need for immediate, costly repair.

### Sloped Roofing

- **Note:** It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.

### Chimneys

- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.

### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

### Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (i.e. south side and back of garage and back garage eave). These areas should be painted to prevent water damage or rot in the future.
- **Repair:** The front flower box paint is peeling and/or worn thin. This area should be painted to prevent water damage or rot in the future.
- **Repair:** The siding trim needs caulking improvements in localized areas to prevent water damage and rot (i.e. northwest corner).
- **Repair:** Localized rot was observed in the trim around the siding (i.e. northwest corner). 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:** Wood/soil contact at the base of the siding should be eliminated. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage.
- **Repair:** Localized pointing of deteriorated mortar between the stones of the exterior walls is advisable to prevent further deterioration.

### Windows

- **Repair:** Some of the windows require caulking.
- **Monitor:** Localized evidence of rot was visible on sunroom window trim/frames. 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.
- **Repair:** Localized evidence of rot was visible on the northwest 2<sup>nd</sup> story window trim/frame. 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 identify additional areas that require servicing.

### Doors

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

### Garage

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

### Lot Drainage

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

### Driveway

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

**Main Panel**

- **Monitor, Repair, Safety Issue:** The main distribution panel is in close proximity to the basement shower.
- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 35 Amps and the one in the panel is 50 Amps.
- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.

**Supply Air Ductwork**

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

**Heat Pump**

- **Monitor:** The fins of the outdoor portion of the heat pump were observed to be damaged. This condition can reduce the efficiency of the system.

**Water Heater**

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The water heater burner is dirty. It should be cleaned and adjusted.

**Gas Piping**

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

**Waste / Vent**

- **Monitor:** Some of the waste piping is lead. This type of piping is more prone to leakage at the connections. No leakage was observed.

**Plumbing Fixtures**

- **Monitor, Repair:** Low water pressure was observed at the upstairs hall bath shower. This should be investigated further and repaired if necessary.
- **Improve:** Cracked, deteriorated and/or missing caulk at the kitchen and bath off kitchen sinks should be improved.
- **Repair:** The sink bath off the kitchen and upstairs hall bath sink drain plugs is inoperative and/or missing and needs repair. **(rubber stopper drain plugs are provided and used by seller)**
- **Repair:** The upstairs hall bath shower head is leaky when the shower is operating.
- **Repair:** The bathtub drain plug is inoperative or missing and needs repair.

**Electric Range**

- **Repair:** The oven light and cooktop light are inoperative.

**Wall / Ceiling Finishes**

- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.
- **Monitor, Repair:** The tile in the upstairs hall bath and bath off kitchen was observed to have damage/cracks.

**Floors**

- **Monitor, Repair:** The vinyl flooring in the basement, kitchen and dining area is damaged
- **Repair:** The installation of the trim at the corner of the finished basement ceiling is incomplete.

### Windows

- **Monitor:** Some of the window(s) in the family room are painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window(s) are cracked (i.e. family room and upstairs bedrooms). Improvement is not a high priority.
- **Repair:** The window(s) are cracked at the sunroom storm window and southeast bedroom.
- **Repair:** Window locking hardware is missing and/or damaged on some windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Repair:** Sash cords (the ropes that hold up the windows) are missing on some of the windows.

### Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (i.e. northeast bedroom closet, southeast bedroom, southeast bedroom closet and master bedroom).
- **Repair:** Missing striker plate on door to the basement.
- **Repair:** The auto-closer on the back storm door is loose.
- **Monitor, Repair:** Damage was noted on the master bedroom mirrored closet door..

### Basement Leakage

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

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

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

## **THE SCOPE OF THE INSPECTION**

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

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

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

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

### **WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 28 degrees F.

### **RECENT WEATHER CONDITIONS**

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

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Stone •Basement Configuration •50% 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 •Rafters
<b>Roof Structure:</b>	•Rafters •Spaced Plank Sheathing •Waferboard 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:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Floors

- **Monitor:** Minor unevenness was observed in the floor structure. This condition is common. It may be the result of the materials, framing design, installation methods and aging 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 •Multiple Layers(1 <sup>st</sup> is wood shingles)
<b>Roof Flashings:</b>	•Roofing Material (Shingles)
<b>Chimneys:</b>	•Masonry
<b>Roof Drainage System:</b>	•Galvanized Steel •Downspouts discharge above grade
<b>Skylights:</b>	•None
<b>Method of Inspection:</b>	•Viewed from ladder at eave •Viewed with binoculars •Viewed from window

## ROOFING OBSERVATIONS

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### 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. Roof flashing details appear to be in good order.

### General Comments

The roof coverings are to be in generally good condition.

## RECOMMENDATIONS / OBSERVATIONS

### Sloped Roofing

- **Note:** It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.

### Chimneys

- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.



### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
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## 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.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.

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

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	•Wood Siding •Stone
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Solid Wood
<b>Window/Door Frames and Trim:</b>	•Wood •Vinyl-Covered •Metal
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete •Brick
<b>Porches, Decks, Steps, Railings:</b>	•Concrete
<b>Overhead Garage Door(s):</b>	•Metal
<b>Surface Drainage:</b>	•Level Grade •Graded Away From House
<b>Retaining Walls:</b>	•None
<b>Fencing:</b>	•Wood •Chain Link

## EXTERIOR OBSERVATIONS

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### Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Freeze resistant hose bibs (exterior faucets) have been installed.

### General Comments

The exterior of the home is generally in good condition.

### RECOMMENDATIONS / OBSERVATIONS

#### Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (i.e. south side and back of garage and back garage eave). These areas should be painted to prevent water damage or rot in the future.
- **Repair:** The front flower box paint is peeling and/or worn thin. This area should be painted to prevent water damage or rot in the future.
- **Repair:** The siding trim needs caulking improvements in localized areas to prevent water damage and rot (i.e. northwest corner).
- **Repair:** Localized rot was observed in the trim around the siding (i.e. northwest corner). 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:** Wood/soil contact at the base of the siding should be eliminated. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage.
- **Repair:** Localized pointing of deteriorated mortar between the stones of the exterior walls is advisable to prevent further deterioration.



### Windows

- **Repair:** Some of the windows require caulking.
- **Monitor:** Localized evidence of rot was visible on sunroom window trim/frames. 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.
- **Repair:** Localized evidence of rot was visible on the northwest 2<sup>nd</sup> story window trim/frame. 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 identify additional areas that require servicing.

### Doors

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

### Garage

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

### Lot Drainage

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

### Driveway

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

## 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.

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

# Electrical

## DESCRIPTION OF ELECTRICAL

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 100 Amps
<b>Service Drop:</b>	•Overhead
<b>Service Entrance Conductors:</b>	•Conductors Not Visible
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 100 Amps •Breakers •Located: Basement
<b>Service Grounding:</b>	•Water Pipe Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 100 Amp •Breakers •Located: Basement
<b>Sub-Panel(s):</b>	•Panel Rating 40 Amp •Fuses •Located: Beside Main Panel
<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>	•None Found
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

### General Comments

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

## RECOMMENDATIONS / OBSERVATIONS

### Main Panel

- **Monitor, Repair, Safety Issue:** The main distribution panel is in close proximity to the basement shower.
- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 35 Amps and the one in the panel is 50 Amps.
- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.



### **Discretionary Improvements**

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

## **LIMITATIONS OF ELECTRICAL INSPECTION**

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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 •Electricity (Heat Pump)
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Amana •Serial Number: 981019956
<b>Vents, Flues, Chimneys:</b>	•Plastic
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•Humidifier

## HEATING OBSERVATIONS

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### Positive Attributes

This is a high efficiency heating system. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

### General Comments

The heating system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

### Supply Air Ductwork

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



## LIMITATIONS OF HEATING INSPECTION

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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.

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 Source Heat Pump System •Manufacturer: Amana
	•Serial Number: 9807129156
<b>Size of Circuit:</b>	•Circuit Size: Minimum Circuit Size 21.1 Amps Maximum Circuit Breaker Size 35 Amps
	•Breaker Size In Main Panel: 50 Amps
<b>Other Components:</b>	•House Fan

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

The capacity and configuration of the system should be sufficient for the home. The location of the return air vents is well suited to air conditioning.

### General Comments

As the system is an older unit a higher level of maintenance can be expected.

## RECOMMENDATIONS / OBSERVATIONS

### Heat Pump

- **Monitor:** The fins of the outdoor portion of the heat pump were observed to be damaged. 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.
- **The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.**
- **The heat pump was operated in the heating mode only.**

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>	•Rolled Fiberglass in Main Attic
<b>Roof Cavity Insulation:</b>	•None Visible
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Basement Wall Insulation:</b>	•Fiberglass on Basement Wall Rim Joists
<b>Vapor Retarders:</b>	•Kraft Paper
<b>Roof Ventilation:</b>	•Roof Vents •Gable Vents
<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.

### 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.

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

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Cast Iron •Steel •Lead
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: US Craftmaster •Serial Number: 9603162688
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter
<b>Other Components:</b>	•Sump Pump •Backflow Preventer on South Hose Bib

## PLUMBING OBSERVATIONS

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### Positive Attributes

The plumbing system is in generally good condition.

### General Comments

The plumbing system requires some typical minor improvements.

### RECOMMENDATIONS / OBSERVATIONS

#### Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The water heater burner is dirty. It should be cleaned and adjusted.

#### Gas Piping

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

#### Waste / Vent

- **Monitor:** Some of the waste piping is lead. This type of piping is more prone to leakage at the connections. No leakage was observed.

#### Plumbing Fixtures

- **Monitor, Repair:** Low water pressure was observed at the upstairs hall bath shower. This should be investigated further and repaired if necessary.
- **Improve:** Cracked, deteriorated and/or missing caulk at the kitchen and bath off kitchen sinks should be improved.
- **Repair:** The sink bath off the kitchen and upstairs hall bath sink drain plugs is inoperative and/or missing and needs repair. **(rubber stopper drain plugs are provided and used by seller)**
- **Repair:** The upstairs hall bath shower head is leaky when the shower is operating.
- **Repair:** The bathtub drain plug is inoperative or missing and needs repair.

## 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.
- Hose bibs that were shut off were not tested.

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 •Plaster •Wood
<b>Floor Surfaces:</b>	•Carpet •Tile •Vinyl/Resilient •Wood •Concrete
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung •Sliders •Fixed Pane •Thermal Pane •Single Pane with Storm Window
<b>Doors:</b>	•Wood-Solid Core •Wood-Hollow 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 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 flooring system shows evidence of typical minor sags and unevenness.

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.
- **Monitor, Repair:** The tile in the upstairs hall bath and bath off kitchen was observed to have damage/cracks.

### Floors

- **Monitor, Repair:** The vinyl flooring in the basement, kitchen and dining area is damaged
- **Repair:** The installation of the trim at the corner of the finished basement ceiling is incomplete.



## Windows

- **Monitor:** Some of the window(s) in the family room are painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window(s) are cracked (i.e. family room and upstairs bedrooms). Improvement is not a high priority.
- **Repair:** The window(s) are cracked at the sunroom storm window and southeast bedroom.
- **Repair:** Window locking hardware is missing and/or damaged on some windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Repair:** Sash cords (the ropes that hold up the windows) are missing on some of the windows.

## Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (i.e. northeast bedroom closet, southeast bedroom, southeast bedroom closet and master bedroom).
- **Repair:** Missing striker plate on door to the basement.
- **Repair:** The auto-closer on the back storm door is loose.
- **Monitor, Repair:** Damage was noted on the master bedroom mirrored closet door..

## Basement Leakage

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

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

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

## LIMITATIONS OF INTERIOR INSPECTION

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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.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

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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<b>Appliances Tested:</b>	•Electric Range •Electric Cooktop •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator
<b>Laundry Facility:</b>	•Gas Piping for Dryer •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
<b>Other Components Tested:</b>	•Door Bell

## APPLIANCES OBSERVATIONS

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### Positive Attributes

Most appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

### General Comments

The appliances are middle aged. As such, they will become slightly more prone to breakdowns; however, several years of serviceable life should remain.

### RECOMMENDATIONS / OBSERVATIONS

#### Electric Range

- **Repair:** The oven light and the cooktop light are inoperative.

## 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 (Family room)  
**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

## 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.