



**Star
Home
Inspection Services**

Home Inspection Report

8413 Belleview St, Kansas City, MO 64114

Inspection Date: 09/18/2009

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Table Of Contents

REPORT OVERVIEW	3
STRUCTURE	9
ROOFING	12
EXTERIOR	15
ELECTRICAL	18
HEATING	20
COOLING / HEAT PUMPS	21
INSULATION / VENTILATION	22
PLUMBING	23
INTERIOR	25
APPLIANCES	27
FIREPLACES / WOOD STOVES	28

Report Overview

THE HOUSE IN PERSPECTIVE

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

CONVENTIONS USED IN THIS REPORT

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

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

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

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

Improve: denotes improvements which are recommended but not required.

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

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

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

Foundation

- **Monitor:** Minor horizontal cracking was observed in the foundation. Cracks of this nature are usually the result of soil or frost pressure. The size, pattern, and location of these cracks does not suggest a serious problem at present. Keep water away from the foundation: review the lot and roof drainage improvements in the Exterior and Roofing sections of this report. If these cracks should worsen, a structural engineer who is familiar with foundation repair or qualified foundation repair contractor should be consulted.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Crawl Space

- **Improve:** All wood debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage.
- **Repair:** Disconnected ductwork in the crawl space should be repaired. Disconnected duct work increases heating/cooling costs, can cause building damage, and in some instances can be unsafe where combustion gases can be vented to the living area.
- **Monitor, Repair:** Corroded ductwork in the crawl space was noted below furnace. Further deterioration may require repairs.
- **Monitor:** Loose floor insulation in the crawl space was noted. Improvement is discretionary.

Floors

- **Repair:** Damaged subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found. It appears the A-Coil for the air conditioner may be leaking onto the subflooring. Further investigation is needed. This material should be re-supported or replaced to reduce risk of finish floor damage. Where only limited areas of damage exist this repair can be deferred until combined with other carpentry work at the property. Beware of damaged subfloor below carpet as it may be unsafe.

Roof

- **Monitor:** The rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads such as from snow or additional layers of roofing material whose weight could cause further damage. Additional support can often be added easily.
- **Monitor:** Mold was visible on some roof sheathing in the garage. It is impossible to determine during a one time inspection when this mold occurred. Most homes have some level of this mold and it goes dormant once removed from the elements and normally does not present any problems.

Sloped Roofing

- **Repair:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.
- **Repair:** The roofing is at or near the end of its life. Watch for leaks and expect to replace the roof soon. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair. Split, loose or damaged ridge caps of the roofing require repair.

Flashings

- **Monitor, Repair:** The plumbing vent flashing boot(s) is split making it vulnerable to leaks. It's recommended that the boot be caulked or the flashing replaced.
- **Repair:** The valley flashing is rusting. It should be painted to extend its life.
- **Repair:** The chimney flashing should be caulked to avoid leaks.

Chimneys

- **Repair:** The masonry chimney shows evidence of substantial spalling (surface deterioration of the masonry). Repair of this chimney is needed.
- **Monitor, Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked before winter to prevent damage from freezing water.
- **Repair:** A rain cap and vermin screen should be installed on the furnace masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.
- **Repair, Safety Issue:** A vermin screen should be installed on the east chimney to avoid possible flue blockage.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

Exterior Walls

- **Repair:** The exterior paint is peeling and/or worn thin in at south side of back porch cover. These areas should be painted to prevent water damage or rot in the future.
- **Repair:** The loose siding and fascia should be re-secured at localized areas in back to avoid water /wind damage.
- **Repair:** Any openings in the exterior siding should be sealed. An example is where the air conditioner refrigerant lines enter the house and at siding around sump pump discharge line. Caulking is needed.
- **Repair:** Localized damage of the asbestos exterior walls should be repaired. There is extra risk of hidden damage in such areas.
- **Monitor:** The asbestos cement siding is a durable long term siding. It is relatively brittle and may be subject to physical damage. If removal of this siding is anticipated, special precautions may be necessary when handling and disposing of the material as it contains asbestos.

Windows

- **Repair:** The windows and door frames require caulking.

Doors

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

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

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

Porch

- **Repair, Safety Issue:** The porch railing is loose. It is recommended that this be repaired for improved safety.

Porch / Deck Cover

- **Repair:** The support post for the porch cover is rotted at the base. They should be repaired or replaced.

Driveway/Porches

- **Repair, Safety Issue:** The driveway presents a trip hazard. This condition should be altered for improved safety.
- **Monitor:** The driveway and porches have settled and cracked. Persisting movement may result in the need for repairs.

Landscaping

- **Repair:** Shrubs, bushes and/or vines growing on exterior walls need to be trimmed away from the structure to reduce the risk of water damage and insect infestation.
- **Improve:** The front yard lamp post is inoperative.

Fencing

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

Distribution Wiring

- **Repair:** Loose wiring at the basement stairway should be in conduit.
- **Repair:** Loose junction box under the kitchen sink should be properly secured.
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. under kitchen sink and inside furnace housing).

Switches

- **Monitor, Repair:** The function of the light switch in the kitchen marked with blue tape is unknown. Consult the seller as to its function and repair if needed.
- **Monitor:** The disposer is direct wired.

Lights

- **Repair:** The light is inoperative (i.e. dining room, back exterior, garage and kitchen). If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The loose light fixture at the back exterior should be repaired or replaced.

Furnace

- **Monitor:** 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.
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.
- **Repair:** The humidifier should be repaired or replaced.

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

House Fan

- **Monitor:** The house fan is inoperative. Improvement is discretionary.

Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.

Gas Piping

- **Repair:** Flexible gas appliance connections should not pass through walls, floors or the appliance housing as is the case of the furnace. This connector should be replaced with one of suitable solid gas piping.

Plumbing Fixtures

- **Repair:** The hose bibs are leaky.

Waste Disposer

- **Repair:** The waste disposer is inoperative.

Refrigerator

- **Monitor:** The water line for the icemaker is not connected.

Door Bell

- **Repair:** The door bell is inoperative.

Fireplaces

- **Repair, Safety Issue:** The rear wall of the fireplace firebox should be repaired for improved safety.

Wall / Ceiling Finishes

- **Monitor:** Minor damage to the tile ceiling in the laundry room was observed.
- **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.

Floors

- **Monitor:** The tile floor in the laundry room shows evidence of surface wear.
- **Monitor:** The hardwood floor is scuffed and/or worn.

Windows

- **Monitor:** The basement window(s) are painted shut. Improvement can be undertaken as desired.
- **Monitor:** The window in the laundry room has lost its seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **Repair:** Damaged screen was noted on the southwest bedroom front window.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (i.e. basement, bathroom, and southwest bedroom closet).
- **Improve:** The southeast bedroom mirrored closet door does not fully close.

Stairways

- **Repair, Safety Issue:** The openings in the basement stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

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.

THE SCOPE OF THE INSPECTION

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

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

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

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 70 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete Block •Basement Configuration •Crawl Space Configuration •Crawl Space Section at North Side Not Accessible
Columns:	•Concrete Block
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Plywood Sheathing Over Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The visible joist spans appear to be within typical construction practices. 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:** Minor horizontal cracking was observed in the foundation. Cracks of this nature are usually the result of soil or frost pressure. The size, pattern, and location of these cracks does not suggest a serious problem at present. Keep water away from the foundation: review the lot and roof drainage improvements in the Exterior and Roofing sections of this report. If these cracks should worsen, a structural engineer who is familiar with foundation repair or qualified foundation repair contractor should be consulted.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Crawl Space

- **Improve:** All wood debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage.
- **Repair:** Disconnected ductwork in the crawl space should be repaired. Disconnected duct work increases heating/cooling costs, can cause building damage, and in some instances can be unsafe where combustion gases can be vented to the living area.
- **Monitor, Repair:** Corroded ductwork in the crawl space was noted below furnace. Further deterioration may require repairs.



- **Monitor:** Loose floor insulation in the crawl space was noted. Improvement is discretionary.

Floors

- **Repair:** Damaged subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found. It appears the A-Coil for the air conditioner may be leaking onto the subflooring. Further investigation is needed. This material should be re-supported or replaced to reduce risk of finish floor damage. Where only limited areas of damage exist this repair can be deferred until combined with other carpentry work at the property. Beware of damaged subfloor below carpet as it may be unsafe.



Roof

- **Monitor:** The rafters of the roof structure show evidence of sagging. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads such as from snow or additional layers of roofing material whose weight could cause further damage. Additional support can often be added easily.
- **Monitor:** Mold was visible on some roof sheathing in the garage. It is impossible to determine during a one time inspection when this mold occurred. Most homes have some level of this mold and it goes dormant once removed from the elements and normally does not present any problems.



LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
- No access was gained to the north section of crawl space(s).
- There was no access to the south side roof space/attic due to storage and shelves in the furnace room.

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

Roofing

DESCRIPTION OF ROOFING

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

ROOFING OBSERVATIONS

Positive Attributes

Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter.

General Comments

The roof coverings are old and are at or near end of useful life.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.
- **Repair:** The roofing is at or near the end of its life. Watch for leaks and expect to replace the roof soon. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair. Split, loose or damaged ridge caps of the roofing require repair.



Flashings

- **Monitor, Repair:** The plumbing vent flashing boot(s) is split making it vulnerable to leaks. It's recommended that the boot be caulked or the flashing replaced.



- **Repair:** The valley flashing is rusting. It should be painted to extend its life.



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



Chimneys

- **Repair:** The masonry chimney shows evidence of substantial spalling (surface deterioration of the masonry). Repair of this chimney is needed.
- **Monitor, Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked before winter to prevent damage from freezing water.
- **Repair:** A rain cap and vermin screen should be installed on the furnace masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.
- **Repair, Safety Issue:** A vermin screen should be installed on the east chimney to avoid possible flue blockage.



Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

LIMITATIONS OF ROOFING INSPECTION

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

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

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Asbestos Cement Siding
Eaves, Soffits, And Fascias:	•Metal
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Vinyl-Covered
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete
Overhead Garage Door(s):	•Metal •Automatic Opener Installed
Surface Drainage:	•Level Grade
Retaining Walls:	•None
Fencing:	•Chain Link

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. 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:** The exterior paint is peeling and/or worn thin in at south side of back porch cover. These areas should be painted to prevent water damage or rot in the future.



- **Repair:** The loose siding and fascia should be re-secured at localized areas in back to avoid water/wind damage.



- **Repair:** Any openings in the exterior siding should be sealed. An example is where the air conditioner refrigerant lines enter the house and at siding around sump pump discharge line. Caulking is needed.



- **Repair:** Localized damage of the asbestos exterior walls should be repaired. There is extra risk of hidden damage in such areas.



- **Monitor:** The asbestos cement siding is a durable long term siding. It is relatively brittle and may be subject to physical damage. If removal of this siding is anticipated, special precautions may be necessary when handling and disposing of the material as it contains asbestos.

Windows

- **Repair:** The windows and door frames require caulking.

Doors

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

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

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

Porch

- **Repair, Safety Issue:** The porch railing is loose. It is recommended that this be repaired for improved safety.

Porch / Deck Cover

- **Repair:** The support post for the porch cover is rotted at the base. They should be repaired or replaced.

Driveway/Porches

- **Repair, Safety Issue:** The driveway presents a trip hazard. This condition should be altered for improved safety.
- **Monitor:** The driveway and porches have settled and cracked. Persisting movement may result in the need for repairs.

Landscaping

- **Repair:** Shrubs, bushes and/or vines growing on exterior walls need to be trimmed away from the structure to reduce the risk of water damage and insect infestation.
- **Improve:** The front yard lamp post is inoperative.

Fencing

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

LIMITATIONS OF EXTERIOR INSPECTION

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

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

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

Electrical

DESCRIPTION OF ELECTRICAL

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

ELECTRICAL OBSERVATIONS

Positive Attributes

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

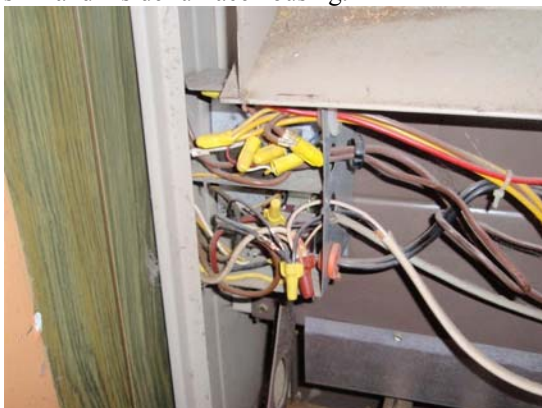
General Comments

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

Distribution Wiring

- **Repair:** Loose wiring at the basement stairway should be in conduit.
- **Repair:** Loose junction box under the kitchen sink should be properly secured.
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. under kitchen sink and inside furnace housing).



Switches

- **Monitor, Repair:** The function of the light switch in the kitchen marked with blue tape is unknown. Consult the seller as to its function and repair if needed.
- **Monitor:** The disposer is direct wired.

Lights

- **Repair:** The light is inoperative (i.e. dining room, back exterior, garage and kitchen). If the bulbs are not blown, the circuit should be repaired.

Repair: The loose light fixture at the back exterior should be repaired or replaced.

Discretionary Improvements

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

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Lennox •Serial Number: 5877J-08859
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

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

- **Monitor:** 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.
- **Repair:** The heating system requires service. This should be a regular maintenance item to assure safe, reliable heat.
- **Repair:** The humidifier should be repaired or replaced.

LIMITATIONS OF HEATING INSPECTION

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

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

Energy Source:	•Electricity
Central System Type:	•Air Cooled Central Air Conditioning Manufacturer: Payne
	•Serial Number: 2502E06674
Size of Circuit:	•Circuit Size: Minimum Circuit Size 21.4 Amps Maximum Circuit Breaker Size 30 Amps
	•Breaker Size In Main Panel: 30
Other Components:	•House Fan

COOLING / HEAT PUMPS OBSERVATIONS

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. The system responded properly to operating controls.

General Comments

The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

House Fan

- **Monitor:** The house fan is inoperative. Improvement is discretionary.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Loose Fiberglass/Mineral Wool in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
Crawl Space Insulation:	•In Floor above Crawl Space
Vapor Retarders:	•Unknown
Roof Ventilation:	•Gable Vents
Crawl Space Ventilation:	•Vents to Interior of House
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated home.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Crawl Space
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Cast Iron •Steel •Lead
Water Heater:	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: US Craftmaster •Serial Number: 0843T435339
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Sump Pump

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded. The plumbing fixtures appear to have been well-maintained. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.

Gas Piping

- **Repair:** Flexible gas appliance connections should not pass through walls, floors or the appliance housing as is the case of the furnace. This connector should be replaced with one of suitable solid gas piping.



Plumbing Fixtures

- **Repair:** The hose bibs are leaky.

LIMITATIONS OF PLUMBING INSPECTION

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

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

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall •Plaster •Tile
Floor Surfaces:	•Tile •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Awning •Thermal Pane
Doors:	•Wood-Solid Core •Wood-Hollow Core •Storm Door(s)

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Minor damage to the tile ceiling in the laundry room was observed.
- **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.

Floors

- **Monitor:** The tile floor in the laundry room shows evidence of surface wear.
- **Monitor:** The hardwood floor is scuffed and/or worn.

Windows

- **Monitor:** The basement window(s) are painted shut. Improvement can be undertaken as desired.
- **Monitor:** The window in the laundry room has lost its seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **Repair:** Damaged screen was noted on the southwest bedroom front window.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (i.e. basement, bathroom, and southwest bedroom closet).
- **Improve:** The southeast bedroom mirrored closet door does not fully close.

Stairways

- **Repair, Safety Issue:** The openings in the basement stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

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.

LIMITATIONS OF INTERIOR INSPECTION

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

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

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

Appliances

DESCRIPTION OF APPLIANCES

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

APPLIANCES OBSERVATIONS

Positive Attributes

Most appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The fixtures employed in the kitchen are high quality.

General Comments

Only minor improvements to the appliances are needed.

RECOMMENDATIONS / OBSERVATIONS

Waste Disposer

- **Repair:** The waste disposer is inoperative.

Refrigerator

- **Monitor:** The water line for the icemaker is not connected.

Door Bell

- **Repair:** The door bell is inoperative.

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

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

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

On the whole, the fireplace and it's components were found to be in average condition. Typical flaws were observed in some areas. On the whole, the fireplace and it's components were found to be in below average condition. When redecorating, repairs will be necessary in some areas.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair, Safety Issue:** The rear wall of the fireplace firebox should be repaired for improved safety.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

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

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.