



Star Home Inspection Services

Home Inspection Report

10211 W 98th Terr, Overland Park, KS 66212

Inspection Date: 07/13/2009

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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 north.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

Foundation

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

Sloped Roofing

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

Flat Roofing

- **Note:** Rolled roofing is prone to leaking and requires close monitoring and higher than normal maintenance.

Flashings

- **Monitor:** The plumbing vent flashing boot has been caulked, leaked in the past and may be vulnerable to leaks. These flashings should be monitored closely.
- **Monitor, Repair:** The plumbing vent flashing boot at the back roof is split making it vulnerable to leaks. It's recommended that the boot be caulked or the flashing replaced.
- **Repair:** The chimney flashing should be caulked to avoid leaks.

Chimneys

- **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 masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.

Gutters & Downspouts

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

- **Monitor, Repair:** Localized damage of the vinyl siding was noted at back door trim. This should be repaired and/or caulked to prevent water entry. There is extra risk of hidden damage in such areas. Localized minor damage at trim wrap at overhead garage door was noted.

Windows/Doors

- **Repair:** The windows and door(s) require caulking (i.e. at back of house).

Garage

- **Monitor:** The overhead garage door shows evidence of minor water damage that has been repaired. These areas should be monitored closely. Maintain with a good coat of paint and keeping any cracks or open areas closed up.
- **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.

Deck

- **Recommend:** The deck railing and the back latticework/trim should be painted or stained to improve durability.
- **Repair, Safety Issue:** The deck railing baluster is loose and needs repair.

Driveway/Walkway/Patio

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

Landscaping

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

Service / Entrance

- **Monitor:** The service wires pass through some trees at back of house.

Distribution Wiring

- **Repair:** Loose cable wiring in the basement should be secured.
- **Repair:** Improper electrical connections should be repaired (example at basement ceiling west side). All electrical connections should be made inside junction boxes fitted with cover plates.
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (examples at basement ceiling and west attic).

Outlets

- **Repair:** An outlet at the exterior back deck marked "REV POL" with blue tape has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.

Lights/Fans

- **Repair:** The light bulb at the entryway is inoperative. If the bulbs are not blown, the circuit should be repaired.
- **Monitor, Repair:** The light fixture in the upstairs east bedroom is missing the glass cover. Repair is discretionary.
- **Repair:** The ceiling fan and light in the northwest bedroom are inoperative.
- **Repair:** The exhaust fan at the upstairs hall bath is excessively noisy.

Furnace

- **Improve:** The dirty air filter should be replaced.
- **Repair:** The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.

Supply Air Ductwork

- **Repair:** Loose fitting joints and/or openings in the ductwork should be improved (i.e. furnace room opening at back side of duct).

Central Air Conditioning

- **Improve:** The outdoor unit of the air conditioning system requires cleaning.
- **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.

Plumbing Fixtures

- **Repair:** The faucet handle for the upstairs hall bath bathtub is leaking.
- **Repair:** The sink drain pipe is leaking at the upstairs hall bath.
- **Improve:** Cracked, deteriorated or missing caulk at the upstairs hall bath sink should be improved.
- **Repair:** The master bath sink drain plug is inoperative and needs repair.
- **Repair:** The master bath toilet is loose.
- **Repair:** The back hose bib is leaking at the handle.
- **Repair, Safety Issue:** The drain cover in the furnace room is missing.

Wall / Ceiling Finishes

- **Monitor:** Repaired ceiling damage was noted (i.e. garage ceiling).
- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Improve:** Loose and/or missing grout and/or caulk at the master bath tile floor should be improved.
- **Repair:** The entryway tile floor is cracked.
- **Monitor:** The entryway and kitchen vinyl flooring was observed to have minor damage.
- **Monitor:** Some carpet staining was noted..
- **Monitor:** Pet damage was observed(i.e. at door trim in laundry room and basement door trim)

Windows

- **Monitor:** Some of the window(s) are painted shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window(s) are cracked (examples at upstairs east bedroom and main floor southwest bedroom/office). Improvement is not a high priority.
- **Repair:** Window locking hardware is missing and/or damaged on the upstairs east bedroom window.
- **Repair:** Damaged screen(s) noted (i.e. on basement west window).

Doors

- **Monitor, Repair:** Minor damage was noted on the door to the east bedroom.
- **Monitor, Repair:** Damage was noted on the man door to the garage.

Kitchen Counters

- **Monitor:** The kitchen counters show evidence of surface wear. Improvement may ultimately be desirable.

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 81 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •15% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Steel
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame, Brick Veneer
Ceiling Structure:	•Joist •Rafters
Roof Structure:	•Rafters •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:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

LIMITATIONS OF STRUCTURE INSPECTION

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

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

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Multiple Layers(1 st is wood shingles)
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. 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

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.



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

Flat Roofing

- **Note:** Rolled roofing is prone to leaking and requires close monitoring and higher than normal maintenance.



Flashings

- **Monitor:** The plumbing vent flashing boot has been caulked, leaked in the past and may be vulnerable to leaks. These flashings should be monitored closely.



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



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



Chimneys

- **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 masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.



Gutters & Downspouts

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



- **Recommended:** 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:	•Brick •Vinyl Siding •Wood Shingle
Eaves, Soffits, And Fascias:	•Vinyl
Exterior Doors:	•Solid Wood •Sliding Glass •French Doors
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Asphalt •Concrete
Entry Walkways And Patios:	•Concrete •Brick
Porches, Decks, Steps, Railings:	•Concrete •Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•Wood
Fencing:	•None

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home. 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. The garage completely finished.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor, Repair:** Localized damage of the vinyl siding was noted at back door trim. This should be repaired and/or caulked to prevent water entry. There is extra risk of hidden damage in such areas. Localized minor damage at trim wrap at overhead garage door was noted.



Windows/Doors

- **Repair:** The windows and door(s) require caulking (i.e. at back of house).

Garage

- **Monitor:** The overhead garage door shows evidence of minor water damage that has been repaired. These areas should be monitored closely. Maintain with a good coat of paint and keeping any cracks or open areas closed up.
- **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.

Deck

- **Recommend:** The deck railing and the back latticework/trim should be painted or stained to improve durability.
- **Repair, Safety Issue:** The deck railing baluster is loose and needs repair.

Driveway/Walkway/Patio

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

Landscaping

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

LIMITATIONS OF EXTERIOR INSPECTION

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

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

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Basement
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Located: Basement
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Basement
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. All 3-prong outlets that were tested were appropriately grounded. 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

Service / Entrance

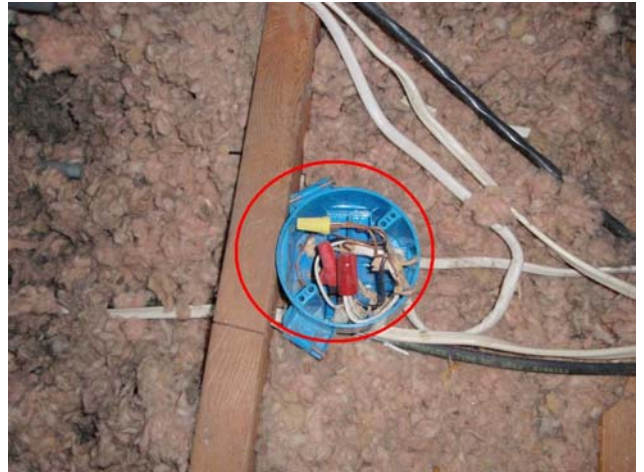
- **Monitor:** The service wires pass through some trees at back of house.

Distribution Wiring

- **Repair:** Loose cable wiring in the basement should be secured.
- **Repair:** Improper electrical connections should be repaired (example at basement ceiling west side). All electrical connections should be made inside junction boxes fitted with cover plates.



- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (examples at basement ceiling and west attic).



Outlets

- **Repair:** An outlet at the exterior back deck marked “REV POL” with blue tape has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.

Lights/Fans

- **Repair:** The light bulb at the entryway is inoperative. If the bulbs are not blown, the circuit should be repaired.
- **Monitor, Repair:** The light fixture in the upstairs east bedroom is missing the glass cover. Repair is discretionary.
- **Repair:** The ceiling fan and light in the northwest bedroom are inoperative.
- **Repair:** The exhaust fan at the upstairs hall bath is excessively noisy.

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: Heil •Serial Number: A064361008
Vents, Flues, Chimneys:	•Plastic
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. 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

Furnace

- **Improve:** The dirty air filter should be replaced.
- **Repair:** The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.

Supply Air Ductwork

- **Repair:** Loose fitting joints and/or openings in the ductwork should be improved (i.e. furnace room opening at back side of duct).



LIMITATIONS OF HEATING INSPECTION

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

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

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity
Central System Type:	•Air Cooled Central Air Conditioning Manufacturer: AcroAire
	•Serial Number: Illegible Plate
Size of Circuit:	•Circuit Size: Minimum Circuit Size:Illegible Plate Maximum Circuit Breaker Size: Illegible Plate
	•Breaker Size In Main Panel: 40 Amps
Other Components:	•House Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Improve:** The outdoor unit of the air conditioning system requires cleaning.
- **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.

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:	•R12 Fiberglass in Original Walls
Basement Wall Insulation:	•None Visible
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

General Comments

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: GE •Serial Number: GELN 0105400589
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Pressure Regulator on Main Line

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. 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

Plumbing Fixtures

- **Repair:** The faucet handle for the upstairs hall bath bathtub is leaking.
- **Repair:** The sink drain pipe is leaking at the upstairs hall bath.
- **Improve:** Cracked, deteriorated or missing caulk at the upstairs hall bath sink should be improved.
- **Repair:** The master bath sink drain plug is inoperative and needs repair.
- **Repair:** The master bath toilet is loose.
- **Repair:** The back hose bib is leaking at the handle.
- **Repair, Safety Issue:** The drain cover in the furnace room is missing.

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
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Sliders •Single Pane with Storm Window
Doors:	•Wood-Solid Core •Wood-Hollow Core •Sliding Glass •French Doors •Storm Door(s)

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Repaired ceiling damage was noted (i.e. garage ceiling).
- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Improve:** Loose and/or missing grout and/or caulk at the master bath tile floor should be improved.
- **Repair:** The entryway tile floor is cracked.
- **Monitor:** The entryway and kitchen vinyl flooring was observed to have minor damage.
- **Monitor:** Some carpet staining was noted..
- **Monitor:** Pet damage was observed(i.e. at door trim in laundry room and basement door trim)

Windows

- **Monitor:** Some of the window(s) are painted shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window(s) are cracked (examples at upstairs east bedroom and main floor southwest bedroom/office). Improvement is not a high priority.
- **Repair:** Window locking hardware is missing and/or damaged on the upstairs east bedroom window.
- **Repair:** Damaged screen(s) noted (i.e. on basement west window).

Doors

- **Monitor, Repair:** Minor damage was noted on the door to the east bedroom.
- **Monitor, Repair:** Damage was noted on the man door to the garage.

Kitchen Counters

- **Monitor:** The kitchen counters show evidence of surface wear. Improvement may ultimately be desirable.

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.
- 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

Appliances Tested:	•Electric Range •Electric 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

Positive Attributes

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

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

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

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

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.

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.