



**Star  
Home  
Inspection Services**

*Home Inspection Report*

**10480 W 157th Terr Overland Park, KS 66221**

---

**Inspection Date: 01/25/2012**

**Prepared For: Terri Wells**

**Prepared By:** Star Home Inspection Services LLC  
705B SE Melody Lane, Suite 124  
Lee's Summit, MO 64063  
(816) 554-1110  
(816) 554-2135 Fax

**Report Number: 01252012-1L**

**Inspector: Larry Carter**



# Table Of Contents

---

<b>REPORT OVERVIEW</b>	<b>3</b>
<b>STRUCTURE</b>	<b>7</b>
<b>ROOFING</b>	<b>9</b>
<b>EXTERIOR</b>	<b>12</b>
<b>ELECTRICAL</b>	<b>17</b>
<b>HEATING</b>	<b>20</b>
<b>COOLING / HEAT PUMPS</b>	<b>21</b>
<b>INSULATION / VENTILATION</b>	<b>22</b>
<b>PLUMBING</b>	<b>23</b>
<b>INTERIOR</b>	<b>25</b>
<b>APPLIANCES</b>	<b>29</b>
<b>FIREPLACES / WOOD STOVES</b>	<b>30</b>

# 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 south.

## 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.**

**Seller as indicated this house is being sold “AS IS” and has been priced as such.**

### 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.

### Roof

- **Monitor:** Stains on the underside of the roof sheathing were observed as evidence of prior roof leaks.

### Chimneys

- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.

### Gutters & Downspouts

- **Repair:** Damaged gutters should be repaired or replaced as necessary 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.

### Garage

- **Repair:** The paint on the garage door frame/ trim is peeling and requires painting and caulking between the frame and brick walls.
- **Repair:** The north garage door opener is inoperative. It should be repaired as necessary.
- **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 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.*
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

### Porch

- **Repair:** The brick porch and steps need minor re-pointing.

### Patio

- **Monitor, Repair:** The soil below the patio has settled and/or heaved. Persisting movement may result in the need for resurfacing.
- **Recommend:** The patio has settled leaving a gap between at the foundation. It's recommended the gap be filled to prevent water intrusion.

### Driveway

- **Monitor, Repair:** The soil below the driveway has settled and/or heaved resulting in cracks and a considerable lip at the garage entry. Repair is discretionary.

### Walkway

- **Monitor, Repair:** The walkway surface is damaged.

### Landscaping

- **Monitor:** Tree branches should be kept trimmed away from the house to avoid damage to the building.

### Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.
- **Repair:** Linking (sometimes referred to as bridging) should be provided wherever two fuses or breakers serve the same circuit as in the 20 Amp breakers for the small air conditioner. This ensures that the entire circuit is shut off whenever a fuse is pulled, or a breaker is tripped. Linking is required, for example, on circuits serving kitchen split receptacles, baseboard heaters and any 240 volt appliance.

### Distribution Wiring

- **Repair:** Abandoned wiring in the basement kitchen cabinet should be replaced or appropriately terminated.
- **Repair:** All junction boxes in the furnace room should be fitted with cover plates, in order to protect the wire connections.

### Outlets

- **Repair:** Ungrounded 3-prong outlet in the southwest bedroom marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as replacing with two-holed outlets.

### Switches

- **Repair:** One basement rheostat light switch is missing the knob.

### Lights

- **Repair:** Several lights are inoperative. If the bulbs are not blown, the circuits and/or fixtures should be repaired.
- **Repair:** The pull chain for the lights in the kitchen ceiling fan is stuck and needs repair.

### Smoke Detectors

- **Repair, Safety Issue:** One smoke detector in the hallway did not respond to testing.

### Furnace

- **Repair:** The magic Chef furnace is aging and shows signs of rust. The electronic air cleaner for this furnace did not appear to be functioning at the time of inspection. This should be repaired and the furnace evaluated by a qualified HVAC technician.
- **Monitor, Repair:** There is no access to the east Lennox system humidifier.
- **Repair:** Water did not pass through the humidifier on the west Lennox system. Cleaning and repairs should be undertaken and replacement of the water panel is also recommended.

### Central Air Conditioning

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

### Attic / Roof

- **Monitor, Repair:** The bathroom exhaust vents discharge close to the underside of the roof. Caution should be taken if venting hot moisture air to the attic in cold weather as it could cause condensation on the roof. Improvement is recommended.

### Plumbing Fixtures

- **Repair:** The cold water faucet handle in the basement bathroom sink is stiff.
- **Monitor, Repair:** The shower diverter in the basement bathroom does not divert 100% of the water to the shower head. Repair is discretionary.
- **Repair:** The kitchen sprayer nozzle is inoperative and needs repair.
- **Repair:** The half bath sink drain plug is inoperative and needs repair.
- **Repair:** The shower head is missing in the master bedroom bath.
- **Repair:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk around the whirlpool bathtub should be replaced.
- **Repair:** The whirlpool bathtub drain plug handle is loose and needs repair.
- **Monitor, Repair:** The whirlpool bath motor was functional but the tub was not filled with water for testing. The control knobs are very stiff as well.
- **Repair:** Access to the whirlpool motor should be provided (or its whereabouts should be verified with the current owner).
- **Repair:** A ground fault circuit interrupter (GFCI) should be installed on the circuit for the whirlpool bathtub. A ground fault circuit interrupter offers protection from shock or electrocution.
- **Repair:** The master bedroom bath exhaust fan is noisy.
- **Repair:** The rear hose bib handle is loose and leaks. The water is shut off inside the house above the basement kitchen sink.

### Wall / Ceiling Finishes

- **Monitor:** Staining (some water) was noted on the garage, basement, living room and master bedroom bath ceilings.
- **Monitor:** Repaired water damage was noted on the garage ceiling below the whirlpool bath.
- **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:** Signs of mildew/mold were observed on the basement paneled walls and in the garage. This could be due to the HVAC system not running while the house was not occupied.

### Floors

- **Monitor, Repair:** The basement kitchen tile floor is loose and crackles when walking on it. Repair is discretionary.
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.
- **Repair:** The carpet trim is loose under the southwest bedroom door.

### Windows

- **Monitor:** Some windows are sticky when opening and closing. Improvement can be undertaken as desired.

### Doors

- **Repair:** Door to the laundry room should be adjusted as necessary to latch properly.
- **Monitor, Repair:** The sliding screen doors could be improved to operate freely.

### Kitchen Cabinets

- **Monitor, Repair:** some handles are loose on the kitchen cabinet doors and drawers. Repair is discretionary.

### 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.

### Waste Disposer

- **Repair:** The basement waste disposer has seized. The unit attempts to respond when the power is switched on but does not begin to operate and trips the breaker.

### Trash Compactor

- **Repair:** The trash compactor is inoperative. No key was found.

## 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 42 degrees F.

### RECENT WEATHER CONDITIONS

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

# Structure

## DESCRIPTION OF STRUCTURE

---

<b>Foundation:</b>	•Poured Concrete •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
<b>Wall Structure:</b>	•Wood Frame, Brick Veneer
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters •Trusses •Plywood Sheathing

## STRUCTURE OBSERVATIONS

---

### Positive Attributes

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

### General Comments

No major defects were observed in the accessible structural components of the house. No repair to structural components is necessary at this time.

## 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.

### Roof

- **Monitor:** Stains on the underside of the roof sheathing were observed as evidence of prior roof leaks.



## **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

---

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

## ROOFING OBSERVATIONS

---

### Positive Attributes

The roof coverings are to be in generally good condition. During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials. 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. The chimneys do not show signs of significant deterioration. The gutters are clean.

### General Comments

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

## RECOMMENDATIONS / OBSERVATIONS

### Chimneys

- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.





### Gutters & Downspouts

- **Repair:** Damaged gutters should be repaired or replaced as necessary 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

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

## EXTERIOR OBSERVATIONS

### Positive Attributes

The house has all brick constructed exterior walls. Window frames are clad, for the most part, with a low maintenance material. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The 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 driveway and walkways are in good condition. The garage appears to be fully insulated. The garage completely finished.

### General Comments

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

### RECOMMENDATIONS / OBSERVATIONS

#### Garage

- **Repair:** The paint on the garage door frame/ trim is peeling and requires painting and caulking between the frame and brick walls.





- **Repair:** The north garage door opener is inoperative. It should be repaired as necessary.
- **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 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.*



- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

**Porch**

- **Repair:** The brick porch and steps need minor re-pointing.



**Patio**

- **Monitor, Repair:** The soil below the patio has settled and/or heaved. Persisting movement may result in the need for resurfacing.



- **Recommend:** The patio has settled leaving a gap between at the foundation. It's recommended the gap be filled to prevent water intrusion.



**Driveway**

- **Monitor, Repair:** The soil below the driveway has settled and/or heaved resulting in cracks and a considerable lip at the garage entry. Repair is discretionary.



**Walkway**

- **Monitor, Repair:** The walkway surface is damaged.



### **Landscaping**

- **Monitor:** Tree branches should be kept trimmed away from the house to avoid damage to the building.

### **Discretionary Improvements**

Re-surfacing of the driveway would be a logical improvement.

## **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

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amps
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 200 Amps •Breakers •Located: Basement
<b>Service Grounding:</b>	•Copper •Water Pipe Connection •Ground Rod Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 200 Amp •Breakers •Located: Basement
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s)
<b>Smoke Detectors:</b>	•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 relative to the wiring. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. 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. 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 and any others that may be discovered during their inspection of the electrical system.

## RECOMMENDATIONS / OBSERVATIONS

### Main Panel

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



- **Repair:** Linking (sometimes referred to as bridging) should be provided wherever two fuses or breakers serve the same circuit as in the 20 Amp breakers for the small air conditioner. This ensures that the entire circuit is shut off whenever a fuse is pulled, or a breaker is tripped. Linking is required, for example, on circuits serving kitchen split receptacles, baseboard heaters and any 240 volt appliance.

#### Distribution Wiring

- **Repair:** Abandoned wiring in the basement kitchen cabinet should be replaced or appropriately terminated.

Inside basement kitchen cabinet



- **Repair:** All junction boxes in the furnace room should be fitted with cover plates, in order to protect the wire connections.



#### Outlets

- **Repair:** Ungrounded 3-prong outlet in the southwest bedroom marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as replacing with two-holed outlets.

#### Switches

- **Repair:** One basement rheostat light switch is missing the knob.

#### Lights

- **Repair:** Several lights are inoperative. If the bulbs are not blown, the circuits and/or fixtures should be repaired.
- **Repair:** The pull chain for the lights in the kitchen ceiling fan is stuck and needs repair.

#### Smoke Detectors

- **Repair, Safety Issue:** One smoke detector in the hallway did not respond to testing.

## **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

---

<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Lennox & Magic Chef •Serial Number: 5802H13071 5802H13040 A09070L9B
<b>Vents, Flues, Chimneys:</b>	•Metal-Multi Wall
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•Humidifier

## HEATING OBSERVATIONS

---

### Positive Attributes

The heating system is in generally good condition. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The distribution of heat is divided into “zones,” allowing for greater ease of balancing heat flow.

### General Comments

The heating system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

### Furnace

- **Repair:** The magic Chef furnace is aging and shows signs of rust. The electronic air cleaner for this furnace did not appear to be functioning at the time of inspection. This should be repaired and the furnace evaluated by a qualified HVAC technician.
- **Monitor, Repair:** There is no access to the east Lennox system humidifier.
- **Repair:** Water did not pass through the humidifier on the west Lennox system. Cleaning and repairs should be undertaken and replacement of the water panel is also recommended.



## 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

---

<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning •Manufacturer: Lennox & Magic Chef
	•Serial Number: 5802J42982 5802G69176 Data Plate Not legible
<b>Size of Circuit:</b>	•Circuit Size: Minimum Circuit Size 30 & ??? Amps/Maximum Circuit Breaker Size 30 & 25 Amps •Breaker Size In Main Panel: 30 & 20 Amps
<b>Through-Wall Equipment:</b>	•Not Present

## 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. This is a relatively new system that should years of useful life remaining. Regular maintenance will, of course, be necessary.

### RECOMMENDATIONS / OBSERVATIONS

#### Central Air Conditioning

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



## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

---

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

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

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

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

---

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

### Attic / Roof

- **Monitor, Repair:** The bathroom exhaust vents discharge close to the underside of the roof. Caution should be taken if venting hot moisture air to the attic in cold weather as it could cause condensation on the roof. Improvement is recommended.



## 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

<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>	•Private Sewage System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: GE •Serial Number: GENG0902127591
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter
<b>Other Components:</b>	•Solid Waste 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. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

### General Comments

The plumbing system requires some typical minor improvements.

### RECOMMENDATIONS / OBSERVATIONS

#### Plumbing Fixtures

- **Repair:** The cold water faucet handle in the basement bathroom sink is stiff.
- **Monitor, Repair:** The shower diverter in the basement bathroom does not divert 100% of the water to the shower head. Repair is discretionary.
- **Repair:** The kitchen sprayer nozzle is inoperative and needs repair.
- **Repair:** The half bath sink drain plug is inoperative and needs repair.
- **Repair:** The shower head is missing in the master bedroom bath.
- **Repair:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk around the whirlpool bathtub should be replaced.



- **Repair:** The whirlpool bathtub drain plug handle is loose and needs repair.
- **Monitor, Repair:** The whirlpool bath motor was functional but the tub was not filled with water for testing. The control knobs are very stiff as well.
- **Repair:** Access to the whirlpool motor should be provided (or its whereabouts should be verified with the current owner).
- **Repair:** A ground fault circuit interrupter (GFCI) should be installed on the circuit for the whirlpool bathtub. A ground fault circuit interrupter offers protection from shock or electrocution.
- **Repair:** The master bedroom bath exhaust fan is noisy.
- **Repair:** The rear hose bib handle is loose and leaks. The water is shut off inside the house above the basement kitchen sink.

## 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.
- An inspection of the sewage system 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.

# Interior

## DESCRIPTION OF INTERIOR

---

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

## 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 average quality.

### General Condition of Floors

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

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Staining (some water) was noted on the garage, basement, living room and master bedroom bath ceilings.



Above stairway in the basement



- **Monitor:** Repaired water damage was noted on the garage ceiling below the whirlpool bath.

Garage ceiling under whirlpool bath



- **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:** Signs of mildew/mold were observed on the basement paneled walls and in the garage. This could be due to the HVAC system not running while the house was not occupied.

Basement



Basement





### Floors

- **Monitor, Repair:** The basement kitchen tile floor is loose and crackles when walking on it. Repair is discretionary.
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.
- **Repair:** The carpet trim is loose under the southwest bedroom door.



### Windows

- **Monitor:** Some windows are sticky when opening and closing. Improvement can be undertaken as desired.

### Doors

- **Repair:** Door to the laundry room should be adjusted as necessary to latch properly.
- **Monitor, Repair:** The sliding screen doors could be improved to operate freely.

### Kitchen Cabinets

- **Monitor, Repair:** Some handles are loose on the kitchen cabinet doors and drawers. Repair is discretionary.

### 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.

## 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.
- Portions of the foundation walls were concealed from view.

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

# Appliances

## DESCRIPTION OF APPLIANCES

---

**Appliances Tested:**

•Gas Range •Dishwasher •Waste Disposer •Trash Compactor •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**

The appliances are to be in generally good condition. 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

**Waste Disposer**

- **Repair:** The basement waste disposer has seized. The unit attempts to respond when the power is switched on but does not begin to operate and trips the breaker.

**Trash Compactor**

- **Repair:** The trash compactor is inoperative. No key was found.

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

## FIREPLACES / WOOD STOVES OBSERVATIONS

---

### Positive Attributes

On the whole, the fireplace and it's components are in above average condition.

### 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.
- 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.