



**Star
Home
Inspection Services**

Home Inspection Report

10601 W 89th Terr Overland Park, KS 66214

Inspection Date: 04/07/2011

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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 northwest.

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. Surface deterioration was noted on the exterior garage side of the home.

Roof

- **Monitor, Repair:** The roof sheathing is delaminating (deterioration caused by moisture). In most cases, damaged roof sheathing must be replaced prior to re-roofing. Improved roof and attic ventilation (see Insulation and Ventilation) reduce moisture levels and cut future damage to the roof structure. Damaged sheathing should be replaced when re-roofing.

Wood Boring Insects

- **Monitor:** Evidence of previous termite treatment was observed. Drill marks observed on back porches, patio and in garage.

Sloped Roofing

- **Recommend:** 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.

Flat Roofing

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

Flashings

- **Repair:** The furnace exhaust flue cap and radon vent elbow is missing and should be replaced.

Gutters & Downspouts

- **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

- **Repair:** The loose siding should be re-secured to avoid water and/or wind damage.
- **Repair:** Any openings in the exterior siding should be sealed. An example is where the back hose bib line enters the house. Caulking is needed.
- **Repair:** The siding trim needs caulking and painting improvements in localized areas to prevent water damage and rot (i.e. front corner near garage.)
- **Repair:** Localized damage of the exterior siding should be repaired (i.e. cracked siding on back of home.) There is extra risk of hidden damage in such areas.
- **Repair:** The metal storage building is a low quality structure. With the exception of keeping the roof watertight and having functional doors, it may not be worth investing in repairs. Replacement would be the better long term approach.

Windows

- **Improve:** Some of the windows require caulking.
- **Monitor, Repair:** Localized evidence of rot was visible on the northeast bedroom window trim/frame. These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future. Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.

Doors

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

Garage

- **Repair:** The paint on the garage door frame/ trim is peeling and requires painting and caulking.
- **Improve:** The overhead garage door weather strip is damaged and needs repair.
- **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. Surface deterioration was noted.

Lot Drainage

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

Porch Cover

- **Repair:** The support post(s) for the porch cover are rotted at the base. These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future.

Driveway

- **Major Concern:** The driveway surface is in a deteriorated condition. Resurfacing is necessary to correct this condition.

Walkway/Porch/Patio

- **Monitor:** The walkway, public walkway, porches and patio have settled and cracked. Persisting movement may result in the need for repairs.
- **Monitor, Repair:** Surface deterioration of the back garage walkout porch was observed.

Retaining Wall

- **Monitor:** The landscaping timbers retaining wall shows evidence of rot. This condition should be monitored. It is impossible to determine the rate of movement and/or deterioration during a one time visit to the house. Repairs are discretionary.

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.

Fencing

- **Repair:** The gate needs adjustment to function properly.

Auxiliary Panel(s)

- **Monitor, Repair:** Missing fuse observed in the auxiliary panel in the basement

Main Panel

- **Monitor:** The main distribution panel is lacking adequate access clearance and is near a water source. Moving the panel location may not be practical.

Distribution Wiring

- **Repair, Safety Issue:** Wiring exposed on exterior near back door should be repaired.
- **Repair:** Extension cords should not be used as permanent wiring. This wiring for the disposer should be removed and replaced with permanent wiring and an outlet(s).

Outlets

- **Repair:** An outlet on the garage ceiling is loose. It should be replaced.
- **Repair:** An outlet on the garage ceiling 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.
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as replacing with two-holed outlets.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the kitchen marked with blue tape did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (i.e. garage ceiling.)

Switches

- **Repair:** The inoperative light switch for the back exterior garage porch door should be repaired.
- **Monitor, Repair:** The function of the light switches in the basement at the bottom of the stairs marked with blue tape is unknown. Consult the seller as to its function and repair if needed.
- **Repair:** Damaged attic switch cover plate should be replaced to avoid a shock hazard.

Lights

- **Repair:** The light is inoperative (i.e. basement southeast bedroom.) If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The loose light fixture in the garage should be repaired or replaced.
- **Monitor, Repair:** The light fixture on the back garage exterior is missing the glass cover. Repair is discretionary.
- **Repair:** The ceiling fan in the master bedroom is missing the pull chain and is therefore inoperative.

Smoke Detectors

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

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.

Water Heater

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

Gas Piping

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

Plumbing Fixtures

- **Repair:** The cold water faucet handle for the master bath shower is leaking.
- **Improve:** The main floor hall bathtub faucet is loose.
- **Monitor:** The main floor hall bath sink is cracked.
- **Repair:** The toilets in the main floor hall bath and master bath are loose.
- **Improve:** Cracked, deteriorated and/or missing master bath shower enclosure caulk and basement bath shower liner caulk could be improved.
- **Repair:** The northeast hose bib is leaky.

Refrigerator

- **Repair:** The icemaker and water dispenser is inoperative.

Door Bell

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

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

Wet weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 69 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 •95% 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
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •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.

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. Surface deterioration was noted on the exterior garage side of the home.



Roof

- **Monitor, Repair:** The roof sheathing is delaminating (deterioration caused by moisture). In most cases, damaged roof sheathing must be replaced prior to re-roofing. Improved roof and attic ventilation (see Insulation and Ventilation) reduce moisture levels and cut future damage to the roof structure. Damaged sheathing should be replaced when re-roofing.



Wood Boring Insects

- **Monitor:** Evidence of previous termite treatment was observed. Drill marks observed on back porches, patio and in garage.

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 •Roll Roofing
Roof Flashings:	•Roofing Material (Shingles)
Chimneys:	•None
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•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. 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 gutters are clean.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Recommend:** 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.



Flat Roofing

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



Flashings

- **Repair:** The furnace exhaust flue cap and radon vent elbow is missing and should be replaced.



Gutters & Downspouts

- **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.



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:	•Wood Siding •Board & Bat
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •Solid Wood
Window/Door Frames and Trim:	•Wood •Vinyl-Covered
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete
Overhead Garage Door(s):	•Plastic •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House •Graded Towards House
Retaining Walls:	•Wood
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 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

- **Repair:** The loose siding should be re-secured to avoid water and/or wind damage.



- **Repair:** Any openings in the exterior siding should be sealed. An example is where the back hose bib line enters the house. Caulking is needed.



- **Repair:** The siding trim needs caulking and painting improvements in localized areas to prevent water damage and rot (i.e. front corner near garage.)



- **Repair:** Localized damage of the exterior siding should be repaired (i.e. cracked siding on back of home.) There is extra risk of hidden damage in such areas.



- **Repair:** The metal storage building is a low quality structure. With the exception of keeping the roof watertight and having functional doors, it may not be worth investing in repairs. Replacement would be the better long term approach.



Windows

- **Improve:** Some of the windows require caulking.
- **Monitor, Repair:** Localized evidence of rot was visible on the northeast bedroom window trim/frame. These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future. Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.

Doors

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

Garage

- **Repair:** The paint on the garage door frame/ trim is peeling and requires painting and caulking.
- **Improve:** The overhead garage door weather strip is damaged and needs repair.



- **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. Surface deterioration was noted.

Lot Drainage

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

Porch Cover

- **Repair:** The support post(s) for the porch cover are rotted at the base. These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future.

Driveway

- **Major Concern:** The driveway surface is in a deteriorated condition. Resurfacing is necessary to correct this condition.

Walkway/Porch/Patio

- **Monitor:** The walkway, public walkway, porches and patio have settled and cracked. Persisting movement may result in the need for repairs.
- **Monitor, Repair:** Surface deterioration of the back garage walkout porch was observed.

Retaining Wall

- **Monitor:** The landscaping timbers retaining wall shows evidence of rot. This condition should be monitored. It is impossible to determine the rate of movement and/or deterioration during a one time visit to the house. Repairs are discretionary.



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.



Fencing

- **Repair:** The gate 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: 200 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: Basement
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Basement Laundry Room
Sub-Panel(s):	•Panel Rating 55 Amp •Fuses •Located: Basement Bedroom
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
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 relative to the wiring. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

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

Auxiliary Panel(s)

- **Monitor, Repair:** Missing fuse observed in the auxiliary panel in the basement

Main Panel

- **Monitor:** The main distribution panel is lacking adequate access clearance and is near a water source. Moving the panel location may not be practical.

Distribution Wiring

- **Repair, Safety Issue:** Wiring exposed on exterior near back door should be repaired.



- **Repair:** Extension cords should not be used as permanent wiring. This wiring for the disposer should be removed and replaced with permanent wiring and an outlet(s).



Outlets

- **Repair:** An outlet on the garage ceiling is loose. It should be replaced.
- **Repair:** An outlet on the garage ceiling 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.
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as replacing with two-holed outlets.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the kitchen marked with blue tape did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (i.e. garage ceiling.)

Switches

- **Repair:** The inoperative light switch for the back exterior garage porch door should be repaired.
- **Monitor, Repair:** The function of the light switches in the basement at the bottom of the stairs marked with blue tape is unknown. Consult the seller as to its function and repair if needed.
- **Repair:** Damaged attic switch cover plate should be replaced to avoid a shock hazard.

Lights

- **Repair:** The light is inoperative (i.e. basement southeast bedroom.) If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The loose light fixture in the garage should be repaired or replaced.
- **Monitor, Repair:** The light fixture on the back garage exterior is missing the glass cover. Repair is discretionary.
- **Repair:** The ceiling fan in the master bedroom is missing the pull chain and is therefore inoperative.

Smoke Detectors

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

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.
- The auxiliary panel cover plate (dead front) could not be removed at the time of the inspection.

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: 5803B5439
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

Positive Attributes

Heating a home with a this type of heating system should be relatively economical. 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

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: Lennox
	•Serial Number: 5803A 72203
Size of Circuit:	•Circuit Size: Minimum Circuit Size 18 Amps Maximum Circuit Breaker Size 30 Amps
	•Breaker Size In Main Panel: 30 Amps
Through-Wall Equipment:	•Not Present
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.

General Comments

The system shows no visible evidence of major defects.

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.
- **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

Attic Insulation:	•Loose Fiberglass/Mineral Wool in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•Not Visible
Vapor Retarders:	•Unknown
Roof Ventilation:	•Roof Vents •Gable 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.

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 wall cavities of the home.

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

Plumbing

DESCRIPTION OF PLUMBING

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 •Not Visible
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Kenmore •Serial Number: 003406214
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

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.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

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



Gas Piping

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

Plumbing Fixtures

- **Repair:** The cold water faucet handle for the master bath shower is leaking.
- **Improve:** The main floor hall bathtub faucet is loose.
- **Monitor:** The main floor hall bath sink is cracked.
- **Repair:** The toilets in the main floor hall bath and master bath are loose.
- **Improve:** Cracked, deteriorated and/or missing master bath shower enclosure caulk and basement bath shower liner caulk could be improved.
- **Repair:** The northeast hose bib is 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 •Paneling •Suspended Tile
Floor Surfaces:	•Carpet •Tile •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Sliders •Awning •Thermal Pane •Single Pane with Storm Window
Doors:	•Wood-Solid Core •Wood-Hollow Core •Plastic-Hollow Core •Metal •Storm Door(s)

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor, Repair:** Damaged suspended tile ceiling panels should be replaced.
- **Repair:** Damage to the wall in the main floor hall closet (access to bathtub plumbing) 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. Overall condition is above average

Floors

- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.
- **Monitor:** The hardwood floor is scuffed and/or worn (i.e. minor area below carpet in front northeast bedroom.)



Windows

- **Repair:** Water damage was observed on the master bedroom window frame. This would suggest chronic leakage. Caulking can be improved as a first step. If leakage persists, replacement of the window and repair to any concealed damage may be necessary. Refer also to the Exterior section of this report.
- **Monitor:** The window northeast bedroom awning windows are inoperative. Improvement can be undertaken as desired.
- **Repair:** Window locking hardware is missing and/or misaligned on some windows (i.e. front bedroom and master bedroom.)

Doors

- **Repair:** Door for the basement bedroom closet marked with blue tape should be trimmed or adjusted as necessary to work properly.
- **Repair:** Missing striker plate on door at the bottom of the basement stairs and laundry room.

Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the basement stairway.

Basement Leakage

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

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

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Portions of the foundation walls were concealed from view.

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

Appliances

DESCRIPTION OF APPLIANCES

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

APPLIANCES OBSERVATIONS

Positive Attributes

Most appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality.

General Comments

Only minor improvements to the appliances are needed.

RECOMMENDATIONS / OBSERVATIONS

Refrigerator

- **Repair:** The icemaker and water dispenser is inoperative.

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.