



Star Home Inspection Services

Home Inspection Report

10853 S Cedar Niles Cr, Olathe, KS 66061

Inspection Date: 12/03/2009

Prepared For: Lou Rephlo

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: 12032009-2A

Inspector: Alan DeMoss



© 2010 Star Home Inspection Services LLC

Table Of Contents

REPORT OVERVIEW	3
STRUCTURE	7
ROOFING	9
EXTERIOR	11
ELECTRICAL	14
HEATING	16
COOLING / HEAT PUMPS	17
INSULATION / VENTILATION	18
PLUMBING	19
INTERIOR	21
APPLIANCES	23
FIREPLACES / WOOD STOVES	24

Report Overview

THE HOUSE IN PERSPECTIVE

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

CONVENTIONS USED IN THIS REPORT

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.

Seller comments are in red. Any items without seller comments should be considered “as is”

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.

Floors

- **Monitor:** Construction mold was visible on floor joist(s) at the unfinished northeast corner of basement. This is mold that grows on the lumber while lying in the weather during construction. Most homes have some level of this mold and it goes dormant once removed from the elements and normally does not present any problems. **REPAIRED (Wire brushed and cleaned)**

Sloped Roofing.

- **Monitor:** The life expectancy of wood roofs is generally 15 to 20 years with tune-ups normally needed around the 10th year. This will depend on several factors such as the quality of shingle or shake, the slope of the roof (steeper is better), the amount of exposed shingle, and the amount of sun or shade. As with all roofs, annual maintenance is needed. Cracked, curled, or displaced shingles or shakes should be repaired. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the wood roof requires repair.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **REPAIRED - Short interior gutter run cleaned by owner on 3/8. Also installed snap-in gutter screens along this run**

Exterior Walls

- **Repair:** Wood/soil contact at the base of the siding at west side of garage exterior should be eliminated. Rotted or damaged siding that is uncovered should be repaired. **REPAIRED (No damage to wall base)**
- **Monitor, Note:** While stucco is an aesthetically appealing and maintenance free product, it has a tendency to present moisture issues from water intrusion, especially when not applied properly or when the surface has been compromised.

How does water intrusion occur?

Water intrusion occurs through and/or around building components such as windows, doors, gable vents, penetrations, and a variety of flashing and construction details. Water intrusion also occurs when maintenance is ignored for these components and other critical areas, such as caulk joints. It is important to discover the occurrence of water intrusion, because water can enter behind the cladding and wet unprotected sheathing, and in some cases, the wood structural members. Depending upon climate and the overall make-up of the wall assembly, the wall may not readily dry out. As water intrusion continues to occur undetected in a particular area, it can accrue to levels substantial enough to cause damage. Early detection of water intrusion is the key to minimizing and preventing such damage.

Is the location of water entry visible, and is the damage visible?

The location of water entry is often difficult to see, and the damage to the substrate and structural members behind the exterior wall cladding frequently cannot be detected by a visual inspection.

Should I have my stucco home periodically checked for elevated moisture levels?

Yes, but testing for moisture using invasive methods (probing) is not part of this inspection. Testing should be done at least annually. A combination of two moisture meters should be used: (1) a non-invasive meter that scans through the wall without penetrating the stucco lamina, and (2) a probe-type meter that penetrates the stucco lamina and gives moisture readings of materials in contact with the probes. Only a professional experienced in stucco water intrusion inspections should perform these tests and consequently is not part of a general home inspection such as this.

Windows

- **Repair:** The back southwest window frame requires painting. **REPAIRED**

Doors

- **Repair:** The southwest basement door frame/ trim requires caulking. **REPAIRED**

Driveway/Walkway

- **Monitor:** The driveway and walkway have 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. These cracks have been sealed.
- **Monitor:** The driveway brick was observed to have a localized cracked brick.

Lot Drainage

- **Improve:** The sump pump discharges in close proximity to the house. It is recommended the extension tube be reattached. **REPAIRED (Extension tube was reattached)**

Main Panel

- **Repair:** Any openings in the main panel should be covered. **REPAIRED with approved metal snap-in covers**

Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. inside west furnace housing). **REPAIRED (remounted existing cover plate on junction box inside west furnace housing)**

Outlets

- **Repair:** The exterior ground fault circuit interrupter (GFCI) outlets marked “FT” (Failed Test) did not respond correctly to testing during the inspection. These receptacles should be replaced. **REPAIRED (replaced outlets)**
- **Repair:** The ground fault circuit interrupter (GFCI) outlet at the back southwest exterior marked “INOP” with blue tape is inoperative. This circuit should be repaired. **REPAIRED (replaced outlet)**
- **Repair:** Missing outlet cover plate at the southwest back exterior should be replaced to avoid a shock hazard. **REPAIRED (replaced outlet cover and re-caulked)**

Switches

- **Repair:** The intermittent light switch should at the upstairs landing should be repaired. **REPAIRED (replaced 4-way switch)**
- **Monitor:** The function of the light switch in the family room at the east wall is unknown.

Lights

- **Repair:** The light at the back southwest exterior is inoperative. If the bulbs are not blown, the circuit should be repaired. **REPAIRED (replaced blown bulb)**

Heat Pump

- **Monitor:** The fins of the outdoor portion of the south heat pump were observed to have minor damage. 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 units are approaching or have exceeded this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The water heater burners are dirty. They should be cleaned and adjusted. **REPAIRED**

Fireplaces

- **Repair:** No response was gained from the basement fireplace when turning on wall switch. **Will Repair**

Wall / Ceiling Finishes

- **Monitor:** Evidence of patching was detected at the garage ceiling and kitchen closet.
- **Monitor:** Typical drywall flaws were observed that could include rough seams, nail popping, minor patching, etc. Any repairs would be discretionary. Overall condition is above average.

Floors

- **Improve:** Minor location of loose and/or missing grout in the tile floor at the master bath toilet room was noted. Repairs are discretionary. **REPAIRED - Removed loose grout in master bath toilet and second floor front bathroom. Repaired all grout gaps with sanded grout caulk in matching color**
- **Improve:** Minor deterioration of caulk at trim was noted. Example near basement floor trim beside bar.

Windows

- **Repair:** Water damage was observed below the window sill in the dining room. 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. **REPAIRED (This condition resulted from moisture condensation on interior of window due to furnace humidifier during heating season.)**
- **Monitor, Repair:** Some of the interior windows trim is peeling. Renovations were in progress at the time of the inspection. **REPAIRED (Trim on all affected interior windows was scraped, sanded, oil primed and enameled)**
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage. **Screens for all casement levered windows are available in the basement storage area.**

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.

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 33 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •70% 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, Artificial Stone Veneer
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is high quality. The materials and workmanship, where visible, are above average. 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.

Floors

- **Monitor:** Construction mold was visible on floor joist(s) at the unfinished northeast corner of basement. This is mold that grows on the lumber while lying in the weather during construction. Most homes have some level of this mold and it goes dormant once removed from the elements and normally does not present any problems. **REPAIRED (Wire brushed and cleaned)**



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:	•Wood Shingle
Roof Flashings:	•Metal
Chimneys:	•Metal below siding
Roof Drainage System:	•Aluminum •Downspouts discharge below grade
Skylights:	•None
Method of Inspection:	•Walked on roof •Viewed from ladder at eave •Viewed with binoculars •Viewed from window

ROOFING OBSERVATIONS

Positive Attributes

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.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing.

- **Monitor:** The life expectancy of wood roofs is generally 15 to 20 years with tune-ups normally needed around the 10th year. This will depend on several factors such as the quality of shingle or shake, the slope of the roof (steeper is better), the amount of exposed shingle, and the amount of sun or shade. As with all roofs, annual maintenance is needed. Cracked, curled, or displaced shingles or shakes should be repaired. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the wood roof requires repair.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **REPAIRED - Short interior gutter run cleaned by owner on 3/8. Also installed snap-in gutter screens along this run**



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.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco •Artificial Stone
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Metal-Clad
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete •Colorado River Rock •Shelf Limestone
Porches, Decks, Steps, Railings:	•Concrete •Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•Stone
Fencing:	•None

EXTERIOR OBSERVATIONS

Positive Attributes

Window frames are clad, for the most part, with a low maintenance material. The wood window frames are in generally good condition. 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 lot drainage was good, conducting surface water away from the building. The driveway and walkways are in good condition. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** Wood/soil contact at the base of the siding at west side of garage exterior should be eliminated. Rotted or damaged siding that is uncovered should be repaired.. **REPAIRED (No damage to wall base)**



- **Monitor, Note:** While stucco is an aesthetically appealing and maintenance free product, it has a tendency to present moisture issues from water intrusion, especially when not applied properly or when the surface has been compromised.

How does water intrusion occur?

Water intrusion occurs through and/or around building components such as windows, doors, gable vents, penetrations, and a variety of flashing and construction details. Water intrusion also occurs when maintenance is ignored for these components and other critical areas, such as caulk joints. It is important to discover the occurrence of water intrusion, because water can enter behind the cladding and wet unprotected sheathing, and in some cases, the wood structural members. Depending upon climate and the overall make-up of the wall assembly, the wall may not readily dry out. As water intrusion continues to occur undetected in a particular area, it can accrue to levels substantial enough to cause damage. Early detection of water intrusion is the key to minimizing and preventing such damage.

Is the location of water entry visible, and is the damage visible?

The location of water entry is often difficult to see, and the damage to the substrate and structural members behind the exterior wall cladding frequently cannot be detected by a visual inspection.

Should I have my stucco home periodically checked for elevated moisture levels?

Yes, but testing for moisture using invasive methods (probing) is not part of this inspection. Testing should be done at least annually. A combination of two moisture meters should be used: (1) a non-invasive meter that scans through the wall without penetrating the stucco lamina, and (2) a probe-type meter that penetrates the stucco lamina and gives moisture readings of materials in contact with the probes. Only a professional experienced in stucco water intrusion inspections should perform these tests and consequently is not part of a general home inspection such as this.

Windows

- **Repair:** The back southwest window frame requires painting. **REPAIRED**



Doors

- **Repair:** The southwest basement door frame/ trim requires caulking. **REPAIRED**



Driveway/Walkway

- **Monitor:** The driveway and walkway have 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. These cracks have been sealed.
- **Monitor:** The driveway brick was observed to have a localized cracked brick.



Lot Drainage

- **Improve:** The sump pump discharges in close proximity to the house. It is recommended the extension tube be reattached. **REPAIRED (Extension tube was reattached)**



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.
- Garage Floor was partially covered.
- Access below decks and/or porches was extremely limited.

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:	<ul style="list-style-type: none"> •120/240 Volt Main Service - Service Size: 200 Amps (Main Panel Surge Protector Was Noted)
Service Drop:	<ul style="list-style-type: none"> •Underground
Service Entrance Conductors:	<ul style="list-style-type: none"> •Aluminum
Service Equipment & Main Disconnects:	<ul style="list-style-type: none"> •Main Service Rating 200 Amps •Breakers •Located: Basement
Service Grounding:	<ul style="list-style-type: none"> •Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	<ul style="list-style-type: none"> •Panel Rating: 200 Amp •Breakers •Located: Basement
Sub-Panel(s):	<ul style="list-style-type: none"> •Panel Rating: 100 Amp •Breakers •Located: Basement
Distribution Wiring:	<ul style="list-style-type: none"> •Copper
Wiring Method:	<ul style="list-style-type: none"> • Non-Metallic Cable "Romex"
Switches & Receptacles:	<ul style="list-style-type: none"> •Grounded
Ground Fault Circuit Interrupters:	<ul style="list-style-type: none"> •Bathroom(s) •Exterior •Garage •Kitchen •Basement
Smoke Detectors:	<ul style="list-style-type: none"> •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. All 3-prong outlets that were tested were appropriately grounded. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

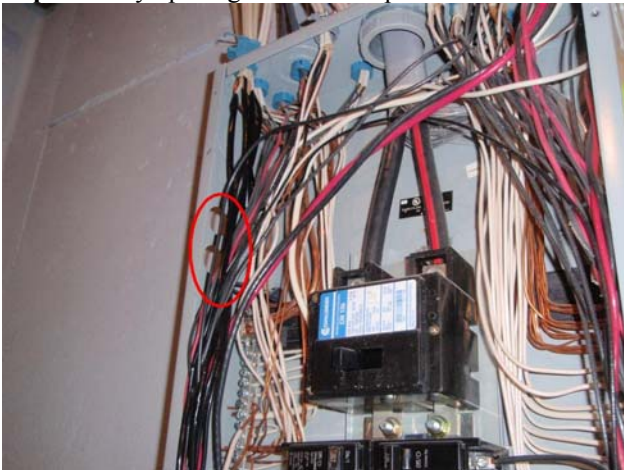
General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Repair:** Any openings in the main panel should be covered. **REPAIRED with approved metal snap-in covers**



Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. inside west furnace housing). **REPAIRED (remounted existing cover plate on junction box inside west furnace housing)**



Outlets

- **Repair:** The exterior ground fault circuit interrupter (GFCI) outlets marked “FT” (Failed Test) did not respond correctly to testing during the inspection. These receptacles should be replaced. **REPAIRED (replaced outlets)**
- **Repair:** The ground fault circuit interrupter (GFCI) outlet at the back southwest exterior marked “INOP” with blue tape is inoperative. This circuit should be repaired. **REPAIRED (replaced outlet)**
- **Repair:** Missing outlet cover plate at the southwest back exterior should be replaced to avoid a shock hazard. **REPAIRED (replaced outlet cover and recaulked)**

Switches

- **Repair:** The intermittent light switch should at the upstairs landing should be repaired. **REPAIRED (replaced 4-way switch)**
- **Monitor:** The function of the light switch in the family room at the east wall is unknown.

Lights

- **Repair:** The light at the back southwest exterior is inoperative. If the bulbs are not blown, the circuit should be repaired. **REPAIRED (replaced blown bulb)**

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 •Electricity (Heat Pumps)
Heating System Type:	•Forced Air Furnace •Manufacturer: Armstrong •Serial Number: East Unit 8495F24823
Heating System Type:	•Forced Air Furnace •Manufacturer: Armstrong •Serial Number: West Unit 8495D23182
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier

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.

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 Source Heat Pump System •Manufacturer: Lennox
	•Serial Number: South Unit 5801G 67473
Size of Circuit:	•Circuit Size: Minimum Circuit Size 23.6 Amps Maximum Circuit Breaker Size 40 Amps
	•Breaker Size In Main Panel: 30 Amps
Central System Type:	•Air Source Heat Pump System •Manufacturer: Lennox
	•Serial Number: North Unit 1909J11915
Size of Circuit:	•Circuit Size: Minimum Circuit Size 18 Amps Maximum Circuit Breaker Size 30 Amps
	•Breaker Size In Main Panel: 20 Amps

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home. This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary. The heat pump serves to air-condition the home and provide heat during cooler weather conditions. 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

Heat Pump

- **Monitor:** The fins of the outdoor portion of the south heat pump were observed to have minor damage. 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.**
- **The heat pump was operated in the heating mode only.**

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Loose Fiberglass/Mineral Wool in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•Fiberglass on Basement Walls
Vapor Retarders:	•Unknown
Roof Ventilation:	•Roof Vents •Soffit Vents •None Visible for Flat Roof
Exhaust Fan/vent Locations:	•Bathroom •Dryer •Cooktop Down Draft

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated home.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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 •Plastic
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 \Each •Manufacturer: Rheem •Serial Number: East Unit 1195A33808, West Unit 1195A33807
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Sump Pump •Backflow Preventers on Hose Bibs •Sprinkler System

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded. The plumbing fixtures appear to have been well-maintained.

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 units are approaching or have exceeded this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The water heater burners are dirty. They should be cleaned and adjusted. **REPAIRED**



Found slow leak in two piece toilet fixture in front bathroom on second floor. Repaired same and sealed and touched up moisture stain on ceiling of garage below leak point.

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:	•Casement •Fixed Pane •Thermal Pane
Doors:	•Wood-Solid Core •Plastic-Hollow Core •French Doors

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:** Evidence of patching was detected at the garage ceiling and kitchen closet.
- **Monitor:** Typical drywall flaws were observed that could include rough seams, nail popping, minor patching, etc. Any repairs would be discretionary. Overall condition is above average.

Floors

- **Improve:** Minor location of loose and/or missing grout in the tile floor at the master bath toilet room was noted. Repairs are discretionary. **REPAIRED - Removed loose grout in master bath toilet and second floor front bathroom. Repaired all grout gaps with sanded grout caulk in matching color**
- **Improve:** Minor deterioration of caulk at trim was noted. Example near basement floor trim beside bar.

Windows

- **Repair:** Water damage was observed below the window sill in the dining room. 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. **REPAIRED (This condition resulted from moisture condensation on interior of window due to furnace humidifier during heating season.)**
- **Monitor, Repair:** Some of the interior windows trim is peeling. Renovations were in progress at the time of the inspection. **REPAIRED (Trim on all affected interior windows was scraped, sanded, oil primed and enameled)**
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage. **Screens for all casement levered windows are available in the basement storage area.**

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.
- Recent renovations and/or interior painting concealed historical evidence.
- 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 •Trash Compactor •Refrigerator
Laundry Facility:	•Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer
Other Components Tested:	•Waste Standpipe for Washer •Cooktop Exhaust Vent/Fan •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are high quality. The appliances that have been installed in the kitchen are good 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: •Metal Flue-Single Wall

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 (i.e. no response at basement fireplace).

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** No response was gained from the basement fireplace when turning on wall switch. **Will Repair**

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.

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