



**Star
Home
Inspection Services**

Home Inspection Report

12532 Nieman Rd Overland Park, KS 66213

Inspection Date: 03/09/2010

Prepared For: Mike Cook

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: 03092010-2G

Inspector: Gregory Nyhus



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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 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.

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:** Floor joists are cracked. Cracked joists are repaired by replacement, “sister” joists along side, or additional support. Where one or very few damaged joists are found, this work is not high priority and can be combined with other structural or carpentry repairs at the property.
- **Monitor, Repair:** The floor structure shows evidence of minor rot at the front under the dining area windows. Rot weakens the structure and causes distress to the building. Damaged wood should be repaired or replaced and the conditions that have promoted the rot (such as wet conditions and/or poor ventilation) should be remedied.

Wood Boring Insects

- **Monitor, Repair:** Evidence of termite activity was observed and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be engaged. Termites can do a substantial amount of damage to the wood structural components of a home.

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:** The old galvanized gutters and downspouts are rusting noticeably. Replacement should be anticipated over the next few years. In the interim, leaks that develop should be repaired.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

Exterior Walls

- **Monitor:** Siding of this type requires monitoring and maintenance. It has a tendency to pop out past nail heads creating a space where two panels join together. Re-securing and caulking the seams and nail holes is standard maintenance for this type of siding.
- **Repair:** Localized rot and damage was observed in the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** The siding and trim needs caulking improvements in localized areas to prevent water damage and rot.
- **Repair:** The paint on the trim around the siding is peeling. These areas should be painted to prevent water damage and rot.
- **Repair:** Localized rot was observed in the trim around the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Monitor, Repair:** Cracks were observed in the exterior stucco walls. Repair is not critical at this time but these cracks should be filled or repaired when exterior painting is planned. There is risk of damage if water can penetrate the walls.

Windows

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

Garage

- **Monitor, Repair:** The overhead garage door shows evidence of water damage that has been repaired. These areas should be monitored closely. Maintain with a good coat of paint and keeping any cracks or open areas closed up.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

- **Recommend:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first 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.*

Deck

- **Monitor:** The deck shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.

Driveway/Walkway/Patio

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

Retaining Wall

- **Monitor:** The retaining wall shows evidence of movement. This condition should be monitored. It is impossible to determine the rate of movement during a one time visit to the house.

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 fencing is in fair condition. Minor repairs are needed.

Service / Entrance

- **Repair:** The service conduit has pulled loose from the meter box due to soil settlement. Repair is needed.

Outlets

- **Repair:** The ironing board outlet is inoperative. This outlet and circuit should be investigated.
- **Repair:** Several outlets are loose. These should be re-secured.
- **Repair:** An outlet on the kitchen island has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.
- **Repair:** The ground fault circuit interrupter (GFCI) outlet in the north bathroom did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Repair:** The installation of a ground fault circuit interrupter (GFCI) is recommended anywhere within six (6) feet of water – kitchen counter. A GFCI offers increased protection from shock or electrocution.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.

Lights

- **Repair:** There are lights that are inoperative. If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The ceiling fan in the master bathroom and basement west end is wobbly and in need of balancing.

Smoke Detectors

- **Repair, Safety Issue:** Missing smoke detector was observed in the basement unfinished area and the cover is missing in the upstairs hall.

Furnace

- **Major Concern, Monitor:** Given the age of the furnace, the Lennox unit may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- **Repair:** The Lennox unit of the heating system requires service as it took 4 tries to ignite the burners. This should be a regular maintenance item to assure safe, reliable heat.
- **Repair:** The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.
- **Improve:** The dirty air filter should be replaced on the Lennox unit.
- **Repair:** The missing air filter should be replaced on the Goodman unit.

Central Air Conditioning

- **Monitor:** As is not uncommon for homes of this age and location, the 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:** The outdoor unit of the air conditioning system is out of level and dirty. This should be improved.

Attic / Roof

- **Repair:** There is evidence of vermin activity. A pest control specialist should be consulted in this regard.

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is in the front end of this age range. One cannot predict with certainty when replacement will become necessary.

Supply Plumbing

- **Repair:** The supply piping is leaking under the kitchen sink, cold side.

Waste / Vent

- **Repair:** The trap is leaking under the north bathroom sink.

Plumbing Fixtures

- **Repair:** The shower faucet in the basement is leaking.
- **Repair:** The shower head is leaky in the master bathroom.
- **Repair:** The tub stopper in the Hollywood bathroom is missing.
- **Improve:** Cracked, deteriorated and/or missing bathtub and shower enclosure grout and caulk should be replaced.
- **Repair:** The tile bathtub enclosure in the Hollywood bathroom requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary).
- **Monitor:** The whirlpool bathtub was observed to drain slowly, suggesting that an obstruction may exist.
- **Repair:** Access to the whirlpool motor should be provided (or its whereabouts should be verified with the current owner).

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted.
- **Monitor:** Evidence of patching was detected.
- **Repair:** Damage to the interior finishes was observed (door dings).
- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.

Floors

- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.
- **Monitor:** The hardwood floor is scuffed and/or worn.

Windows

- **Monitor:** The window(s) are painted or otherwise stuck shut (marked). Improvement can be undertaken as desired.
- **Repair:** The window(s) are broken in the room off the eat-in kitchen and in the front office.
- **Repair:** Window hardware is damaged (crank mechanisms on the front window in the Hollywood bathroom and in the basement).
- **Repair:** Damaged screens were noted on windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (front bedroom closet, basement unfinished area, and basement west end room).

Counters

- **Monitor:** The installation of the basement bar-back is incomplete - loose.

Kitchen Cabinets

- **Repair:** Damaged cabinet door hinges in the kitchen should be repaired.

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.

Dishwasher

- **Monitor:** The dishwasher in the basement was not tested as the drain line runs through the waste disposer, which is damaged and leaking.
- **Repair:** The dishwasher in the kitchen needs a hose clamp on the drain hose.

Waste Disposer

- **Repair:** The waste disposer is inoperative and leaking in the basement bar.

Clothes Dryer

- **Repair:** The clothes dryer exhaust vent pipe should be improved.

Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.

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 50 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 •50+% 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 •Waferboard Sheathing Over Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

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

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:** Floor joists are cracked. Cracked joists are repaired by replacement, “sister” joists along side, or additional support. Where one or very few damaged joists are found, this work is not high priority and can be combined with other structural or carpentry repairs at the property.



- **Monitor, Repair:** The floor structure shows evidence of minor rot at the front under the dining area windows. Rot weakens the structure and causes distress to the building. Damaged wood should be repaired or replaced and the conditions that have promoted the rot (such as wet conditions and/or poor ventilation) should be remedied.



Wood Boring Insects

- **Monitor, Repair:** Evidence of termite activity was observed and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be engaged. Termites can do a substantial amount of damage to the wood structural components of a home.



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
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Galvanized Steel •Downspouts discharge above grade
Skylights:	•Curb-Type
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 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.

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:** The old galvanized gutters and downspouts are rusting noticeably. Replacement should be anticipated over the next few years. In the interim, leaks that develop should be repaired.



- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

LIMITATIONS OF ROOFING INSPECTION

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

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

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Stucco •Wood Siding •Stone
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•Wood
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

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 lot drainage was good, conducting surface water away from the building. The garage appears to be fully insulated. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** Siding of this type requires monitoring and maintenance. It has a tendency to pop out past nail heads creating a space where two panels join together. Re-securing and caulking the seams and nail holes is standard maintenance for this type of siding.



- **Repair:** Localized rot and damage was observed in the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.



- **Repair:** The siding and trim needs caulking improvements in localized areas to prevent water damage and rot.



- **Repair:** The paint on the trim around the siding is peeling. These areas should be painted to prevent water damage and rot.
- **Repair:** Localized rot was observed in the trim around the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.



- **Monitor, Repair:** Cracks were observed in the exterior stucco walls. Repair is not critical at this time but these cracks should be filled or repaired when exterior painting is planned. There is risk of damage if water can penetrate the walls.

Windows

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



Garage

- **Monitor, Repair:** The overhead garage door shows evidence of water damage that has been repaired. These areas should be monitored closely. Maintain with a good coat of paint and keeping any cracks or open areas closed up.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

- **Recommend:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first 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.*

Deck

- **Monitor:** The deck shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.



Driveway/Walkway/Patio

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

Retaining Wall

- **Monitor:** The retaining wall shows evidence of movement. This condition should be monitored. It is impossible to determine the rate of movement during a one time visit to the house.

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 fencing is in fair condition. Minor repairs are needed.

LIMITATIONS OF EXTERIOR INSPECTION

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

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

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: East wall of basement
Service Grounding:	•Copper •Water Pipe Connection •Ground Rod Connection
Sub-Panel(s):	•Panel Rating 50 Amp •Breakers •Located: To right of main panel
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Garage •Basement
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized 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.

RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

- **Repair:** The service conduit has pulled loose from the meter box due to soil settlement. Repair is needed.



Outlets

- **Repair:** The ironing board outlet is inoperative. This outlet and circuit should be investigated.
- **Repair:** Several outlets are loose. These should be re-secured.
- **Repair:** An outlet on the kitchen island has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.
- **Repair:** The ground fault circuit interrupter (GFCI) outlet in the north bathroom did not respond correctly to testing during the inspection. This receptacle should be replaced.

- **Repair:** The installation of a ground fault circuit interrupter (GFCI) is recommended anywhere within six (6) feet of water – kitchen counter. A GFCI offers increased protection from shock or electrocution.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.

Lights

- **Repair:** There are lights that are inoperative. If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The ceiling fan in the master bathroom and basement west end is wobbly and in need of balancing.

Smoke Detectors

- **Repair, Safety Issue:** Missing smoke detector was observed in the basement unfinished area and the cover is missing in the upstairs hall.



LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Goodman & Lennox •Serial Number: 1001027855 and 5887C01351 respectively
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier

HEATING OBSERVATIONS

Positive Attributes

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. The distribution of heat is divided into “zones,” allowing for greater ease of balancing heat flow.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Major Concern, Monitor:** Given the age of the furnace, the Lennox unit may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- **Repair:** The Lennox unit of the heating system requires service as it took 4 tries to ignite the burners. This should be a regular maintenance item to assure safe, reliable heat.
- **Repair:** The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.
- **Improve:** The dirty air filter should be replaced on the Lennox unit.
- **Repair:** The missing air filter should be replaced on the Goodman unit.

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: 5187K01207 and 5187L01629
Other Components:	•House Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Monitor:** As is not uncommon for homes of this age and location, the 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:** The outdoor unit of the air conditioning system is out of level and dirty. This should be improved.

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	•Rolled Fiberglass in Main Attic	
Exterior Wall Insulation:	•R12 Fiberglass in Original Walls		
Basement Wall Insulation:	•Fiberglass on Basement Walls		
Vapor Retarders:	•Plastic	•Kraft Paper	
Roof Ventilation:	•Roof Vents	•Soffit Vents	
Exhaust Fan/vent Locations:	•Bathroom	•Dryer	•Cooktop Down Draft

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated home.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Repair:** There is evidence of vermin activity. A pest control specialist should be consulted in this regard.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 2 X 40 •Manufacturer: State •Serial Number: L00305368 and B99444881
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 reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The plumbing fixtures appear to have been well-maintained.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is in the front end of this age range. One cannot predict with certainty when replacement will become necessary.

Supply Plumbing

- **Repair:** The supply piping is leaking under the kitchen sink, cold side.

Waste / Vent

- **Repair:** The trap is leaking under the north bathroom sink.

Plumbing Fixtures

- **Repair:** The shower faucet in the basement is leaking.
- **Repair:** The shower head is leaky in the master bathroom.
- **Repair:** The tub stopper in the Hollywood bathroom is missing.
- **Improve:** Cracked, deteriorated and/or missing bathtub and shower enclosure grout and caulk should be replaced.
- **Repair:** The tile bathtub enclosure in the Hollywood bathroom requires repair. Loose or damaged tile, grout and caulk should be repaired or replaced as necessary. Any damage to the wall behind the tile should also be repaired (if necessary).
- **Monitor:** The whirlpool bathtub was observed to drain slowly, suggesting that an obstruction may exist.
- **Repair:** Access to the whirlpool motor should be provided (or its whereabouts should be verified with the current owner).

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 •Wood •Concrete
Window Type(s) & Glazing:	•Casement •Fixed Pane
Doors:	•Wood-Solid Core •French Doors

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.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted.
- **Monitor:** Evidence of patching was detected.
- **Repair:** Damage to the interior finishes was observed (door dings).
- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.

Floors

- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.
- **Monitor:** The hardwood floor is scuffed and/or worn.

Windows

- **Monitor:** The window(s) are painted or otherwise stuck shut (marked). Improvement can be undertaken as desired.
- **Repair:** The window(s) are broken in the room off the eat-in kitchen and in the front office.
- **Repair:** Window hardware is damaged (crank mechanisms on the front window in the Hollywood bathroom and in the basement).
- **Repair:** Damaged screens were noted on windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (front bedroom closet, basement unfinished area, and basement west end room).

Counters

- **Monitor:** The installation of the basement bar-back is incomplete - loose.

Kitchen Cabinets

- **Repair:** Damaged cabinet door hinges in the kitchen should be repaired.

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.
- Not every room was not accessible at the time of the inspection.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Built-in Electric Oven •Gas Cooktop •Dishwasher •Waste Disposer •Trash Compactor •Refrigerator

Laundry Facility:

•Gas Piping for Dryer •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

APPLIANCES OBSERVATIONS

Positive Attributes

Most of the major appliances in the home are newer. The appliances are to be in generally good condition. Most appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

Dishwasher

- **Monitor:** The dishwasher in the basement was not tested as the drain line runs through the waste disposer, which is damaged and leaking.
- **Repair:** The dishwasher in the kitchen needs a hose clamp on the drain hose.

Waste Disposer

- **Repair:** The waste disposer is inoperative and leaking in the basement bar.

Clothes Dryer

- **Repair:** The clothes dryer exhaust vent pipe should be improved.



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

Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.

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.

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