



**Star
Home
Inspection Services**

Home Inspection Report

13603 S Sycamore St Olathe, KS 66061

Inspection Date: 02/18/2011

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Table Of Contents

REPORT OVERVIEW	3
STRUCTURE	7
ROOFING	9
EXTERIOR	12
ELECTRICAL	17
HEATING	20
COOLING / HEAT PUMPS	21
INSULATION / VENTILATION	22
PLUMBING	24
INTERIOR	26
APPLIANCES	29
FIREPLACES / WOOD STOVES	30

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 west.

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.

Comments in the overview and recommendations / observations areas of each section are those made by the seller. Any items with no seller comments should be considered “AS IS”.

Roof

- **Monitor:** Construction mold was visible on some roof rafters. This is mold that grows on the lumber while lying in the weather during construction as evidenced by the strap marks. Most homes have some level of this mold and it goes dormant once removed from the elements and normally does not present any problems.

Flashings

- **Monitor, Repair:** The plumbing vent flashing boot over the master bedroom bath is split making it vulnerable to leaks. It’s recommended that the boot be caulked or the flashing replaced.

Gutters & Downspouts

- **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.

- **Repair:** Damaged gutter on the front of the house over the front porch should be repaired or replaced as necessary to avoid spilling roof runoff and causing damage. It appears that some damage has already occurred and been repaired but the gutter is not repaired.
- **Repair:** It is recommended that missing gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

Exterior Walls

- **Repair:** Localized rot was observed in the old board and bat siding under the deck. Repair is discretionary due to the location.
- **Repair:** The chimney stucco is lacking paint. This area should be painted.
- **Repair:** Any openings in the exterior siding should be sealed. An example is where the gas pipe enters the house. Caulking is needed.

Exterior Eaves

- **Repair:** Localized and repaired water damage and/or rot was observed in the eaves/fascia over the front porch. See gutter notes in the Roofing Section.

Garage

- **Repair:** The north overhead garage door weather strip is loose and needs repair. There is also very minor damage to lower panel next to this area.
- **Repair, Safety Issue:** The garage door openers did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** Adjustment or replacement is needed if the opener has this feature. Both doors did reverse with the floor sensors.
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.

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.***

Deck

- **Recommend:** The deck should be painted or stained to improve durability.

Retaining Wall

- **Repair:** The retaining wall shows evidence of movement, damage and rot. This condition should be repaired.

Landscaping

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

Service / Entrance

- **Repair:** The phone cable service box is lying on the ground. This box may have been replaced with a newer one that is mounted on the wall but the one on the ground still has wiring in it. This should be removed or repaired as necessary.

Main Panel

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

Distribution Wiring

- **Repair:** The open outlet box on the side of the main panel should be covered or an outlet installed in order to protect the wire connections.

Outlets

- **Repair:** An outlet in the basement marked 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:** A ground fault circuit interrupter (GFCI) outlet on the deck and the exterior southeast corner marked with blue tape did not respond correctly to testing during the inspection. This receptacle should be wired to function properly or replaced.
- **Recommend:** The installation of a ground fault circuit interrupter (GFCI) outlets is recommended at all locations around water such as the kitchen and bathrooms. Some are protected and some are not. A GFCI offers increased protection from shock or electrocution.

Furnace

- **Repair, Safety Issue:** The furnace was tested for carbon monoxide spillage and gas leaks with a TUFF 8800 and positive readings were observed for gas in the threads on the left side of the control unit and confirmed with soapy water. *This condition is a safety risk.* Since home inspectors are not considered to be experts in these matters it is recommended that a qualified service technician or utility company representative should be engaged immediately to get a second opinion on the condition of the furnace and to make any repairs necessary.

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.

Attic / Roof

- **Monitor:** While in the attic water stains were observed on the lower sections of the furnace flue. This can be caused from several things. The most common is just condensation in the flue above the roof. Another would be the storm collar around the flue could be leaking. The wind can also blow just right that rain blows in under the rain cap and runs down the interior of the flue until it gets to the first joint where it then transferred to the outside surface and dripped off the elbow. This is a common condition in 80% of homes but very seldom is enough to penetrate completely through the insulation to the drywall below. Monitor for any additional wetness after rains. There were no signs above the roof that would require repairs.

Waste / Vent

- **Repair:** The drain pipes on both master bedroom bath, basement bath and basement bar sinks are leaking where the drain pipe connects to the sink. Repairs are needed.

Plumbing Fixtures

- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk in the upstairs hallway bathroom could be improved.
- **Repair:** The handle for the south hose bib is missing and the handle for the north hose bib is loose. Repairs are needed.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted on the living room ceiling.
- **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.

Windows

- **Monitor:** Water staining was observed on the interior window trim in the northwest bedroom.
- **Repair:** The window screens are missing and should be installed.

Doors

- **Repair:** Door to the southwest bedroom should be adjusted as necessary to latch properly.
- **Repair:** Doors to the furnace closet should be repaired to stay in the track when opening.
- **Repair:** Missing striker plate on the laundry room door should be installed
- **Repair:** The lock on the master bedroom door is inoperative and needs repair.
- **Monitor:** The screen for the sliding glass door is missing.

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.

Fireplaces

- **Recommend, Safety Issue:** Ventless gas fireplaces can allow carbon monoxide spillage and should be monitored closely. It's recommended that a CO2 detector be installed in this area for safety reasons.

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 40 degrees F.

RECENT WEATHER CONDITIONS

Wet weather conditions have been experienced in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •90% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Steel
Floor Structure:	•Wood Joist
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.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Roof

- **Monitor:** Construction mold was visible on some roof rafters. This is mold that grows on the lumber while lying in the weather during construction as evidenced by the strap marks. Most homes have some level of this mold and it goes dormant once removed from the elements and normally does not present any problems.



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:	•Metal below siding
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. 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.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Flashings

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



Gutters & Downspouts

- **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.



- **Repair:** Damaged gutter on the front of the house over the front porch should be repaired or replaced as necessary to avoid spilling roof runoff and causing damage. It appears that some damage has already occurred and been repaired but the gutter is not repaired.



- **Repair:** It is recommended that missing gutters and downspouts be installed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



Discretionary Improvements

As a preventative measure, it may be wise to redirect all downspouts so they discharge at least five (5) feet from the house. Covering the gutters with a protective mesh may help to avoid congestion with leaves and debris.

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

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. The wood window frames are in generally good condition. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The driveway and walkways are in good condition. The garage appears to be fully insulated. 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. The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **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.

- **Repair:** Localized rot was observed in the old board and bat siding under the deck. Repair is discretionary due to the location.



- **Repair:** The chimney stucco is lacking paint. This area should be painted.



- **Repair:** Any openings in the exterior siding should be sealed. An example is where the gas pipe enters the house. Caulking is needed.



Exterior Eaves

- **Repair:** Localized and repaired water damage and/or rot was observed in the eaves/fascia over the front porch. See gutter notes in the Roofing Section.



Garage

- **Repair:** The north overhead garage door weather strip is loose and needs repair. There is also very minor damage to lower panel next to this area.



- **Repair, Safety Issue:** The garage door openers did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* Adjustment or replacement is needed if the opener has this feature. Both doors did reverse with the floor sensors.
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.



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.*

Deck

- **Recommend:** The deck should be painted or stained to improve durability.



Retaining Wall

- **Repair:** The retaining wall shows evidence of movement, damage and rot. This condition should be repaired.



Landscaping

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



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.
- There was an absence of historical evidence due to the installation of new siding.
- 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:	•Overhead •Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: Basement bedroom
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Basement Bedroom
Distribution Wiring:	•Aluminum-Solid Conductor
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly unless otherwise noted below. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

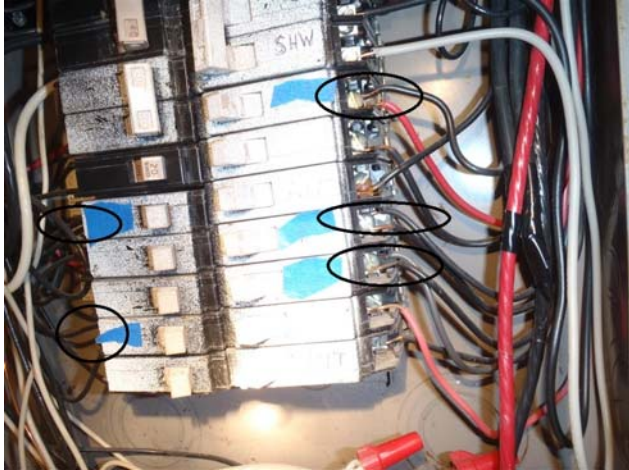
Service / Entrance

- **Repair:** The phone cable service box is lying on the ground. This box may have been replaced with a newer one that is mounted on the wall but the one on the ground still has wiring in it. This should be removed or repaired as necessary.



Main Panel

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



Distribution Wiring

- **Repair:** The open outlet box on the side of the main panel should be covered or an outlet installed in order to protect the wire connections.



Outlets

- **Repair:** An outlet in the basement marked 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:** A ground fault circuit interrupter (GFCI) outlet on the deck and the exterior southeast corner marked with blue tape did not respond correctly to testing during the inspection. This receptacle should be wired to function properly or replaced.
- **Recommend:** The installation of a ground fault circuit interrupter (GFCI) outlets is recommended at all locations around water such as the kitchen and bathrooms. Some are protected and some are not. A GFCI offers increased 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.

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: Nordyne •Serial Number: FGA020500556
Vents, Flues, Chimneys:	•Metal-Multi Wall
Other Components:	•An electronic air cleaner has been installed on this forced air system. This feature provides better air cleaning than conventional filters.

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs. •An electronic air cleaner has been installed on this forced air system. This feature provides better air cleaning than conventional filters.

General Comments

The heating system shows no visible evidence of major defects. No repairs to the heating system are necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Repair, Safety Issue:** The furnace was tested for carbon monoxide spillage and gas leaks with a TUFF 8800 and positive readings were observed for gas in the threads on the left side of the control unit and confirmed with soapy water. *This condition is a safety risk.* Since home inspectors are not considered to be experts in these matters it is recommended that a qualified service technician or utility company representative should be engaged immediately to get a second opinion on the condition of the furnace and to make any repairs necessary.



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: Nordyne •Serial Number: FSA011001153
Size of Circuit:	•Circuit Size: Minimum Circuit Size 37.5 Amps/Maximum Circuit Breaker Size 60 Amps •Breaker Size In Main Panel: 50 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. This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary. The location of the return air vents is well suited to air conditioning.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.



LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

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

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

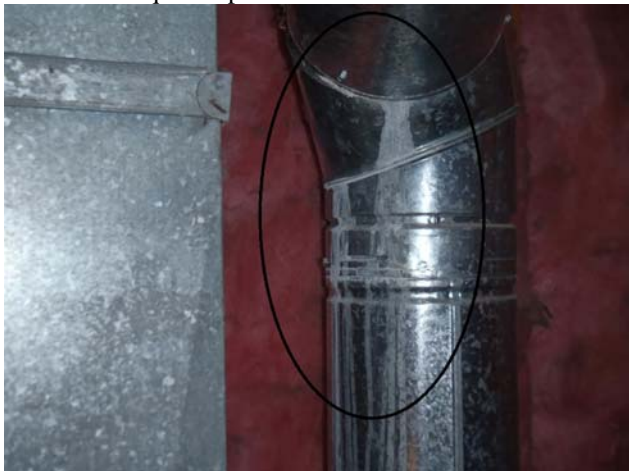
General Comments

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Monitor:** While in the attic water stains were observed on the lower sections of the furnace flue. This can be caused from several things. The most common is just condensation in the flue above the roof. Another would be the storm collar around the flue could be leaking. The wind can also blow just right that rain blows in under the rain cap and runs down the interior of the flue until it gets to the first joint where it then transferred to the outside surface and dripped off the elbow. This is a common condition in 80% of homes but very seldom is enough to penetrate completely through the insulation to the drywall below. Monitor for any additional wetness after rains. There were no signs above the roof that would require repairs.



LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

- Any estimates of insulation R values or depths are rough average values.

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 40/50 •Manufacturer: Whirlpool •Serial Number: 1036T420890
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. Some of the plumbing fixtures within the home have been upgraded. The plumbing fixtures appear to have been well-maintained. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Waste / Vent

- **Repair:** The drain pipes on both master bedroom bath, basement bath and basement bar sinks are leaking where the drain pipe connects to the sink. Repairs are needed.



Plumbing Fixtures

- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk in the upstairs hallway bathroom could be improved.



- **Repair:** The handle for the south hose bib is missing and the handle for the north hose bib is loose. Repairs are needed.



LIMITATIONS OF PLUMBING INSPECTION

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

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.
- An inspection of the lawn sprinkler system is outside the scope of this inspection.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Tile •Carpet •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Fixed Pane •Thermal Pane
Doors:	•Plastic-Hollow Core •Sliding Glass

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. The windows have, for the most part, been well-maintained.

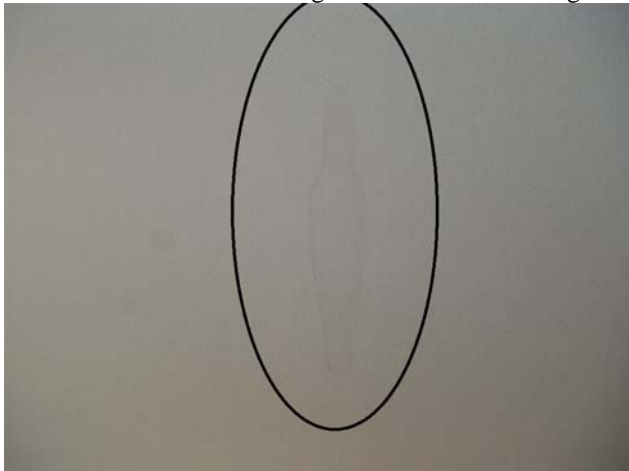
General Condition of Floors

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted on the living room ceiling.



- **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.

Windows

- **Monitor:** Water staining was observed on the interior window trim in the northwest bedroom.



- **Repair:** The window screens are missing and should be installed.

Doors

- **Repair:** Door to the southwest bedroom should be adjusted as necessary to latch properly.
- **Repair:** Doors to the furnace closet should be repaired to stay in the track when opening.
- **Repair:** Missing striker plate on the laundry room door should be installed



- **Repair:** The lock on the master bedroom door is inoperative and needs repair.
- **Monitor:** The screen for the sliding glass door is missing.

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.
- Portions of the foundation walls were concealed from view.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Gas Range •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator

Laundry Facility:

•Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer

•Waste Standpipe for Washer

Other Components Tested:

•Kitchen Exhaust Hood •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

Most of the major appliances in the home are newer. The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average 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-Insulated Multi-Wall

FIREPLACES / WOOD STOVES OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Recommend, Safety Issue:** Ventless gas fireplaces can allow carbon monoxide spillage and should be monitored closely. It's recommended that a CO2 detector be installed in this area for safety reasons.

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.