



**Star  
Home  
Inspection Services**

*Home Inspection Report*

**15401 Antioch, Overland Park, KS 66221**

---

**Inspection Date: 9/26/2008**

**Prepared For: Roxanne Kelly**

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

**Report Number: 09262008-1G**

**Inspector: Gregory Nyhus**



# Table Of Contents

---

<b>REPORT OVERVIEW</b>	<b>3</b>
<b>STRUCTURE</b>	<b>8</b>
<b>ROOFING</b>	<b>10</b>
<b>EXTERIOR</b>	<b>14</b>
<b>ELECTRICAL</b>	<b>17</b>
<b>HEATING</b>	<b>19</b>
<b>COOLING / HEAT PUMPS</b>	<b>20</b>
<b>INSULATION / VENTILATION</b>	<b>21</b>
<b>PLUMBING</b>	<b>22</b>
<b>INTERIOR</b>	<b>25</b>
<b>APPLIANCES</b>	<b>27</b>
<b>FIREPLACES / WOOD STOVES</b>	<b>28</b>

# Report Overview

## THE HOUSE IN PERSPECTIVE

---

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

## CONVENTIONS USED IN THIS REPORT

---

For your convenience, the following conventions have been used in this report.

**Major Concern:** a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

**Safety Issue:** denotes a condition that is unsafe and in need of prompt attention.

**Repair:** denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

**Improve:** denotes improvements which are recommended but not required.

**Monitor:** denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces 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.**

### REMARKS IN BOLD RED FONT ARE SELLERS

#### 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/Repair:** A floor joist is notched and or cut above the water main entry (cut by a plumber during construction). This weakens the joist and risks structural damage; repairs or additional support may be needed. **Repaired – 2x6 “sister” bolted.**

#### Sloped Roofing

- **Repair:** Repairs to the roofing are needed (suspected storm damage). Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Pock marks typically associated with hail damage were noted as well as damage to all roof vents (see photos).
- **Repair:** There are missing tabs on shingles. Repairs are recommended at this time these areas should be monitored especially after instances of high wind.

#### Flashings

- **Monitor/Repair:** The rubber boot flashing on the plumbing vents is older and vulnerable and should be carefully monitored for leaks or replaced.

### Chimneys

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

### 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:** Loose or damaged gutters should be repaired promptly.

### Exterior Walls

- **Repair:** Localized rot 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 paint on trim around siding is peeling in places. These areas should be caulked and painted to prevent water damage and rot.
- **Repair:** Localized rot was observed in the trim around siding and the spindles of the front porch. 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.
- **Note:** Interior/exterior repair & painting are in process.

### Exterior Eaves

- **Monitor:** Localized rot & damage was observed in the soffit. Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.

### Windows

- **Monitor:** Localized evidence of rot was visible on window trim/frame. These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future.

### Garage

- **Repair, Safety Issue:** No safety springs/cables were noted on the single car garage door springs. The installation of the springs/cables would improve safety during operation. **Repaired – Safety Cables Installed**
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab.

### 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 ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for basement window wells to keep storm water out of the well.

### Steps

- **Repair, Safety Issue:** The wooden stair treads at the base of the porch are loose and sloping away from the home making navigation a concern. This is a safety concern that should be addressed promptly. **Repaired – New Steps Installed and Painted**

### Driveway/Walkway/Porch/Patio

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

### Landscaping

- **Monitor:** Shrubs/bushes growing near exterior walls and vines growing on the exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage. **Repaired – New Steps Installed and Painted**

### Distribution Wiring

- **Repair:** Improper electrical connections should be repaired (exterior wiring – appears to be in process of repairs). All electrical connections should be made inside junction boxes fitted with cover plates. **Repaired – Junction box in back of he pond has been covered with a place with all wires inside**

#### Outlets

- **Repair:** An outlet is inoperative (exterior: pond and fountain – appears to be in process of repairs). These outlets and circuit should be investigated.
- **Repair:** An external ground fault circuit interrupter (GFCI) outlet near the electrical meter did not respond correctly to testing during the inspection. This receptacle should be replaced. **Repaired – working properly**
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard. **Repaired**
- **Repair:** The exterior south porch outlet is damaged. It should be replaced. **Repaired - Replaced**

#### Switches

- **Repair:** The inoperative light switches should be identified or repaired (painting and repairs are in process and some may be disconnected). **Repaired – all working**

#### Lights

- **Repair:** There are lights that are inoperative and/or removed. If the bulbs are not blown, the circuit should be repaired. **Repaired – all working**

#### Furnace

- **Repair:** The heating system requires service – the door on the right hand unit (5892G16973) won't fully close off the heat exchanger unit as designed). This should be a regular maintenance item to assure safe, reliable heat. **Repaired – door is closing properly**
- **Repair:** The humidifiers have lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.

#### Supply Air Ductwork

- **Note:** Supply air vent covers have been removed during renovations. **Repaired – all installed**

#### Attic / Roof

- **Repair:** The gable roof vents above the front of the home should be screened to prevent insect and vermin entry. **Repaired – screen installed**

#### Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing Rheem unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary
- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the Whirlpool water heater should terminate not less than 6 inches or more than 24 inches above the floor. **Repaired – discharge piping installed**

#### Gas Piping

- **Repair, Safety Issue:** *Two gas leaks were detected using a TIFF 8800 multi gas detector and soapy water – both of the leaks are within the walls of the two furnaces. The left hand unit (5892G16879) is leaking at the control box and the right hand unit (5892G16973) is leaking at the supply to the pilot. This is a serious safety concern. It is recommended that a plumber or an HVAC Technician be engaged immediately. The current occupants of the home should be notified.* **Repaired – both gas leaks resolved**

#### Supply Plumbing

- **Repair:** The supply piping is leaking at the bidet.

#### Waste / Vent

- **Repair:** It is suspected that the waste piping is obstructed at the basement floor drain in front of the furnaces. Further investigation is needed. **Repaired – cleaned and now unobstructed**
- **Repair:** The trap is leaking in the north unfinished area of the basement.

#### Fixtures

- **Repair:** The faucet(s) are leaking at the bidet.
- **Repair:** The sink drain plug is inoperative or damaged and needs repair in the upstairs bathroom – right side of dual sink.
- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk could be improved.
- **Repair:** The bidet was drain plug is missing.

- **Note:** Painting was in process in the master bathroom, rendering the tub and shower inaccessible for testing.

### Wall / Ceiling Finishes

- **Monitor:** Water staining was noted.
- **Monitor:** Damage to the interior finish was observed.
- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall flaws were observed.
- **Note:** Interior and exterior painting and repairs are underway

### Floors

- **Monitor:** The carpet is stained.

### Windows

- **Monitor/Repair:** Water damage was observed below the window sills of the attic windows. This would suggest chronic leakage. Caulking can be improved as a first step –and some repairs have already been undertaken. If leakage persists, replacement of the window and repair to any concealed damage may be necessary. Refer also to the Exterior section of this report.
- **Monitor:** The attic windows are painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Monitor:** It may be desirable to replace window screens where missing (suspect they've been removed during painting). The owner should be consulted regarding any screens that may be in storage.

### Doors

- **Monitor:** The glass of the NE French front door has lost its seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **Repair:** The roller blinds (mechanized) need some adjustment/lubrication to operate freely.

### Kitchen Counters

- **Repair:** Damaged, missing or loose grouting of the backsplash to countertops in the kitchen should be improved.  
**Repaired – new grout installed**

### Kitchen Cabinets

- **Repair:** Loose or 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.

### Gas Cooktop

- **Repair:** The cooktop exhaust fan is inoperative.

### Dishwasher

- **Monitor/Repair:** The dishwasher drain connection at the waste piping is marginal – a hose clamp should be installed.  
**Repaired – hose clamp installed**

## 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 75 degrees F.

**RECENT WEATHER CONDITIONS**

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

# Structure

## DESCRIPTION OF STRUCTURE

---

<b>Foundation:</b>	•Poured Concrete •Basement Configuration •25% Of Foundation Was Not Visible
<b>Columns:</b>	•Steel
<b>Floor Structure:</b>	•Wood Joist •Concrete
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters •Waferboard 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/Repair:** A floor joist is notched and or cut above the water main entry (cut by a plumber during construction). This weakens the joist and risks structural damage; repairs or additional support may be needed. **Repaired – 2x6 “sister” bolted.**



## LIMITATIONS OF STRUCTURE INSPECTION

---

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.

- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

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

# Roofing

## DESCRIPTION OF ROOFING

---

<b>Roof Covering:</b>	•Asphalt Shingle
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•Masonry
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above & below grade
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

---

### Positive Attributes

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 steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. In all, the roof coverings show evidence of normal wear and tear for a home of this age.

### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

- **Repair:** Repairs to the roofing are needed (suspected storm damage). Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. Pock marks typically associated with hail damage were noted as well as damage to all roof vents (see photos).



- **Repair:** There are missing tabs on shingles. Repairs are recommended at this time these areas should be monitored especially after instances of high wind.



### Flashings

- **Monitor/Repair:** The rubber boot flashing on the plumbing vents is older and vulnerable and should be carefully monitored for leaks or replaced.



### Chimneys

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



### 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:** Loose or damaged gutters should be repaired promptly.



### LIMITATIONS OF ROOFING INSPECTION

---

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

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

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

# Exterior

## DESCRIPTION OF EXTERIOR

---

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

## EXTERIOR OBSERVATIONS

---

### Positive Attributes

The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The garage appears to be fully insulated. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed. The exterior of the home shows normal wear and tear for a home of this age.

### RECOMMENDATIONS / OBSERVATIONS

#### Exterior Walls

- **Repair:** Localized rot 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 paint on trim around siding is peeling in places. These areas should be caulked and painted to prevent water damage and rot.
- **Repair:** Localized rot was observed in the trim around siding and the spindles of the front porch. 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.
- **Note:** Interior/exterior repair & painting are in process.

#### Exterior Eaves

- **Monitor:** Localized rot & damage was observed in the soffit. Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.



### Windows

- **Monitor:** Localized evidence of rot was visible on window trim/frame. These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future.

### Garage

- **Repair, Safety Issue:** No safety springs/cables were noted on the single car garage door springs. The installation of the springs/cables would improve safety during operation. **Repaired – Safety Cables Installed**
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab.

### 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 ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for basement window wells to keep storm water out of the well.

### Steps

- **Repair, Safety Issue:** The wooden stair treads at the base of the porch are loose and sloping away from the home making navigation a concern. This is a safety concern that should be addressed promptly. **Repaired – New Steps Installed and Painted**

### Driveway/Walkway/Porch/Patio

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

### Landscaping

- **Monitor:** Shrubs/bushes growing near exterior walls and vines growing on the exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage. **Repaired – vines and bushes are trimmed back and landscaping completed**

## LIMITATIONS OF EXTERIOR INSPECTION

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

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

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

# Electrical

## DESCRIPTION OF ELECTRICAL

---

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amp
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 200 Amps •Breakers •Located: south wall of basement utility room
<b>Service Grounding:</b>	•Copper •Aluminum-Insulated •Water Pipe Connection •Ground Rod Connection
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Exterior •Garage •Kitchen •Basement
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

---

### Positive Attributes

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

#### Distribution Wiring

- **Repair:** Improper electrical connections should be repaired (exterior wiring – appears to be in process of repairs). All electrical connections should be made inside junction boxes fitted with cover plates. **Repaired – Junction box in back of he pond has been covered with a place with all wires inside**



#### Outlets

- **Repair:** An outlet is inoperative (exterior: pond and fountain – appears to be in process of repairs). These outlets and circuit should be investigated.

- **Repair:** An external ground fault circuit interrupter (GFCI) outlet near the electrical meter did not respond correctly to testing during the inspection. This receptacle should be replaced. **Repaired – Junction box in back of he pond has been covered with a place with all wires inside**
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard. **Repaired**
- **Repair:** The exterior south porch outlet is damaged. It should be replaced. **Repaired**

#### **Switches**

- **Repair:** The inoperative light switches should be identified or repaired (painting and repairs are in process and some may be disconnected). **Repaired – all working**

#### **Lights**

- **Repair:** There are lights that are inoperative and/or removed. If the bulbs are not blown, the circuit should be repaired. **Repaired – all working**

## **LIMITATIONS OF ELECTRICAL INSPECTION**

---

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

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

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

# Heating

## DESCRIPTION OF HEATING

---

<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Lennox •Serial Number: 5892G16879 & 5892G16973
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•Humidifier

## HEATING OBSERVATIONS

---

### Positive Attributes

The heating system is in generally good condition. Heating a home with this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate.

### RECOMMENDATIONS / OBSERVATIONS

#### Furnace

- **Repair:** The heating system requires service – the door on the right hand unit (5892G16973) won't fully close off the heat exchanger unit as designed). This should be a regular maintenance item to assure safe, reliable heat. **Repaired – door is closing properly**



- **Repair:** The humidifiers have lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.

#### Supply Air Ductwork

- **Note:** Supply air vent covers have been removed during renovations. **Repaired – all installed**

## 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 and Ducane

•Serial Number: 5192D18134 & 4190740216 respectively

## 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 years of useful life remaining. The system responded properly to operating controls.

## 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.

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

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

---

<b>Attic Insulation:</b>	•Loose Fiberglass/Mineral Wool in Main Attic
<b>Exterior Wall Insulation:</b>	•R12 Fiberglass in Original Walls
<b>Basement Wall Insulation:</b>	•None Visible
<b>Vapor Retarders:</b>	•Kraft Paper
<b>Roof Ventilation:</b>	•Roof Vents •Gable Vents •Soffit Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Dryer •Cooktop Down Draft

## INSULATION / VENTILATION OBSERVATIONS

---

### Positive Attributes

This is a well insulated home.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

#### Attic / Roof

- **Repair:** The gable roof vents above the front of the home should be screened to prevent insect and vermin entry.  
**Repaired – screen installed**



## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

---

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

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

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

# Plumbing

## DESCRIPTION OF PLUMBING

<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 2 X 40 •Manufacturer: Rheem and Whirlpool •Serial Number: RN1192102892 & 0434104274 respectively
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter
<b>Other Components:</b>	•Sump Pump

## PLUMBING OBSERVATIONS

### Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

### RECOMMENDATIONS / OBSERVATIONS

#### Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing Rheem unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary
- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the Whirlpool water heater should terminate not less than 6 inches or more than 24 inches above the floor. **Repaired – discharge piping installed**

#### Gas Piping

- **Repair, Safety Issue:** *Two gas leaks were detected using a TUFF 8800 multi gas detector and soapy water – both of the leaks are within the walls of the two furnaces. The left hand unit (5892G16879) is leaking at the control box and the right hand unit (5892G16973) is leaking at the supply to the pilot. This is a serious safety concern. It is recommended that a plumber or an HVAC Technician be engaged immediately. The current occupants of the home should be notified. **Repaired – both gas leaks resolved***



#### Supply Plumbing

- **Repair:** The supply piping is leaking at the bidet.

### Waste / Vent

- **Repair:** It is suspected that the waste piping is obstructed at the basement floor drain in front of the furnaces. Further investigation is needed. **Repaired – cleaned and now unobstructed**



- **Repair:** The trap is leaking in the north unfinished area of the basement.



### Fixtures

- **Repair:** The faucet(s) are leaking at the bidet.
- **Repair:** The sink drain plug is inoperative or damaged and needs repair in the upstairs bathroom – right side of dual sink.
- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk could be improved.
- **Repair:** The bidet was drain plug is missing.
- **Note:** Painting was in process in the master bathroom, rendering the tub and shower inaccessible for testing.



## 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

---

<b>Wall And Ceiling Materials:</b>	•Drywall
<b>Floor Surfaces:</b>	•Carpet •Wood •Concrete
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung •Fixed Pane
<b>Doors:</b>	•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:** Damage to the interior finish was observed.
- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall flaws were observed.
- **Note:** Interior and exterior painting and repairs are underway

#### Floors

- **Monitor:** The carpet is stained.

#### Windows

- **Monitor/Repair:** Water damage was observed below the window sills of the attic windows. This would suggest chronic leakage. Caulking can be improved as a first step –and some repairs have already been undertaken. If leakage persists, replacement of the window and repair to any concealed damage may be necessary. Refer also to the Exterior section of this report.



- **Monitor:** The attic windows are painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Monitor:** It may be desirable to replace window screens where missing (suspect they've been removed during painting). The owner should be consulted regarding any screens that may be in storage.

#### Doors

- **Monitor:** The glass of the NE French front door has lost its seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.

- **Repair:** The roller blinds (mechanized) need some adjustment/lubrication to operate freely.

#### **Kitchen Counters**

- **Repair:** Damaged, missing or loose grouting of the backsplash to countertops in the kitchen should be improved.  
**Repaired – new grout installed**

#### **Kitchen Cabinets**

- **Repair:** Loose or 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.

## **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.

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 •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:** •Central Vacuum •Door Bell

## APPLIANCES OBSERVATIONS

---

### Positive Attributes

The appliances are to be in generally good condition. Most appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

### RECOMMENDATIONS / OBSERVATIONS

#### Gas Cooktop

- **Repair:** The cooktop exhaust fan is inoperative.

#### Dishwasher

- **Monitor/Repair:** The dishwasher drain connection at the waste piping is marginal – a hose clamp should be installed.  
**Repaired – new grout installed**



## 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

---

### General Comments

On the whole, the fireplace and its components are in above average condition.

## 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.