



**Star  
Home  
Inspection Services**

*Home Inspection Report*

**15609 W 127th Terr Olathe, KS 66062**

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**Inspection Date: 03/17/2010**

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**Report Number: 03172010-1A**

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# Table Of Contents

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<b>REPORT OVERVIEW</b>	<b>3</b>
<b>STRUCTURE</b>	<b>8</b>
<b>ROOFING</b>	<b>10</b>
<b>EXTERIOR</b>	<b>13</b>
<b>ELECTRICAL</b>	<b>15</b>
<b>HEATING</b>	<b>17</b>
<b>COOLING / HEAT PUMPS</b>	<b>19</b>
<b>INSULATION / VENTILATION</b>	<b>20</b>
<b>PLUMBING</b>	<b>21</b>
<b>INTERIOR</b>	<b>22</b>
<b>APPLIANCES</b>	<b>24</b>
<b>FIREPLACES / WOOD STOVES</b>	<b>25</b>

# Report Overview

## THE HOUSE IN PERSPECTIVE

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

## CONVENTIONS USED IN THIS REPORT

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

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

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

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

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

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

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

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

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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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.

### Wood Boring Insects

- **Repair:** Evidence of termite staining and exit shelter tubes was observed at the west garage wall and there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further termite activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated. See Pest Management Professionals termite inspection report for additional details.

### Sloped Roofing

- **Recommend:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.
- **Repair:** Repairs to the roofing are needed at the small section of roofing over the chimney area. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

### Flashings

- **Monitor:** The skylight flashing should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.
- **Improve:** Debris should be removed from the roofing near the chimney siding flashing to reduce risk of leaks and early roof wear.

### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **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 Eaves

- **Repair:** Any openings in the exterior eave (i.e. hole at northeast corner) should be sealed. Caulking is needed.

### Garage

- **Monitor, Repair:** The garage stair tread is cracked.

### Lot Drainage

- **Monitor:** The grading should be 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.
- **Repair:** The deck should be better secured to the house using lag bolts to reduce risk of separating from the house.
- **Repair, Safety Issue:** The openings in the deck railing are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.

### Driveway/Patio

- **Monitor:** The driveway and patio have settled and cracked. Persisting movement may result in the need for repairs. Surface deterioration was noted at the driveway.

### Main Panel

- **Repair:** Any openings in the main panel should be covered.
- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.

### Switches

- **Monitor, Repair:** The two-way switches for the family room are wired improperly. One switch will not work unless the other is in a certain position. Repair is discretionary.
- **Monitor, Repair:** The function of the light switch in the family room and kitchen marked “?” with blue tape is unknown. Consult the seller as to its function and repair if needed.

### Lights

- **Repair:** The light is inoperative (i.e. master bath, back exterior and basement.) If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The ceiling fan in the kitchen is out of balance and needs repair.

### Smoke Detectors

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

### Furnace

- **Major Concern, Repair:** The heating system requires service (rust flakes observed in heat exchange.) This should be a regular maintenance item to assure safe, reliable heat. Given the age of the furnace, it may be near the end of its useful life. The unit was tested for carbon monoxide spillage and gas leaks using a TIF 8800 gas and CO2 sniffer and no positive readings were observed. Due to the age and/or overall condition it would be wise to reserve funds for the purchase a new furnace.
- **Improve:** The dirty air filter should be replaced.

### Supply Air Ductwork

- **Monitor:** Supply air flow is less than ideal in the master bedroom. Rebalancing the ductwork, blower cleaning or repairs, filter replacement, or additional duct work may be needed to obtain good air flow. This may also be the result of ductwork below grade and insufficient time during the length of the inspection for ductwork to heat properly.
- **Repair:** Loose fitting joints and/or openings in the ductwork should be improved. Duct tape is not the appropriate material for this purpose despite its name.

### 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. This should be improved.

### Water Heater

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

### Fixtures

- **Repair:** A supply valve handle for the washer is missing.
- **Repair:** The handle for the back exterior hose bib is loose.

### Waste / Vent

- **Repair:** The trap below the sink at the garage entry bath is leaking.
- **Repair:** The garage entry bath toilet seat cover is missing.

### Refrigerator

- **Repair:** The water dispenser and icemaker are inoperative.
- **Repair:** The refrigerator ice dispenser light is inoperative.

### Cooktop Fan

- **Repair:** The cooktop fan cover is missing.

### Fireplaces

- **Repair:** The fireplace electronic lighter is inoperative.

### Wall / Ceiling Finishes

- **Monitor:** Water staining was noted at the garage ceiling.
- **Monitor:** Minor cracks were noted (i.e. garage and family room garage entryway.)
- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

### Floors

- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.

### Windows

- **Repair:** Window cranking hardware is missing at the front casement windows.

### Doors

- **Repair:** A safety chain should be provided for the family room storm door.
- **Repair:** Door latch for the deck screen door is missing.
- **Repair:** The weather strip on the family room storm door is damaged and/or missing. Repair is needed.
- **Repair:** Damaged or non-functional door hardware at the upstairs hall bath should be improved.

### Stairways

- **Repair, Safety Issue:** The openings in the stairway and hallway railings are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

### Basement Leakage

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

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.

## **THE SCOPE OF THE INSPECTION**

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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 43 degrees F.

### **RECENT WEATHER CONDITIONS**

Occasional rain has been experienced in the days leading up to the inspection.

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Poured Concrete •Basement Configuration •35% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
<b>Columns:</b>	•Not Visible
<b>Floor Structure:</b>	•Wood Joist •Concrete
<b>Wall Structure:</b>	•Wood Frame, Stone Veneer
<b>Ceiling Structure:</b>	•Joist •Rafters
<b>Roof Structure:</b>	•Rafters •Plywood Sheathing

## STRUCTURE OBSERVATIONS

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### Positive Attributes

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

### General Comments

No major defects were observed in the accessible structural components of the house.

## RECOMMENDATIONS / OBSERVATIONS

### Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **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.

### Wood Boring Insects

- **Repair:** Evidence of termite staining and exit shelter tubes was observed at the west garage wall and there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further termite activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated. See Pest Management Professionals termite inspection report for additional details.



## LIMITATIONS OF STRUCTURE INSPECTION

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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.
  - There was no access to the roof space/attic.

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

# Roofing

## DESCRIPTION OF ROOFING

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<b>Roof Covering:</b>	•Asphalt Shingle
<b>Roof Flashings:</b>	•Roofing Material (Shingles)
<b>Chimneys:</b>	•Metal below siding
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above grade
<b>Skylights:</b>	•Curb-Type
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

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### Positive Attributes

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. 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.

### General Comments

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

### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

- **Recommend:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.



- **Repair:** Repairs to the roofing are needed at the small section of roofing over the chimney area. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.



### Flashings

- **Monitor:** The skylight flashing should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.
- **Improve:** Debris should be removed from the roofing near the chimney siding flashing to reduce risk of leaks and early roof wear.



### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **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

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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.
- The roof surface was wet. This condition can restrict a proper assessment of the condition of the roofing materials.

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

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	•Wood Siding •Stone •Board & Bat
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Metal •Sliding Glass
<b>Window/Door Frames and Trim:</b>	•Vinyl-Covered •Metal
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Concrete •Treated Wood
<b>Overhead Garage Door(s):</b>	•Wood •Automatic Opener Installed
<b>Surface Drainage:</b>	•Level Grade •Graded Away From House
<b>Retaining Walls:</b>	•Wood
<b>Fencing:</b>	•Wood

## EXTERIOR OBSERVATIONS

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### Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed.

### General Comments

The exterior of the home is generally in good condition.

### RECOMMENDATIONS / OBSERVATIONS

#### Exterior Eaves

- **Repair:** Any openings in the exterior eave (i.e. hole at northeast corner) should be sealed. Caulking is needed.



#### Garage

- **Monitor, Repair:** The garage stair tread is cracked.

### Lot Drainage

- **Monitor:** The grading should be 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.
- **Repair:** The deck should be better secured to the house using lag bolts to reduce risk of separating from the house.
- **Repair, Safety Issue:** The openings in the deck railing are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.

### Driveway/Patio

- **Monitor:** The driveway and patio have settled and cracked. Persisting movement may result in the need for repairs. Surface deterioration was noted at the driveway.

## LIMITATIONS OF EXTERIOR INSPECTION

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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.
- Automobile(s) in the garage restricted the inspection.
- 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

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amps
<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: Basement
<b>Service Grounding:</b>	•Copper •Water Pipe Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 200 Amp •Breakers •Located: Basement
<b>Sub-Panel(s):</b>	•None Visible
<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
<b>Smoke Detectors:</b>	•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. 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.

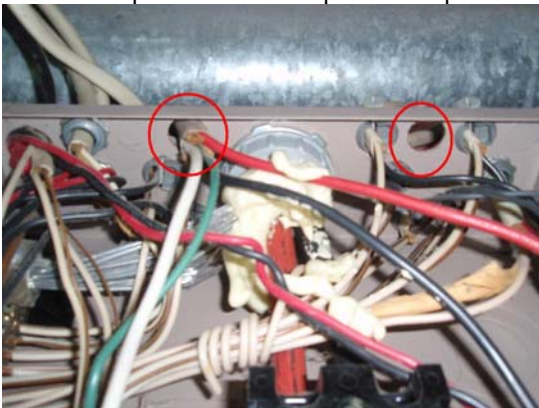
### General Comments

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.

## RECOMMENDATIONS / OBSERVATIONS

### Main Panel

- **Repair:** Any openings in the main panel should be covered.
- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.



### Switches

- **Monitor, Repair:** The two-way switches for the family room are wired improperly. One switch will not work unless the other is in a certain position. Repair is discretionary.
- **Monitor, Repair:** The function of the light switch in the family room and kitchen marked “?” with blue tape is unknown. Consult the seller as to its function and repair if needed.

### Lights

- **Repair:** The light is inoperative (i.e. master bath, back exterior and basement.) If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The ceiling fan in the kitchen is out of balance and needs repair.

### Smoke Detectors

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

### Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on some kitchen outlets.

## LIMITATIONS OF ELECTRICAL INSPECTION

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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

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<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: GE •Serial Number: 558702
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

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### 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.

### General Comments

The heating system is old and may be approaching the end of its life.

## RECOMMENDATIONS / OBSERVATIONS

### Furnace

- **Major Concern, Repair:** The heating system requires service (rust flakes observed in heat exchange.) This should be a regular maintenance item to assure safe, reliable heat. Given the age of the furnace, it may be near the end of its useful life. The unit was tested for carbon monoxide spillage and gas leaks using a TIF 8800 gas and CO2 sniffer and no positive readings were observed. Due to the age and/or overall condition it would be wise to reserve funds for the purchase a new furnace.
- **Improve:** The dirty air filter should be replaced.

### Supply Air Ductwork

- **Monitor:** Supply air flow is less than ideal in the master bedroom. Rebalancing the ductwork, blower cleaning or repairs, filter replacement, or additional duct work may be needed to obtain good air flow. This may also be the result of ductwork below grade and insufficient time during the length of the inspection for ductwork to heat properly.
- **Repair:** Loose fitting joints and/or openings in the ductwork should be improved. Duct tape is not the appropriate material for this purpose despite its name.



## **LIMITATIONS OF HEATING INSPECTION**

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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

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<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning Manufacturer: GE
	•Serial Number: No data plate found
<b>Size of Circuit:</b>	•Breaker Size In Main Panel: 30 Amps
<b>Other Components:</b>	•House Fan

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

The capacity and configuration of the system should be sufficient for the home. The location of the return air vents is well suited to air conditioning.

### General Comments

As the system is old, it will require repairs or replacement soon.

## 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. This should be improved.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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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

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<b>Attic Insulation:</b>	•Not Visible
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Basement Wall Insulation:</b>	•Fiberglass on Basement Walls
<b>Vapor Retarders:</b>	•Kraft Paper
<b>Roof Ventilation:</b>	•Roof Vents •Gable Vents •Soffit Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

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

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

# Plumbing

## DESCRIPTION OF PLUMBING

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<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): 40 •Manufacturer: Reliance •Serial Number: C97897240
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter

## PLUMBING OBSERVATIONS

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### 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.

### General Comments

The plumbing system requires some typical minor improvements.

## RECOMMENDATIONS / OBSERVATIONS

### Water Heater

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

### Fixtures

- **Repair:** A supply valve handle for the washer is missing.
- **Repair:** The handle for the back exterior hose bib is loose.

### Waste / Vent

- **Repair:** The trap below the sink at the garage entry bath is leaking.
- **Repair:** The garage entry bath toilet seat cover is missing .

## LIMITATIONS OF PLUMBING INSPECTION

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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

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<b>Wall And Ceiling Materials:</b>	•Drywall
<b>Floor Surfaces:</b>	•Carpet •Tile •Wood •Concrete
<b>Window Type(s) &amp; Glazing:</b>	•Casement •Double/Single Hung •Sliders •Fixed Pane •Thermal Pane •Single Pane
<b>Doors:</b>	•Wood-Solid Core •Wood-Hollow Core •Metal •Sliding Glass •Storm Door(s)

## INTERIOR OBSERVATIONS

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### 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.

### General Condition of Windows and Doors

The majority of the doors and windows are good quality.

### General Condition of Floors

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

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Water staining was noted at the garage ceiling.
- **Monitor:** Minor cracks were noted (i.e. garage and family room garage entryway.)
- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

### Floors

- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.

### Windows

- **Repair:** Window cranking hardware is missing at the front casement windows.

### Doors

- **Repair:** A safety chain should be provided for the family room storm door.
- **Repair:** Door latch for the deck screen door is missing.
- **Repair:** The weather strip on the family room storm door is damaged and/or missing. Repair is needed.
- **Repair:** Damaged or non-functional door hardware at the upstairs hall bath should be improved.

### Stairways

- **Repair, Safety Issue:** The openings in the stairway and hallway railings are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

### Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. Mineral effervescence was observed at the front wall northeast corner. *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

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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.
- 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

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

## APPLIANCES OBSERVATIONS

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### Positive Attributes

Most appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

### General Comments

Only minor improvements to the appliances are needed.

## RECOMMENDATIONS / OBSERVATIONS

### Refrigerator

- **Repair:** The water dispenser and icemaker are inoperative.
- **Repair:** The refrigerator ice dispenser light is inoperative.

### Cooktop Fan

- **Repair:** The cooktop fan cover is missing.

## LIMITATIONS OF APPLIANCES INSPECTION

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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

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**Fireplaces:** •Gas  
**Vents, Flues, Chimneys:** •Metal Flue-Single Wall

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### General Comments

On the whole, the fireplace and it's components were found to be in average condition. Typical flaws were observed in some areas.

### RECOMMENDATIONS / OBSERVATIONS

#### Fireplaces

- **Repair:** The fireplace electronic lighter is inoperative.

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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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.

#### Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys

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