



**Star
Home
Inspection Services**

Home Inspection Report

15729 Ash St Overland Park, KS 66224

Inspection Date: 08/27/2010

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Report Number: 08272010-1L

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Report Overview

THE HOUSE IN PERSPECTIVE

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

CONVENTIONS USED IN THIS REPORT

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

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

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

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

Improve: denotes improvements which are recommended but not required.

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

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

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

Any comments on the issues below are those made by the seller. Any items with no comments should be considered “AS IS”.

Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Floors

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

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.

Wood Boring Insects

- **Repair:** Evidence of termite activity was observed and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be engaged. Termites can do a substantial amount of damage to the wood structural components of a home. See termite report by Pest Management Professionals for additional information and recommendations if any. **Treated for termites completed**

Chimneys

- **Monitor:** The masonry chimney shows evidence of spalling (surface deterioration of the masonry). Repair is not critical at this time but this condition should be monitored.
- **Monitor, Repair:** The cap of the masonry chimney appears to be cracked and/or damaged. Since the chimney was view with binoculars it's advisable to have it inspected by a chimney company that can view it from the top.

Exterior Walls

- **Repair:** The paint on the corner trim over the garage is peeling. These areas should be painted to prevent water damage and rot. **Repaired**
- **Repair:** Localized rot was observed in the trim by the garage walkout door. 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. **Repaired**

Garage

- **Repair:** The paint on the garage door frame/ trim is damaged and/or peeling and requires painting and caulking. **Repaired**
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

- **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.*

Porch

- **Monitor, Repair:** There is an absence of soil underneath the porch due to settlement and/or erosion or vermin activity. The size of the cavity is unknown but if very large it may need to be filled to give the porch the support needed.

Patio

- **Monitor:** The patio has settled and cracked. Persisting movement may result in the need for repairs.

Driveway

- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs. **Repaired**

Walkway

- **Monitor:** The walkway has settled and cracked. Persisting movement may result in the need for repairs. **Repaired**

Landscaping

- **Monitor:** Shrubs, bushes and/or vines growing on exterior walls should be kept trimmed away from the structure to reduce the risk of water damage and insect infestation.

Outlets

- **Repair:** Ungrounded 3-prong outlets in the basement marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the master bedroom bath did not respond correctly to testing during the inspection. This receptacle should be wired to function properly or replaced.
- **Repair:** Missing outlet cover plate in the laundry room should be replaced to avoid a shock hazard. **Repaired**

Switches

- **Repair:** The rheostat function of the dining room light switch is inoperative. Repair is discretionary.
- **Monitor, Repair:** The function of the light switch by the front door marked with blue tape is unknown. Consult the seller as to its function and repair if needed.

Lights

- **Repair:** The rear exterior and some basement lights are inoperative. If the bulbs are not blown, the circuit should be repaired. **Repaired**

Furnace

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

Central Air Conditioning

- **Monitor, Repair:** The outdoor unit of the air conditioning system is out of level. If any additional movement is observed it should be leveled.

Attic / Roof

- **Monitor:** While in the attic water stains were observed on the lower sections of the furnace flue. The insulation below the elbow also showed signs of past moisture. 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.

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.

Supply Plumbing

- **Note:** Polybutylene plumbing was noted in the house. While scientific evidence is scarce it is believed that oxidants in the public water supplies, such as chlorine, react with the polybutylene piping and acetal fittings causing them to scale and flake and become brittle. Micro-fractures result, and the basic structural integrity of the system is reduced. Thus, the system becomes weak and may fail without warning causing damage to the building structure and personal property. It is believed that other factors may also contribute to the failure of polybutylene systems, such as improper installation, but it is virtually impossible to detect installation problems throughout an entire system. Throughout the 1980's lawsuits were filed complaining of allegedly defective manufacturing and defective installation causing hundreds of millions of dollars in damages. Although the manufacturers have never admitted that poly is defective, they have agreed to fund the Class Action settlement with an initial and minimum amount of \$950 million. More detailed information can be found at <http://www.polybutylene.com/poly.html>.
- **Repair:** The sprinkler system supply piping by the garage is leaking.

Plumbing Fixtures

- **Repair:** The toilets are loose in the southwest bedroom and master bedroom bathrooms.
- **Repair:** The exterior hose bibs are leaky.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted on the south master bedroom and garage ceilings.
- **Monitor:** Repaired water damage was noted on the kitchen ceiling and over the dining room window.
- **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, Repair:** Windows in the northeast and southwest bedrooms do not align properly to lock. Repair is discretionary.

Doors

- **Monitor, Repair:** Some doors rub the carpet and need to be trimmed.
- **Repair:** Door to the southwest bedroom should be adjusted as necessary to latch properly.

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.

Waste Disposer

- **Monitor, Repair:** The waste disposer is noisy.

Clothes Dryer

- **Monitor, Repair:** There is no circuit provided for the installation of an electric clothes dryer.

Fireplaces

- **Repair:** The gas valve has been covered with carpet.

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

| | |
|---------------------------|--|
| Foundation: | •Poured Concrete •Basement Configuration |
| Columns: | •Steel |
| Floor Structure: | •Wood Joist |
| Wall Structure: | •Wood Frame |
| Ceiling Structure: | •Joist •Rafters |
| 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

Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Floors

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



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.



Wood Boring Insects

- **Repair:** Evidence of termite activity was observed and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be engaged. Termites can do a substantial amount of damage to the wood structural components of a home. See termite report by Pest Management Professionals for additional information and recommendations if any. **Treated for termites completed**



LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

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

Roofing

DESCRIPTION OF ROOFING

| | |
|------------------------------|---|
| Roof Covering: | •Asphalt Shingle |
| Roof Flashings: | •Metal |
| Chimneys: | •Masonry |
| Roof Drainage System: | •Aluminum •Downspouts discharge above grade |
| Skylights: | •None •Walked on roof •Viewed with binoculars |

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. 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

Chimneys

- **Monitor:** The masonry chimney shows evidence of spalling (surface deterioration of the masonry). Repair is not critical at this time but this condition should be monitored.



- **Monitor, Repair:** The cap of the masonry chimney appears to be cracked and/or damaged. Since the chimney was view with binoculars it's advisable to have it inspected by a chimney company that can view it from the top.



LIMITATIONS OF ROOFING INSPECTION

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

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

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

Exterior

DESCRIPTION OF EXTERIOR

| | |
|---|--------------------------------------|
| Wall Covering: | •Brick •Stuccato Board •Board & Bat |
| Eaves, Soffits, And Fascias: | •Wood |
| Exterior Doors: | •Metal |
| Window/Door Frames and Trim: | •Metal-Covered |
| Entry Driveways: | •Concrete |
| Entry Walkways And Patios: | •Concrete |
| Porches, Decks, Steps, Railings: | •Concrete |
| Overhead Garage Door(s): | •Metal •Automatic Opener Installed |
| Surface Drainage: | •Level Grade •Graded Away From House |
| Retaining Walls: | •None |
| Fencing: | •Wood |

EXTERIOR OBSERVATIONS

Positive Attributes

There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The 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

- **Repair:** The paint on the corner trim over the garage is peeling. These areas should be painted to prevent water damage and rot. **Repaired**



- **Repair:** Localized rot was observed in the trim by the garage walkout door. 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. **Repaired**



Garage

- **Repair:** The paint on the garage door frame/ trim is damaged and/or peeling and requires painting and caulking. **Repaired**



- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

- **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.***

Porch

- **Monitor, Repair:** There is an absence of soil underneath the porch due to settlement and/or erosion or vermin activity. The size of the cavity is unknown but if very large it may need to be filled to give the porch the support needed.



Patio

- **Monitor:** The patio has settled and cracked. Persisting movement may result in the need for repairs.



Driveway

- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs. **Repaired**

Walkway

- **Monitor:** The walkway has settled and cracked. Persisting movement may result in the need for repairs. **Repaired**



Landscaping

- **Monitor:** Shrubs, bushes and/or vines growing on exterior walls should be kept trimmed away from the structure to reduce the risk of water damage and insect infestation.

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.
- Landscape components restricted a view of some exterior areas of the house.
- Storage in the garage restricted the inspection.

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

Electrical

DESCRIPTION OF ELECTRICAL

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

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized relative to the wiring. Generally speaking, the electrical system is in good order. 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

Outlets

- **Repair:** Ungrounded 3-prong outlets in the basement marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the master bedroom bath did not respond correctly to testing during the inspection. This receptacle should be wired to function properly or replaced.
- **Repair:** Missing outlet cover plate in the laundry room should be replaced to avoid a shock hazard. **Repaired**

Switches

- **Repair:** The rheostat function of the dining room light switch is inoperative. Repair is discretionary.
- **Monitor, Repair:** The function of the light switch by the front door marked with blue tape is unknown. Consult the seller as to its function and repair if needed.

Lights

- **Repair:** The rear exterior and some basement lights are inoperative. If the bulbs are not blown, the circuit should be repaired. **Repaired**

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: Lennox •Serial Number: 5891B09731 |
| Vents, Flues, Chimneys: | •Metal-Single Wall |
| Heat Distribution Methods: | •Ductwork |
| Other Components: | •Humidifier |

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.

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

LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

| | |
|--------------------------------|---|
| Energy Source: | •Electricity |
| Central System Type: | •Air Cooled Central Air Conditioning •Manufacturer: Lennox •Serial Number: 5191B01437 |
| Size of Circuit: | •Circuit Size: Minimum Circuit Size 24.1 Amps/Maximum Circuit Breaker Size 40 Amps •Breaker Size In Main Panel: 40 Amps |
| Through-Wall Equipment: | •Not Present |

COOLING / HEAT PUMPS OBSERVATIONS

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. The system responded properly to operating controls.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Monitor, Repair:** The outdoor unit of the air conditioning system is out of level. If any additional movement is observed it should be leveled.

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

| | |
|------------------------------------|--|
| 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. The insulation below the elbow also showed signs of past moisture. 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 •Plastic |
| Waste System: | •Public Sewer System |
| Drain, Waste, & Vent Piping: | •Plastic |
| Water Heater: | •Gas •Approximate Capacity (in gallons): 80 •Manufacturer: AO Smith •Serial Number: GK00-6063342-248 GL00-6114042-S19 |
| Fuel Shut-Off Valves: | •Natural Gas Main Valve At Meter |
| Other Components: | •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. The plumbing fixtures appear to have been well-maintained.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

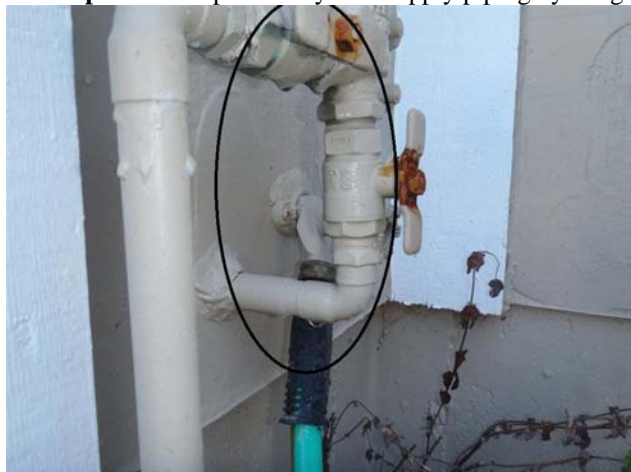
- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.

Supply Plumbing

- **Note:** Polybutylene plumbing was noted in the house. While scientific evidence is scarce it is believed that oxidants in the public water supplies, such as chlorine, react with the polybutylene piping and acetal fittings causing them to scale and flake and become brittle. Micro-fractures result, and the basic structural integrity of the system is reduced. Thus, the system becomes weak and may fail without warning causing damage to the building structure and personal property. It is believed that other factors may also contribute to the failure of polybutylene systems, such as improper installation, but it is virtually impossible to detect installation problems throughout an entire system. Throughout the 1980's lawsuits were filed complaining of allegedly defective manufacturing and defective installation causing hundreds of millions of dollars in damages. Although the manufacturers have never admitted that poly is defective, they have agreed to fund the Class Action settlement with an initial and minimum amount of \$950 million. More detailed information can be found at <http://www.polybutylene.com/poly.html>.



- **Repair:** The sprinkler system supply piping by the garage is leaking.



Plumbing Fixtures

- **Repair:** The toilets are loose in the southwest bedroom and master bedroom bathrooms.
- **Repair:** The exterior hose bibs are leaky.



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: | •Carpet •Tile •Wood |
| Window Type(s) & Glazing: | •Casement •Double/Single Hung •Fixed Pane •Thermal Pane |
| Doors: | •Wood-Solid Core •Storm Door(s) |

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

General Condition of Floors

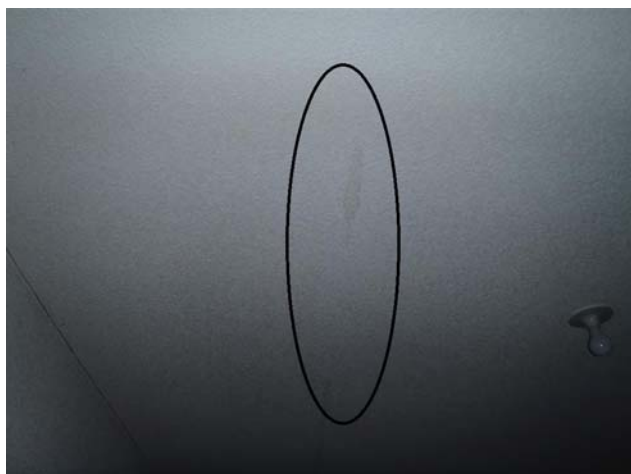
The floors of the home are relatively level and walls are relatively plumb.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted on the south master bedroom and garage ceilings.





- **Monitor:** Repaired water damage was noted on the kitchen ceiling and over the dining room window.



- **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, Repair:** Windows in the northeast and southwest bedrooms do not align properly to lock. Repair is discretionary.

Doors

- **Monitor, Repair:** Some doors rub the carpet and need to be trimmed.
- **Repair:** Door to the southwest bedroom should be adjusted as necessary to latch properly.

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.

Discretionary Improvements

Install new exterior lock sets upon taking possession of the home.

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.
- 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: | •Built-in Electric Oven •Electric Cooktop •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator |
| Laundry Facility: | •Gas Piping for Dryer •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. The kitchen cabinetry is above average quality.

RECOMMENDATIONS / OBSERVATIONS

Waste Disposer

- **Monitor, Repair:** The waste disposer is noisy.

Clothes Dryer

- **Monitor, Repair:** There is no circuit provided for the installation of an electric clothes dryer.

LIMITATIONS OF APPLIANCES INSPECTION

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

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:

•Masonry Firebox •Gas

Vents, Flues, Chimneys:

•Masonry Chimney-Lined

FIREPLACES / WOOD STOVES OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The gas valve has been covered with carpet.



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.

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.