



**Star
Home
Inspection Services**

Home Inspection Report

21315 Nall Ave Bucyrus, KS 66013

Inspection Date: 05/31/2011

Prepared For: Carol O'Keefe

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

Report Number: 05312011-2A

Inspector: Alan DeMoss



Table Of Contents

REPORT OVERVIEW	3
STRUCTURE	8
ROOFING	10
EXTERIOR	12
ELECTRICAL	16
HEATING	18
COOLING / HEAT PUMPS	19
INSULATION / VENTILATION	20
PLUMBING	21
INTERIOR	23
APPLIANCES	25
FIREPLACES / WOOD STOVES	26

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.

Seller comments are in red. Any items without seller comments should be considered “as is”.

Foundation

- **Monitor:** Foundation settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. Previous repair to the north basement wall was observed. If additional movement occurs, repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.
- **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.

Exterior Walls

- **Monitor:** Bowing of the north exterior bat and board wall was observed. This implies that structural movement of the building may have occurred. The rate of movement cannot be predicted during a one-time inspection.

Floors

- **Monitor:** Minor unevenness was observed in the floor structure. This condition is common. It may be the result of the materials, framing design, installation methods and aging of the building. There was not evidence of need for immediate, costly repair.

Wood Boring Insects

- **Monitor:** Evidence of previous carpenter bee activity was observed on the front door trim.

Sloped Roofing

- **Repair:** Light was visible below the gazebo roof. Repair is needed. The life expectancy of wood roofs is generally 15 to 20 years with tune-ups normally needed around the 10th year. This will depend on several factors such as the quality of shingle or shake, the slope of the roof (steeper is better), the amount of exposed shingle, and the amount of sun or shade. As with all roofs, annual maintenance is needed. Cracked, curled, or displaced shingles or shakes should be repaired. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the wood roof requires repair.

Chimneys

- **Monitor:** The masonry chimney shows evidence of prior repair.

Gutters & Downspouts

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

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (including bottom edge of siding.) These areas should be painted to prevent water damage or rot in the future.
- **Monitor, Repair:** Localized damage of the front exterior siding was observed
- **Repair:** The siding trim needs caulking improvements in localized areas to prevent water damage and rot.
- **Repair:** The paint on the trim around the siding is peeling in localized areas. These areas should be painted to prevent water damage and rot.

Exterior Eaves

- **Repair:** Localized eave and fascia peeling was observed and they should be painted to prevent water damage and rot. Minor leaks in the gutter may be present in this area. Further investigation is required.

Doors

- **Repair:** The paint on the front door frame/ trim is peeling and requires painting and caulking. **REPAIRED**

Windows

- **Repair:** Some of the windows require caulking.

Garage

- **Monitor, Repair, Safety Issue:** Proper fire separation between the garage and house proper is recommended.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well. **REPAIRED (Window wells cleaned and covers installed.)**
- **Recommend:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.*

Deck

- **Recommend:** The deck should be painted or stained to improve durability.
- **Repair, Safety Issue:** Nail pops in the deck floor were observed. This is a safety issue and the nails should be hammered flush.
- **Repair:** The deck should be better secured to the house using lag bolts to reduce risk of separating from the house.
- **Monitor:** The deck near the gazebo shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.

Patio

- **Monitor, Repair:** Patio surface deterioration was observed near the deck steps landing. Further deterioration may result in the need for repairs.

Driveway/Walkway/Porch

- **Monitor:** The driveway, walkway and porch have settled and cracked. Persisting movement may result in the need for repairs.
- **Repair:** Localized pointing is needed at the stone walkway.
- **Repair:** The framing between the stones in the gazebo area is damaged/rotted and needs repair.

Patio

- **Repair:** The patio pavers are missing sand between some of the pavers. **REPAIRED**

Retaining Wall

- **Monitor, Repair:** The south stone retaining wall shows evidence of movement. This condition should be monitored. It is impossible to determine the rate of movement during a one time visit to the house. The missing cap stones on the driveway retaining wall needs repair.
- **Monitor:** The driveway concrete retaining wall shows evidence of movement. This condition should be monitored. It is impossible to determine the rate of movement during a one time visit to the house.

Landscaping

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

Main Panel

- **Repair:** Circuits within the main distribution panel (marked with blue tape) that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.
- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 40 Amps and the one in the panel is 50 Amps.

Distribution Wiring

- **Repair:** Extension cords should not be used as permanent wiring. This wiring should be removed and replaced with permanent wiring and an outlet(s).

Outlets

- **Repair:** Ungrounded 3-prong outlet on the front exterior 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. If no ground is present “repair” can be as simple as replacing with two-holed outlets.

Switches

- **Repair:** Missing switch cover plate in the attic should be replaced to avoid a shock hazard.
- **Repair, Safety Issue:** A technician disconnect safety switch should be provided near the furnace.

Lights

- **Repair:** The light is inoperative (i.e. basement, garage exterior flood, back porch, living room and north front wall extension. If the bulbs are not blown, the circuit should be repaired. **REPAIRED (Light bulbs replaced.)**

Furnace

- **Repair:** The humidifier should be repaired or replaced. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.

Supply Air Ductwork

- **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 (i.e. garage.)

Central Air Conditioning

- **Improve:** The outdoor unit of the air conditioning system requires cleaning. **REPAIRED (HVAC Company checked and cleaned air conditioner, hot water heater and furnace.)**
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

Gas Piping

- **Repair, Safety Issue:** *A gas leak was detected at the control box inside the furnace housing marked "GAS LEAK" with blue tape, with a TIF 8800 gas/carbon monoxide detector and confirmed with soapy water. This is a serious safety concern. It is recommended that the gas utility, HVAC company or plumber be engaged as soon as possible to make the necessary repairs. The current occupants of the home should also be notified. REPAIRED (NOTE: small gas leak was repaired on furnace. Gas company was also called to double check everything as a precaution and all is good.)*
- **Monitor, Repair:** Copper tubing is no longer suitable for gas piping by most gas utility companies. This should be confirmed or verified with the local gas company and if confirmed it's recommended any copper pipe be replaced with one of suitable material.

Waste / Vent

- **Repair:** The drain pipe below the bar sink is leaking.

Plumbing Fixtures

- **Repair:** The main floor hall bath toilet is loose.
- **Monitor, Repair:** Minor damage to the master bath shower liner floor was noted.

Fireplaces

- **Monitor, Repair:** The fireplace is not fully plumbed for gas. An extension tube is needed to utilize the gas portion of the fireplace.
- **Improve:** The fireplace cleanout in the garage is dirty.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (i.e. ceilings in the north living room, northwest bedroom closet and main floor hall bath.)
- **Monitor:** Repaired ceiling was noted in the northwest bedroom.
- **Repair:** Missing ceiling tiles in the basement should be replaced. **REPAIRED (Replaced four missing tiles.)**
- **Repair:** Minor damage to the drywall was observed in the northwest basement wall.
- **Monitor:** Larger than typical crack was noted in the dining room ceiling.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor:** The front entry tile floor is cracked.
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains. Localized surface wear noted (i.e. doorway from dining room to kitchen.) **REPAIRED (Carpets have been spot cleaned and carpet repaired in doorway from dining room to kitchen.)**

Doors

- **Repair:** Door to the north basement should be trimmed or adjusted as necessary to work properly.
- **Repair:** Damaged or non-functional door locking hardware should be improved (i.e. half bath and northwest bedroom.)
- **Monitor, Repair:** Minor damage was noted on the north basement door.

Kitchen Counters

- **Monitor:** The kitchen countertop was observed to have minor damage.

Stairways

- **Repair, Safety Issue:** The openings in the basement stairway railing 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. Evidence of previous moisture was observed on the north basement wall.) ***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

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 85 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •25% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Steel
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame, Stone Veneer
Ceiling Structure:	•Joist •Rafters
Roof Structure:	•Rafters •Waferboard Sheathing over Spaced Plank •Spaced Plank Sheathing (Gazebo)

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.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Foundation settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. Previous repair to the north basement wall was observed. If additional movement occurs, repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.
- **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.

Exterior Walls

- **Monitor:** Bowing of the north exterior bat and board wall was observed. This implies that structural movement of the building may have occurred. The rate of movement cannot be predicted during a one-time inspection.

Floors

- **Monitor:** Minor unevenness was observed in the floor structure. This condition is common. It may be the result of the materials, framing design, installation methods and aging of the building. There was not evidence of need for immediate, costly repair.

Wood Boring Insects

- **Monitor:** Evidence of previous carpenter bee activity was observed on the front door trim.

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 •Wood Shingle
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above & below grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

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. 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. The chimneys do not show signs of significant deterioration.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** Light was visible below the gazebo roof. Repair is needed. The life expectancy of wood roofs is generally 15 to 20 years with tune-ups normally needed around the 10th year. This will depend on several factors such as the quality of shingle or shake, the slope of the roof (steeper is better), the amount of exposed shingle, and the amount of sun or shade. As with all roofs, annual maintenance is needed. Cracked, curled, or displaced shingles or shakes should be repaired. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the wood roof requires repair.



Chimneys

- **Monitor:** The masonry chimney shows evidence of prior repair.



Gutters & Downspouts

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



LIMITATIONS OF ROOFING INSPECTION

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

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

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

Exterior

DESCRIPTION OF EXTERIOR

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

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. 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. Freeze resistant hose bibs (exterior faucets) have been installed.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (including bottom edge of siding.) These areas should be painted to prevent water damage or rot in the future.
- **Monitor, Repair:** Localized damage of the front exterior siding was observed
- **Repair:** The siding trim needs caulking improvements in localized areas to prevent water damage and rot.
- **Repair:** The paint on the trim around the siding is peeling in localized areas. These areas should be painted to prevent water damage and rot.



Exterior Eaves

- **Repair:** Localized eave and fascia peeling was observed and they should be painted to prevent water damage and rot. Minor leaks in the gutter may be present in this area. Further investigation is required.



Doors

- **Repair:** The paint on the front door frame/ trim is peeling and requires painting and caulking. **REPAIRED**

Windows

- **Repair:** Some of the windows require caulking.



Garage

- **Monitor, Repair, Safety Issue:** Proper fire separation between the garage and house proper is recommended.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well. **REPAIRED (Window wells cleaned and covers installed.)**
- **Recommend:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.*

Deck

- **Recommend:** The deck should be painted or stained to improve durability.
- **Repair, Safety Issue:** Nail pops in the deck floor were observed. This is a safety issue and the nails should be hammered flush.
- **Repair:** The deck should be better secured to the house using lag bolts to reduce risk of separating from the house.
- **Monitor:** The deck near the gazebo shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.

Patio

- **Monitor, Repair:** Patio surface deterioration was observed near the deck steps landing. Further deterioration may result in the need for repairs.



Driveway/Walkway/Porch

- **Monitor:** The driveway, walkway and porch have settled and cracked. Persisting movement may result in the need for repairs.
- **Repair:** Localized pointing is needed at the stone walkway/steps.
- **Repair:** The framing between the stones in the gazebo area is damaged/rotted and needs repair.

Patio

- **Repair:** The patio pavers are missing sand between some of the pavers. **REPAIRED**

Retaining Wall

- **Monitor, Repair:** The south stone retaining wall shows evidence of movement. This condition should be monitored. It is impossible to determine the rate of movement during a one time visit to the house. The missing cap stones on the driveway retaining wall needs repair.



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

Landscaping

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



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

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.
- Access below decks and/or porches was extremely limited.

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:	•Conductors Not Visible
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: Garage
Service Grounding:	•Ground Connection Not Visible
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Garage
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•None Found
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

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:** Circuits within the main distribution panel (marked with blue tape) that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.
- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 40 Amps and the one in the panel is 50 Amps.

Distribution Wiring

- **Repair:** Extension cords should not be used as permanent wiring. This wiring should be removed and replaced with permanent wiring and an outlet(s).

Outlets

- **Repair:** Ungrounded 3-prong outlet on the front exterior 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. If no ground is present "repair" can be as simple as replacing with two-holed outlets.

Switches

- **Repair:** Missing switch cover plate in the attic should be replaced to avoid a shock hazard.
- **Repair, Safety Issue:** A technician disconnect safety switch should be provided near the furnace.

Lights

- **Repair:** The light is inoperative (i.e. basement, garage exterior flood, back porch, living room and north front wall extension. If the bulbs are not blown, the circuit should be repaired. **REPAIRED (Light bulbs replaced)**

Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Lennox •Serial Number: 5889B14248
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier

HEATING OBSERVATIONS

Positive Attributes

Heating a home with a this type of heating system should be relatively economical. 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.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Repair:** The humidifier should be repaired or replaced. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.

Supply Air Ductwork

- **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 (i.e. garage.)

Discretionary Improvements

The installation of a “set back” thermostat may help to reduce heating costs.

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.
- Although the heating system was operated, there are significant testing limitations at this time of year.

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: 5800F 58899
Size of Circuit:	•Circuit Size: Minimum Circuit Size 23.5 Amps Maximum Circuit Breaker Size 40 Amps
	•Breaker Size In Main Panel: 50 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

As the system is an middle aged unit a higher level of maintenance can be expected.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Improve:** The outdoor unit of the air conditioning system requires cleaning. **REPAIRED (HVAC Company checked and cleaned air conditioner, hot water heater and furnace.)**
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

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
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•R13 Fiberglass in Original Walls
Basement Wall Insulation:	•Fiberglass on Basement Wall Rim Joists
Floor Cavity Insulation:	•R13 in Garage
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

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:	•Side Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Bradford White •Serial Number: YB0841692
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded. The plumbing fixtures appear to have been well-maintained.

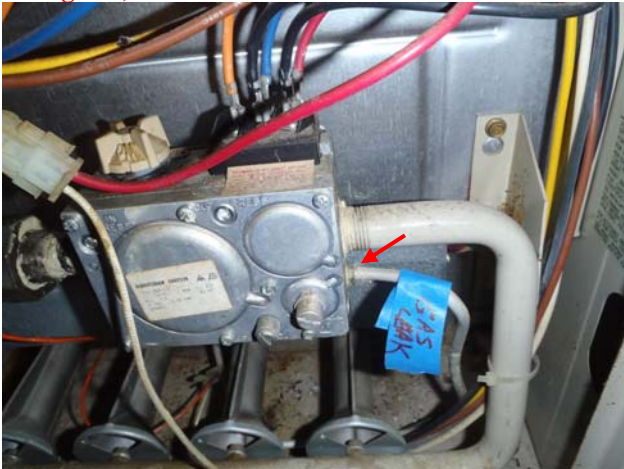
General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Gas Piping

- **Repair, Safety Issue:** *A gas leak was detected at the control box inside the furnace housing marked "GAS LEAK" with blue tape, with a TIF 8800 gas/carbon monoxide detector and confirmed with soapy water. This is a serious safety concern. It is recommended that the gas utility, HVAC company or plumber be engaged as soon as possible to make the necessary repairs. The current occupants of the home should also be notified. **REPAIRED (NOTE: small gas leak was repaired on furnace. Gas company was also called to double check everything as a precaution and all is good.)***



- **Monitor, Repair:** Copper tubing is no longer suitable for gas piping by most gas utility companies. This should be confirmed or verified with the local gas company and if confirmed it's recommended any copper pipe be replaced with one of suitable material.

Waste / Vent

- **Repair:** The drain pipe below the bar sink is leaking.

Plumbing Fixtures

- **Repair:** The main floor hall bath toilet is loose.
- **Monitor, Repair:** Minor damage to the master bath shower liner floor was noted.

LIMITATIONS OF PLUMBING INSPECTION

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

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

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall •Paneling •Wood •Suspended Tile
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Thermal Pane
Doors:	•Wood-Solid Core •Wood-Hollow Core •Metal •Storm Door(s)

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.

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 (i.e. ceilings in the north living room, northwest bedroom closet and main floor hall bath.)
- **Monitor:** Repaired ceiling was noted in the northwest bedroom.
- **Repair:** Missing ceiling tiles in the basement should be replaced. **REPAIRED (Replaced four missing tiles.)**
- **Repair:** Minor damage to the drywall was observed in the northwest basement wall.
- **Monitor:** Larger than typical crack was noted in the dining room ceiling.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor:** The front entry tile floor is cracked.
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains. Localized surface wear noted (i.e. doorway from dining room to kitchen.) **REPAIRED (Carpets have been spot cleaned and carpet repaired in doorway from dining room to kitchen.)**

Doors

- **Repair:** Door to the north basement should be trimmed or adjusted as necessary to work properly.
- **Repair:** Damaged or non-functional door locking hardware should be improved (i.e. half bath and northwest bedroom.)
- **Monitor, Repair:** Minor damage was noted on the north basement door.

Kitchen Counters

- **Monitor:** The kitchen countertop was observed to have minor damage.

Stairways

- **Repair, Safety Issue:** The openings in the basement stairway railing 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. Evidence of previous moisture was observed on the north basement wall.) *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.
In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- 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:	•Electric Range •Electric Cooktop •Microwave Oven •Dishwasher •Refrigerator
Laundry Facility:	•Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The fixtures employed in the kitchen are high quality. The appliances that have been installed in the kitchen are good quality.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

- Fireplaces:** •Steel Firebox •Gas
Vents, Flues, Chimneys: •Masonry Chimney-Lined

FIREPLACES / WOOD STOVES OBSERVATIONS

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

- **Monitor, Repair:** The fireplace is not fully plumbed for gas. An extension tube is needed to utilize the gas portion of the fireplace.
- **Improve:** The fireplace cleanout in the garage is dirty.

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.