



# Star Home Inspection Services

## *Home Inspection Report*

**22 Wycklow St, Overland Park, KS 66207**

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**Inspection Date: 3/6/2008**

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**Report Number: 03062008-2A**

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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>9</b>
<b>EXTERIOR</b>	<b>11</b>
<b>ELECTRICAL</b>	<b>15</b>
<b>HEATING</b>	<b>19</b>
<b>COOLING / HEAT PUMPS</b>	<b>21</b>
<b>INSULATION / VENTILATION</b>	<b>22</b>
<b>PLUMBING</b>	<b>23</b>
<b>INTERIOR</b>	<b>26</b>
<b>APPLIANCES</b>	<b>28</b>
<b>FIREPLACES / WOOD STOVES</b>	<b>29</b>

# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is a well built home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *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 west.

## 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.

### Flat Roofing

- **Note:** Rolled roofing is prone to leaking and requires close monitoring and higher than normal maintenance.

### 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:** Localized pointing of deteriorated mortar between the bricks of the front exterior wall extension and loose brick on the northwest corner of the wall extension is advisable to prevent further deterioration.
- **Repair:** The exterior of the house needs to be painted.
- **Repair:** The paint on the back iron railing is peeling and rusting in some areas. These areas should be painted to prevent water damage and rust.

**Exterior Eaves**

- **Repair:** The broken fascia board on the back northeast corner should be repaired.

**Windows**

- **Repair:** The window frames require painting and caulking.
- **Repair:** The windows are in need of glazing (putty) improvements.

**Garage**

- **Repair:** The overhead garage door top exterior trim board is missing.
- **Repair, Safety Issue:** The garage door opener did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* The opener may need replacement.
- **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.

**Steps**

- **Repair, Safety Issue:** The back brick steps have deteriorated noticeably in localized area near the top step. Repairs are recommended to prevent further deterioration.

**Retaining Wall**

- **Monitor:** The back 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.

**Landscaping**

- **Repair:** Vines growing on south air conditioner need to be trimmed away to provide adequate ventilation and efficiency to the air conditioner.

**Main Panel**

- **Repair:** The panel appears to have a smaller rating than the size of the incoming service. Recommend a qualified electrician verify and evaluate current electrical panels.
- **Repair:** Circuits within the main distribution panels that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.
- **Repair:** The cover servicing the 40 amp sub panel in the north basement ceiling is missing and should be on panel.

**Distribution Wiring**

- **Repair:** Loose wiring (north basement area) should be secured.
- **Repair:** Improper electrical connections (examples in attic, southeast bedroom bathroom, living room west ceiling) should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.

**Outlets**

- **Repair:** An outlet is loose (examples in south den and southwest bedroom). They should be repaired or replaced.
- **Repair:** Ungrounded 3-prong outlets (north basement shop area and at kitchen gas cooktop marked “og” 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 filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.

**Switches**

- **Repair:** The inoperative light switch (functions unknown at some front door switches and exterior door off kitchen on lower portion of wall area) should be investigated further and/or repaired.
- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard.

**Lights**

- **Repair:** The light is inoperative (examples at upstairs south bathroom, south den main floor and sunroom south light near shower). If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The loose light fixture in the southeast bedroom closet should be repaired or replaced.
- **Monitor, Repair:** The light is missing the glass cover (upstairs south bathroom shower). Repair is discretionary.

**Furnace**

- **Repair, Safety Issue:** The gas piping servicing the south basement furnace was tested for gas leaks with a TIFF 8800 and positive readings were observed for gas (marked with blue tape at corner elbow where leak was detected and confirmed with soapy water. *This condition is a safety risk.* Since home inspectors are not considered to be experts in these matters it is recommended that a qualified service technician or utility company representative should be engaged immediately to get a second opinion on the condition of the furnace and to make any repairs necessary.

**Central Air Conditioning**

- **Improve:** The outdoor unit of the air conditioning system (south side of house) requires cleaning.

**Gas Piping**

- **Repair:** The gas pipe should be capped (north laundry room) when not in use.
- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe be replaced with one of suitable material.
- **Repair:** Aluminum tubing is not suitable for gas piping. It's recommended this pipe (at attic furnace servicing garage heater) be replaced with one of suitable material.
- **Repair:** The basement north furnace appliance gas connection is unconventional (flex piping piercing appliance housing). This condition should be corrected for improved safety.

**Supply Plumbing**

- **Repair:** The supply piping for the upstairs north bathroom toilet is leaking.

**Fixtures**

- **Repair:** The faucet in the basement kitchen has a hole in it and is leaking.
- **Monitor, Repair:** The toilet in the main floor north bathroom was observed to flush slowly at the time of the inspection.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced (upstairs south bathroom and main floor southeast bedroom bathroom tile).
- **Improve:** Missing and/or damaged tile was noted in the southwest and southeast bedroom bathrooms.
- **Repair:** An exhaust fan in the upstairs north bathroom is missing its cover.
- **Repair:** The front north hose bib and back bib at concrete wall are inoperable.

**Oven**

- **Repair:** A control knob for the warming drawer is damaged.

**Microwave Oven**

- **Monitor:** The microwave oven is an old unit. While replacement is not needed right away, it would be wise to budget for a new unit. In the interim, a higher level of maintenance can be expected.

**Waste Disposer**

- **Repair:** The waste disposer is inoperative. (basement kitchen)
- **Monitor:** The waste disposer is excessively noisy (sunroom).

**Refrigerator**

- **Repair:** The refrigerator is inoperative (basement kitchen north - half size unit).

**Fireplace**

- **Repair:** The openings at the rear wall of the main floor fireplace firebox should be sealed for improved safety.

**Wall / Ceiling Finishes**

- **Monitor:** Water staining was noted (examples at garage ceiling, basement south ceiling tiles, living room ceiling).
- **Monitor, Repair:** Water damage was noted (garage ceiling).
- **Monitor:** Damage to the interior finish was observed (example at upstairs north room ceiling, southeast bedroom wall).
- **Monitor:** Minor cracks were noted.
- **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.
- **Monitor:** Signs of mildew were observed (garage ceiling). Recommend testing and further evaluation.

### Floors

- **Monitor:** The marble entryway floor is cracked
- **Monitor, Repair:** The tile floor is stained and cracked (basement localized).
- **Improve:** Threshold missing at southwest bedroom bathroom entry.
- **Monitor:** Surface wear was noted on hardwood floors. Scratches observed on upstairs hallway hardwood floor. Repairs are discretionary.

### Windows

- **Monitor, Repair:** The window(s) are cracked (multiple windows in basement south room) . Improvement is not a high priority.
- **Repair:** Window locking hardware is missing and/or damaged on some windows (basement east window broken handle and handle in southwest bedroom missing).
- **Monitor:** The window(s) have lost their seal (multiple windows in sunroom). This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **Repair:** Damaged screens were noted on windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Repair:** Storm windows would be provided where missing. The owner should be consulted regarding any storm windows that may be in storage.
- **Monitor:** The metal window frames in the lower windows in sunroom are rusted in some areas where metal frames meet the brick wall.

### Doors

- **Repair:** Door to north basement shop area should be trimmed or adjusted as necessary to work properly.
- **Repair:** Missing doors should be replaced as desired (examples at door to basement, door to den, etc.)
- **Improve:** Cabinet knob is missing at upstairs bathroom sink cabinet.

### Stairways

- **Improve:** Damage was noted on the handrail from the main floor to second floor at south end of house..

### 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.

## 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**

Dry weather conditions prevailed at the time of the inspection.  
The estimated outside temperature was 40 degrees F.

**RECENT WEATHER CONDITIONS**

Winter weather conditions have 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 •70% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
<b>Columns:</b>	•Steel
<b>Floor Structure:</b>	•Wood Joist •Concrete
<b>Wall Structure:</b>	•Wood Frame, Brick Veneer
<b>Ceiling Structure:</b>	•Joist
<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.

## 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.

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

# Roofing

## DESCRIPTION OF ROOFING

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

## ROOFING OBSERVATIONS

### Positive Attributes

The roof coverings are to be in generally good condition. During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials. 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

#### Flat Roofing

- **Note:** Rolled roofing is prone to leaking and requires close monitoring and higher than normal maintenance.



#### 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**

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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.

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>	•Brick •Wood Siding
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Solid Wood
<b>Window/Door Frames and Trim:</b>	•Wood
<b>Entry Driveways:</b>	•Brick
<b>Entry Walkways And Patios:</b>	•Brick
<b>Porches, Decks, Steps, Railings:</b>	•Brick •Tile Porch
<b>Overhead Garage Door(s):</b>	•Wood •Automatic Opener Installed
<b>Surface Drainage:</b>	•Level Grade
<b>Retaining Walls:</b>	•Stone •Prefab Masonry
<b>Fencing:</b>	•Wood •Steel/Iron Railing (back patio and walkway area)

## 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 wood window frames are in generally good condition. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The lot drainage was good, conducting surface water away from the building. The driveway and walkways are in good condition. The garage appears to be fully insulated. The garage completely finished.

### General Comments

The exterior of the home shows normal wear and tear for a home of this age.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Repair:** Localized pointing of deteriorated mortar between the bricks of the front exterior wall extension and loose brick on the northwest corner of the wall extension is advisable to prevent further deterioration.



- **Repair:** The exterior of the house needs to be painted.



- **Repair:** The paint on the back iron railing is peeling and rusting in some areas. These areas should be painted to prevent water damage and rust.
- **Improve:** The hole in front soffit for air conditioner refrigerant lines should be caulked around opening to prevent insect infestation.



### Exterior Eaves

- **Repair:** The broken fascia board on the back northeast corner should be repaired.



### Windows

- **Repair:** The window frames require painting and caulking.
- **Repair:** The windows are in need of glazing (putty) improvements.

### Garage

- **Repair:** The overhead garage door top exterior trim board is missing.
- **Repair, Safety Issue:** The garage door opener did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* The opener may need replacement.
- **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.

### Steps

- **Repair, Safety Issue:** The back brick steps have deteriorated noticeably in localized area near the top step. Repairs are recommended to prevent further deterioration.



### Retaining Wall

- **Monitor:** The back 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.

### Landscaping

- **Repair:** Vines growing on south air conditioner need to be trimmed away to provide adequate ventilation and efficiency to the air conditioner.

## **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.
- 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

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<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 North Wall
<b>Service Grounding:</b>	•Copper •Water Pipe Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 200 Amp •Breakers •Located: Basement Northeast Wall
<b>Sub-Panel(s):</b>	•Panel Rating 30 Amp •Located: 2 panels at northwest wall basement •Fuses •Panel Rating: 40 Amp •Located: North Basement Ceiling •Breakers •Panel Rating: 125 Amp •Located: Northeast basement wall •Breakers •Panel Rating: 100 Amp •Located: Northeast basement wall •Breakers •Panel Rating: 200 Amp •Located: Southwest basement wall •Breakers •Panel Rating: 125 Amp •Located: Southwest basement wall •Breakers
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded and Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Basement
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The distribution of electricity within the home is good. 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

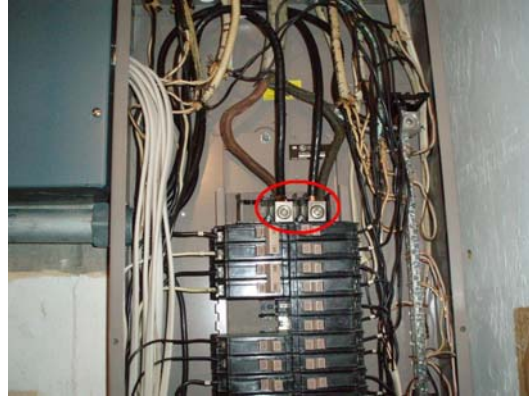
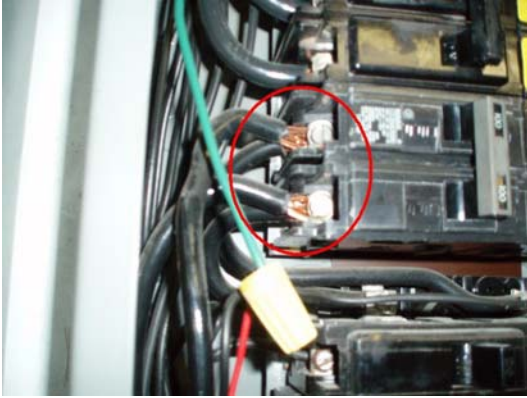
**Repair:** Inspection of the electrical system revealed the need for numerous repairs. These should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

### RECOMMENDATIONS / OBSERVATIONS

#### Main Panel

- **Repair:** The panel appears to have a smaller rating than the size of the incoming service. Recommend a qualified electrician verify and evaluate current electrical panels.

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

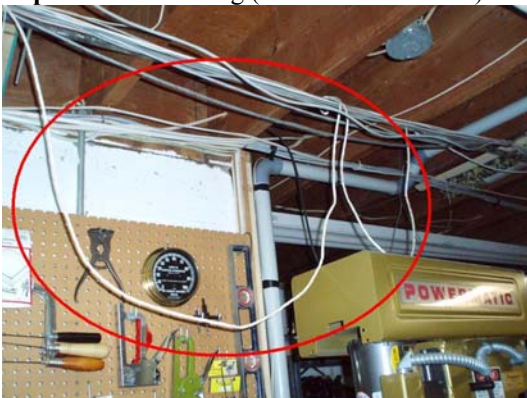


- **Repair:** The cover servicing the 40 amp sub panel in the north basement ceiling is missing and should be on panel.



### Distribution Wiring

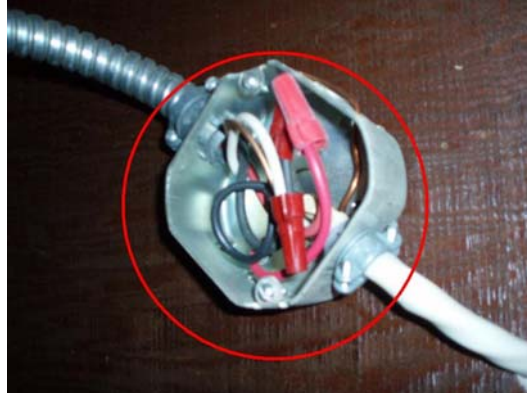
- **Repair:** Loose wiring (north basement area) should be secured.



- **Repair:** Improper electrical connections (examples in basement, attic, southeast bedroom bathroom, living room west ceiling) should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.



- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections.



### Outlets

- **Repair:** An outlet is loose (examples in south den and southwest bedroom). They should be repaired or replaced.
- **Repair:** Ungrounded 3-prong outlets (north basement shop area and at kitchen gas cooktop marked “og” 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 filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.

### Switches

- **Repair:** The inoperative light switch (functions unknown at some front door switches and exterior door off kitchen on lower portion of wall area) should be investigated further and/or repaired.
- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard.

### Lights

- **Repair:** The light is inoperative (examples at upstairs south bathroom, south den main floor and sunroom south light near shower). If the bulbs are not blown, the circuit should be repaired.

- **Repair:** The loose light fixture in the southeast bedroom closet should be repaired or replaced.



- **Monitor, Repair:** The light is missing the glass cover (upstairs south bathroom shower). Repair is discretionary.

## **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: Carrier (North basement) •Serial Number: 2499A02616
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Carrier (South basement) •Serial Number: 2499A02779
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: International Comfort (Attic) •Serial Number: A051002355
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•Humidifier •An electronic air cleaner has been installed on these forced air systems. This feature provides better air cleaning than conventional filters.

## HEATING OBSERVATIONS

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### Positive Attributes

The heating system is in generally good condition. 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. The heating system is controlled by “set back” thermostats. This type of thermostat, if set up correctly, helps reduce heating costs. •An electronic air cleaner has been installed on this forced air systems. This feature provides better air cleaning than conventional filters.

### RECOMMENDATIONS / OBSERVATIONS

#### Furnace

- **Repair, Safety Issue:** The gas piping servicing the south basement furnace was tested for gas leaks with a TIFF 8800 and positive readings were observed for gas (marked with blue tape at corner elbow where leak was detected and confirmed with soapy water. *This condition is a safety risk.* Since home inspectors are not considered to be experts in these matters it is recommended that a qualified service technician or utility company representative should be engaged immediately to get a second opinion on the condition of the furnace and to make any repairs necessary.



## **LIMITATIONS OF HEATING INSPECTION**

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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: International Comfort (Located front of house) •Serial Number: E042454610
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning •Manufacturer: Carrier (Located Southeast) •Serial Number: 0799E05042
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning •Manufacturer: Carrier (Located Southwest) •Serial Number: 1199E06344
<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.

### RECOMMENDATIONS / OBSERVATIONS

#### Central Air Conditioning

- **Improve:** The outdoor unit of the air conditioning system (south side of house) requires cleaning.

## 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.
- The system was not tested.

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>	•Loose Fiberglass/Mineral Wool in Main Attic	•R30 Fiberglass in Main Attic
<b>Roof Cavity Insulation:</b>	•None Visible	
<b>Exterior Wall Insulation:</b>	•Not Visible	
<b>Basement Wall Insulation:</b>	•Not Visible	
<b>Vapor Retarders:</b>	•Kraft Paper	
<b>Roof Ventilation:</b>	•Roof Vents	•Soffit Vents •Power Ventilator •
<b>Exhaust Fan/vent Locations:</b>	•Bathroom	•Dryer

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

This is a well insulated home.

### 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.
- The power ventilator was not tested.

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>	•Cast Iron •Brass
<b>Water Heater</b>	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: Maytag •Serial Number: C99140187 (West location)
<b>Water Heater</b>	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: Maytag •Serial Number: D99456329 (East location)
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter
<b>Other Components:</b>	•Sprinkler System

## 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 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.

### RECOMMENDATIONS / OBSERVATIONS

#### Gas Piping

- **Repair:** The gas pipe should be capped (north laundry room) when not in use.
- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe (basement ceiling in north shop entryway) be replaced with one of suitable material.



- **Repair:** Aluminum tubing is not suitable for gas piping. It's recommended this pipe (at attic furnace servicing garage heater) be replaced with one of suitable material.



- **Repair:** The basement north furnace appliance gas connection is unconventional (flex piping piercing appliance housing). This condition should be corrected for improved safety.

### Supply Plumbing

- **Repair:** The supply piping for the upstairs north bathroom toilet is leaking.

### Fixtures

- **Repair:** The faucet in the basement kitchen has a hole in it and is leaking.
- **Monitor, Repair:** The toilet in the main floor north bathroom was observed to flush slowly at the time of the inspection.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced (upstairs south bathroom and main floor southeast bedroom bathroom tile).
- **Improve:** Missing and/or damaged tile was noted in the southwest and southeast bedroom bathrooms.
- **Repair:** An exhaust fan in the upstairs north bathroom is missing its cover.



- **Repair:** The front north hose bib and back bib at concrete wall are inoperable.

## **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.
- An inspection of the lawn sprinkler system is outside the scope of this inspection.
- An inspection of the hot tub 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

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<b>Wall And Ceiling Materials:</b>	•Drywall •Wood •Suspended Tile
<b>Floor Surfaces:</b>	•Carpet •Tile •Wood •Concrete •Marble
<b>Window Type(s) &amp; Glazing:</b>	•Casement •Double/Single Hung •Jalousie •Awning •Fixed Pane •Single Pane with Storm Window
<b>Doors:</b>	•Wood-Solid Core •Wood-Hollow Core •French Doors •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 (examples at garage ceiling, basement south ceiling tiles, living room ceiling).
- **Monitor, Repair:** Water damage was noted (garage ceiling).
- **Monitor:** Damage to the interior finish was observed (example at upstairs north room ceiling, southeast bedroom wall).
- **Monitor:** Minor cracks were noted.
- **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.
- **Monitor:** Signs of mildew were observed (garage ceiling). Recommend testing and further evaluation.

### Floors

- **Monitor:** The marble entryway floor is cracked
- **Monitor, Repair:** The tile floor is stained and cracked (basement localized).
- **Improve:** Threshold missing at southwest bedroom bathroom entry.
- **Monitor:** Surface wear was noted on hardwood floors. Scratches observed on upstairs hallway hardwood floor. Repairs are discretionary.

### Windows

- **Monitor, Repair:** The window(s) are cracked (multiple windows in basement south room) . Improvement is not a high priority.
- **Repair:** Window locking hardware is missing and/or damaged on some windows (basement east window broken handle and handle in southwest bedroom missing).
- **Monitor:** The window(s) have lost their seal (multiple windows in sunroom). This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **Repair:** Damaged screens were noted on windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Repair:** Storm windows would be provided where missing. The owner should be consulted regarding any storm windows that may be in storage.
- **Monitor:** The metal window frames in the lower windows in sunroom are rusted in some areas where metal frames meet the brick wall.

### Doors

- **Repair:** Door to north basement shop area should be trimmed or adjusted as necessary to work properly.
- **Repair:** Missing doors should be replaced as desired (examples at door to basement, door to den, etc.)
- **Improve:** Cabinet knob is missing at upstairs bathroom sink cabinet.

### Stairways

- **Improve:** Damage was noted on the handrail from the main floor to second floor at south end of house..

### Basement Leakage

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

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

## LIMITATIONS OF INTERIOR INSPECTION

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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.
- Many areas of the home not accessible due to storage, shelves, etc.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Portions of the foundation walls were concealed from view.

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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- Appliances Tested:** •Electric Range •Built-in Electric Double Oven •Electric Cooktop •Gas 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:** •Cooktop Exhaust Vent/Fan •Door Bell

## APPLIANCES OBSERVATIONS

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### Positive Attributes

The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are high quality. The appliances that have been installed in the kitchen are good quality.

### RECOMMENDATIONS / OBSERVATIONS

#### Oven

- **Repair:** A control knob for the warming drawer is damaged.

#### Microwave Oven

- **Monitor:** The microwave oven is an old unit. While replacement is not needed right away, it would be wise to budget for a new unit. In the interim, a higher level of maintenance can be expected.

#### Waste Disposer

- **Repair:** The waste disposer is inoperative. (basement kitchen)
- **Monitor:** The waste disposer is excessively noisy (sunroom).

#### Refrigerator

- **Repair:** The refrigerator is inoperative (basement kitchen north - half size unit).

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

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### Positive Attributes

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

### RECOMMENDATIONS / OBSERVATIONS

#### Fireplace

- **Repair:** The openings at the rear wall of the main floor fireplace firebox should be sealed for improved safety.

## 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.

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