



# Star Home Inspection Services

## *Home Inspection Report*

**2402 W 69th Terr, Mission Hills, KS 66208**

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**Inspection Date: 1/21/2009**

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**Report Number: 01212009-1A**

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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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

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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 south.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

**All issues found in this report should be addressed with the appropriate parties to make any improvements, corrections or repairs necessary. All improvements, corrections and repairs should meet the satisfaction of the client named on this report and the inspection agreement associated with this report prior to closing. This report and the findings listed herein are intended for the client only and is not transferable without a signed written agreement.**

### Foundation

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

### Wood Boring Insects

- **Improve:** Wood/soil contact should be eliminated at the back pool pump storage shed. This condition risks rot and wood boring insect activity. Where there is extensive material to be replaced significant cost could be involved.

**Sloped Roofing**

- **Repair:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.
- **Monitor:** The life expectancy of wood roofs is generally 15 to 20 years. 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.
- **Repair:** Split, loose or damaged ridge caps of the roofing require repair (example at west end ridge cap of main room where exposed sheathing is visible).

**Flashings**

- **Repair:** The chimney flashing is rusting. It should be painted to extend its life.

**Windows**

- **Repair:** The window is in need of glazing (putty) improvements (example at east basement window marked with blue tape).
- **Monitor:** Localized evidence of rot was visible on window trim/frame (example at east front window trim frame minor rot at corner of window trim). These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future.

**Garage**

- **Repair, Safety Issue:** 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.

**Porch/Driveway/Walkway/Patio**

- **Monitor:** The porch, driveway, walkway and patio have 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**

- **Recommend, Safety Issue:** As there is a danger of falling, a railing should be provided for the back basement steps.

**Landscaping**

- **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.

**Brick Wall Extension (West side)**

- **Monitor, Improve:** Minor pointing needed at west brick wall extension near driveway.

**Distribution Wiring**

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (examples at main floor fireplace and at upper attic).

### Outlets

- **Repair:** An outlet is inoperative (examples at exterior back at exterior of shed, and at east side of pool marked “inop” with blue tape). These outlets and circuit should be investigated.
- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards). These two outlets in the basement and in the northwest main floor room marked with blue tape) and the circuits should be investigated and repaired as necessary.
- **Repair:** Ungrounded 3-prong outlets should be repaired (examples at back north outlet and upstairs west room and basement GFCI marked with blue tape). 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:** A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. This receptacle should be repaired or replaced (basement GFCI outlet marked as ungrounded with blue tape).
- **Repair:** Damaged outlet cover plate in the basement should be replaced to avoid a shock hazard.

### Switches

- **Repair:** The function of the light switch at the basement west shop entrance marked with blue tape is unknown. Further investigation is required.

### Lights

- **Repair:** The light is inoperative (examples at master bedroom chandelier, northeast main floor front bedroom closet, northwest main floor room closet, garage, front porch, two landscape lights in back, and living room). If the bulbs are not blown, the circuit should be repaired.

### Central Air Conditioning

- **Improve:** The outdoor unit of the east air conditioning system requires cleaning.
- **Monitor:** The fins of the outdoor portion of the east air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

### Water Heater

- **Repair:** The south water heater burner is dirty. It should be cleaned and adjusted.

### Gas Piping

- **Repair:** Copper tubing is no longer suitable for gas piping. It’s recommended these pipes be replaced with ones of suitable material.

### Plumbing Fixtures

- **Repair:** The garage faucet is leaking at the stem.
- **Monitor:** The kitchen sink is damaged.
- **Monitor:** Cracked tile was noted on kitchen counter.
- **Repair:** The laundry room sink drain plug is inoperative or missing and needs repair.
- **Repair:** The upstairs toilet is loose.
- **Repair:** The toilet flapper chain is broke and is therefore inoperative.
- **Repair:** The kitchen sink sprayer is leaking.
- **Improve:** Cracked, deteriorated and/or missing upstairs bathroom/bathtub enclosure grout should be replaced.
- **Improve:** Cracked, deteriorated and/or missing caulk at east main floor hall bathroom sink and master bathroom back splash should be replaced.
- **Monitor:** Surface wear noted at some bathroom sink drainplugs.

### Sump Pump

- **Note:** The sump pump is sealed and could therefore not be tested.

### Oven

- **Repair:** An element in the main floor kitchen lower oven is inoperative.

**Dishwasher**

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

**Cooktop Exhaust Vent / Fan**

- **Repair:** The main floor kitchen cooktop exhaust fans are inoperative.

**Fireplaces**

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.
- **Repair, Safety Issue:** The rear wall of the fireplace fireboxes at main floor and basement fireplaces should be repaired for improved safety.

**Wall / Ceiling Finishes**

- **Monitor:** Water staining was noted at basement bathroom ceiling.
- **Monitor:** Minor cracks were noted (example at upstairs bathroom).
- **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.
- **Repair:** Damaged or missing tiles at the lower portion of wall in laundry area should be repaired.
- **Repair:** Drywall damage behind the southeast bedroom door was observed.
- **Monitor:** Master bathroom counter damage was noted.

**Floors**

- **Monitor, Safety Issue:** Uneven floor noted in upstairs west hallway. Watch your step.
- **Monitor, Repair:** The vinyl flooring is damaged (examples in the southeast basement and in basement kitchen areas).
- **Monitor:** The carpet is stained.
- **Improve:** The carpet in the master bedroom needs stretched.
- **Repair:** Carpet or hardwood floor staining is needed in the northwest main floor room.

**Windows**

- **Monitor:** Some of the window(s) are painted shut (examples at southeast bedroom and kitchen bay windows). Improvement can be undertaken as desired.
- **Monitor, Repair:** The window(s) are cracked. (examples at front entry, southeast main floor bedroom, northeast main floor bedroom, master bathroom and upstairs middle north bedroom). Repair is not a high priority.
- **Monitor, Repair:** Storm windows lower metal weather frame is rusting at basement east windows.
- **Repair:** Damaged screen was noted on front east window.
- **Repair:** Broken window at front bay windows.

**Doors**

- **Repair:** Doors should be trimmed or adjusted as necessary to work/latch properly (examples at door to small room in basement west shop area, upstairs middle north bedroom and closet and upstairs west room door)..
- **Repair:** The screen for the sliding glass door is damaged.
- **Monitor, Repair:** The sliding glass screen latch needs adjustment to work properly.
- **Repair:** The basement bathroom door lock is inoperative.

**Kitchen Cabinets**

- **Repair:** Loose, missing or damaged cabinet door closers in the kitchen next to the refrigerator should be repaired.
- **Repair:** Missing cabinet handle in the laundry room should be repaired.

**Basement Leakage**

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

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

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**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 45 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 •65% 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 •Spaced Plank Sheathing

## STRUCTURE OBSERVATIONS

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### Positive Attributes

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

### General Comments

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

## RECOMMENDATIONS / OBSERVATIONS

### Foundation

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

### Wood Boring Insects

- **Improve:** Wood/soil contact should be eliminated at the back pool pump storage shed. This condition risks rot and wood boring insect activity. Where there is extensive material to be replaced significant cost could be involved.

## 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 •Wood Shingle
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•Masonry
<b>Roof Drainage System:</b>	•Aluminum •Galvanized Steel •Downspouts discharge above grade
<b>Skylights:</b>	•None
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

### Positive Attributes

The roof coverings are to be in generally good condition. 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. The chimneys do not show signs of significant deterioration. The gutters are clean.

### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

- **Repair:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.
- **Monitor:** The life expectancy of wood roofs is generally 15to 20 years. 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.
- **Repair:** Split, loose or damaged ridge caps of the roofing require repair (example at west end ridge cap of main room where exposed sheathing is visible).



**Flashings**

- **Repair:** The chimney flashing is rusting. It should be painted to extend its life.

**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 Shingle
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Solid Wood •Sliding Glass
<b>Window/Door Frames and Trim:</b>	•Wood
<b>Entry Driveways:</b>	•Asphalt
<b>Entry Walkways And Patios:</b>	•Concrete •Brick
<b>Porches, Decks, Steps, Railings:</b>	•Concrete •Brick
<b>Overhead Garage Door(s):</b>	•Wood •Automatic Opener Installed
<b>Surface Drainage:</b>	•Level Grade
<b>Retaining Walls:</b>	•None
<b>Fencing:</b>	•Wood •Steel/Iron

## EXTERIOR OBSERVATIONS

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### Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. The wood window frames are in generally good condition. 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. Freeze resistant hose bibs (exterior faucets) have been installed.

### General Comments

The exterior of the home is generally in good condition.

## RECOMMENDATIONS / OBSERVATIONS

### Windows

- **Repair:** The window is in need of glazing (putty) improvements (example at east basement window marked with blue tape).
- **Monitor:** Localized evidence of rot was visible on window trim/frame (example at east front window trim frame minor rot at corner of window trim). These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future.

### Garage

- **Repair, Safety Issue:** 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.

### Porch/Driveway/Walkway/Patio

- **Monitor:** The porch, driveway, walkway and patio have 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

- **Recommend, Safety Issue:** As there is a danger of falling, a railing should be provided for the back basement steps.

### Landscaping

- **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.

**Brick Wall Extension (West side)**

- **Monitor, Improve:** Minor pointing needed at west brick wall extension near driveway.



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**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.
- Snow restricted an inspection of the lot and various other aspects of the exterior of the house.

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

# Electrical

## DESCRIPTION OF ELECTRICAL

<b>Size of Electrical Service:</b>	<ul style="list-style-type: none"> <li>•120/240 Volt Main Service - Service Size: 200 Amps</li> <li>•120/240 Volt Second Service - Service Size: 200 Amps</li> </ul>
<b>Service Drop:</b>	<ul style="list-style-type: none"> <li>•Underground</li> </ul>
<b>Service Entrance Conductors:</b>	<ul style="list-style-type: none"> <li>•Aluminum</li> </ul>
<b>Service Equipment &amp; Main Disconnects:</b>	<ul style="list-style-type: none"> <li>•Main Service Rating 200 Amps</li> <li>•Second Service Rating 200 Amps</li> <li>•Breakers</li> <li>•Located: Basement northeast corner</li> <li>•Copper</li> <li>•Water Pipe Connection</li> </ul>
<b>Service Grounding:</b>	
<b>Service Panel &amp; Overcurrent Protection:</b>	<ul style="list-style-type: none"> <li>•Panel Rating: 200 Amp</li> <li>•Breakers</li> <li>•Located: Basement northeast corner</li> </ul>
<b>Sub-Panel(s):</b>	<ul style="list-style-type: none"> <li>•Panel Rating: 125 Amp</li> <li>•Breakers</li> <li>•Located: Back porch</li> </ul>
<b>Distribution Wiring:</b>	<ul style="list-style-type: none"> <li>•Copper</li> </ul>
<b>Wiring Method:</b>	<ul style="list-style-type: none"> <li>• Non-Metallic Cable "Romex"</li> </ul>
<b>Switches &amp; Receptacles:</b>	<ul style="list-style-type: none"> <li>•Grounded and Ungrounded</li> </ul>
<b>Ground Fault Circuit Interrupters:</b>	<ul style="list-style-type: none"> <li>•Exterior</li> </ul>
<b>Smoke Detectors:</b>	<ul style="list-style-type: none"> <li>•None Found</li> </ul>

## ELECTRICAL OBSERVATIONS

### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

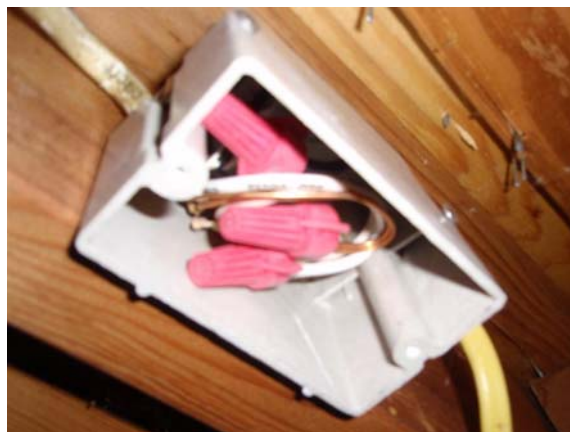
### General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. *Unsafe electrical conditions represent a shock hazard.* A licensed electrician should be consulted to undertake the repairs recommended below.

### RECOMMENDATIONS / OBSERVATIONS

#### Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (examples at main floor fireplace and at upper attic).



**Outlets**

- **Repair:** An outlet is inoperative (examples at exterior back at exterior of shed, and at east side of pool marked “inop” with blue tape). These outlets and circuit should be investigated.
- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards). These two outlets in the basement and in the northwest main floor room marked with blue tape) and the circuits should be investigated and repaired as necessary.
- **Repair:** Ungrounded 3-prong outlets should be repaired (examples at back north outlet and upstairs west room and basement GFCI marked with blue tape). 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:** A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. This receptacle should be repaired or replaced (basement GFCI outlet marked as ungrounded with blue tape).
- **Repair:** Damaged outlet cover plate in the basement should be replaced to avoid a shock hazard.

**Switches**

- **Repair:** The function of the light switch at the basement west shop entrance marked with blue tape is unknown. Further investigation is required.

**Lights**

- **Repair:** The light is inoperative (examples at master bedroom chandelier, northeast main floor front bedroom closet, northwest main floor room closet, garage, front porch, two landscape lights in back, and living room). If the bulbs are not blown, the circuit should be repaired.

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**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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Furnaces and Humidifiers excluded from inspection

## HEATING OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

## 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: Lennox
	•Serial Number: 5800B 22592 (west unit)
<b>Size of Circuit:</b>	•Circuit Size: Minimum/Maximum Circuit Size 23.5/40 Amps/ •Breaker Size In Main Panel: Unmarked
	•Manufacturer: Lennox •Serial Number: 5187H57545 (east unit)
	•Circuit Size: Minimum/Maximum Circuit Size 37/60 Amps/ •Breaker Size In Main Panel: Unmarked
<b>Other Components:</b>	•House Fan

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

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

### General Comments

As the east system is an older unit, it will likely require repairs or replacement soon.

## RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

- **Improve:** The outdoor unit of the east air conditioning system requires cleaning.
- **Monitor:** The fins of the outdoor portion of the east air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

## 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
<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
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Dryer •Cooktop Down Draft

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

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

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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 •Steel
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: Rheem •Serial Number: RHNG 0403134370 (south water heater) •Gas •Approximate Capacity (in gallons): 50 •Manufacturer: Rheem •Serial Number: RHNG RHBG 0603118321 (north water heater)
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter
<b>Other Components:</b>	•Sump Pump •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.

### RECOMMENDATIONS / OBSERVATIONS

#### Water Heater

- **Repair:** The south water heater burner is dirty. It should be cleaned and adjusted.



### Gas Piping

- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended these pipes be replaced with ones of suitable material.



### Plumbing Fixtures

- **Repair:** The garage faucet is leaking at the stem..
- **Monitor:** The kitchen sink is damaged.
- **Monitor:** Cracked tile was noted on kitchen counter.
- **Repair:** The laundry room sink drain plug is inoperative or missing and needs repair.
- **Repair:** The upstairs toilet is loose.
- **Repair:** The toilet flapper chain is broke and is therefore inoperative.
- **Repair:** The kitchen sink sprayer is leaking.
- **Improve:** Cracked, deteriorated and/or missing upstairs bathroom/bathtub enclosure grout should be replaced.
- **Improve:** Cracked, deteriorated and/or missing caulk at east main floor hall bathroom sink and master bathroom back splash should be replaced.
- **Monitor:** Surface wear noted at some bathroom sink drainplugs.

### Sump Pump

- **Note:** The sump pump is sealed and could therefore not be tested.

## 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 pool 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 •Suspended Tile
<b>Floor Surfaces:</b>	•Carpet •Tile •Vinyl/Resilient •Wood •Concrete
<b>Window Type(s) &amp; Glazing:</b>	•Casement •Double/Single Hung •Fixed Pane •Single Pane with Storm Window
<b>Doors:</b>	•Wood-Solid Core •Wood-Hollow Core •Sliding Glass •Storm Door(s)

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

### General Condition of Windows and Doors

The majority of the doors and windows are good quality.

### General Condition of Floors

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

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Water staining was noted at basement bathroom ceiling.
- **Monitor:** Minor cracks were noted (example at upstairs bathroom).
- **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.
- **Repair:** Damaged or missing tiles at the lower portion of wall in laundry area should be repaired.
- **Repair:** Drywall damage behind the southeast bedroom door was observed.
- **Monitor:** Master bathroom counter damage was noted.

### Floors

- **Monitor, Safety Issue:** Uneven floor noted in upstairs west hallway. Watch your step.
- **Monitor, Repair:** The vinyl flooring is damaged (examples in the southeast basement and in basement kitchen areas).
- **Monitor:** The carpet is stained.
- **Improve:** The carpet in the master bedroom needs stretched.
- **Repair:** Carpet or hardwood floor staining is needed in the northwest main floor room.

### Windows

- **Monitor:** Some of the window(s) are painted shut (examples at southeast bedroom and kitchen bay windows). Improvement can be undertaken as desired.
- **Monitor, Repair:** The window(s) are cracked. (examples at front entry, southeast main floor bedroom, northeast main floor bedroom, master bathroom and upstairs middle north bedroom). Repair is not a high priority.
- **Monitor, Repair:** Storm windows lower metal weather frame is rusting at basement east windows.
- **Repair:** Damaged screen was noted on front east window.
- **Repair:** Broken window at front bay windows.

### Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work/latch properly (examples at door to small room in basement west shop area, upstairs middle north bedroom and closet and upstairs west room door)..
- **Repair:** The screen for the sliding glass door is damaged.
- **Monitor, Repair:** The sliding glass screen latch needs adjustment to work properly.
- **Repair:** The basement bathroom door lock is inoperative.

**Kitchen Cabinets**

- **Repair:** Loose, missing or damaged cabinet door closers in the kitchen next to the refrigerator should be repaired.
- **Repair:** Missing cabinet handle in the laundry room should be repaired.

**Basement Leakage**

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

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

**Discretionary Improvements**

In addition to protecting bedrooms, additional smoke detectors are recommended outside sleeping areas within the home.

**LIMITATIONS OF INTERIOR INSPECTION**

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Portions of the foundation walls were concealed from view.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

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

# Appliances

## DESCRIPTION OF APPLIANCES

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

## APPLIANCES OBSERVATIONS

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### Positive Attributes

Most appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality.

### General Comments

The appliances are showing signs of aging. As such, they are more prone to breakdowns. A few years of serviceable life should still remain.

## RECOMMENDATIONS / OBSERVATIONS

### Oven

- **Repair:** An element in the main floor kitchen lower oven is inoperative.

### Dishwasher

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

### Cooktop Exhaust Vent / Fan

- **Repair:** The main floor kitchen cooktop exhaust fans are inoperative.

## 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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### General Comments

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

### RECOMMENDATIONS / OBSERVATIONS

#### Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.
- **Repair, Safety Issue:** The rear wall of the fireplace fireboxes at main floor and basement fireplaces should be repaired 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.

#### 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.