



**Star  
Home  
Inspection Services**

*Home Inspection Report*

**2408 W 47th Terr, Westwood, KS 66205**

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**Inspection Date: 08/14/2009**

**Prepared For: Jessica Powell**

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**Report Number: 08142009-1A**

**Inspector: Alan DeMoss**



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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.**

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

### Floors

- **Monitor:** Minor unevenness was observed in the floor structure. This condition is common. It may be the result of the materials, framing design, installation methods and aging of the building. There was not evidence of need for immediate, costly repair.
- **Monitor:** Some movement of the support post in the crawl space was observed. It is impossible to determine the rate of movement during a one time inspection. This area should be monitored, if additional movement is observed repairs may be needed.

### 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. **Repaired by Dave Pollak, Pyramid Roofing Company, Inc. (816) 966-1101**

### Flashings

- **Repair:** Diverter flashing and caulking is needed at the siding corner near the roof step up at front and back of house at ends of gutter. A siding and flashing technician should be engaged to make necessary repairs. **Repaired by Dave Pollak, Pyramid Roofing Company, Inc. (816) 966-1101**

### Chimneys

- **Monitor, Repair:** The masonry chimney shows evidence of minor deterioration at the chimney cap. Rebuilding is needed. The chimney is no longer in use. Repairs are discretionary.
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. **Repaired by Chimney Tech (816) 221-9981**

### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **Repaired**
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. **Repaired**

### Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas. These areas should be painted to prevent water damage or rot in the future.
- **Repair:** The loose siding should be re-secured to avoid water and/or wind damage (i.e. back siding where roof steps up).
- **Repair:** Any openings in the exterior siding should be sealed. An example is at the front siding over the porch. Caulking is needed.
- **Repair:** Localized rot/damage was observed in the siding (i.e. at back corner over air conditioner). Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.

### Windows

- **Repair:** Localized evidence of rot was visible on window trim/frame(s). Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.

### Doors

- **Monitor:** Localized evidence of rot was visible on east side door trim/frame. 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.

### Lot Drainage

- **Recommend:** The grading should be maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

### Porch

- **Repair, Safety Issue:** The porch railing is loose. It is recommended that this be repaired for improved safety.
- **Recommend:** The porch deck and railing should be painted or stained to improve durability.

### Driveway

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

### Retaining Wall

- **Monitor:** The back landscaping timber retaining wall shows evidence of movement and rot. This condition should be monitored. It is impossible to determine the rate of movement and/or deterioration during a one time visit to the house.

### Landscaping

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

**Main Panel**

- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 20 Amps and the one in the panel is 30 Amps. **Replaced Breaker**

**Outlets**

- **Repair:** Missing outlet cover plate in the northwest bedroom should be replaced to avoid a shock hazard. **Repaired**

**Switches**

- **Repair:** The inoperative furnace safety switch should be repaired.
- **Monitor, Improve:** The dishwasher and disposer are direct wired into a junction box under the sink.

**Furnace**

- **Major Concern, Monitor:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.

**Combustion / Exhaust**

- **Repair, Safety Issue:** *Poor exhaust flue connection at the water heater flue in the attic should be improved immediately.* Poor connections risk flue gas and carbon monoxide leakage or other unsafe conditions.

**Central Air Conditioning**

- **Repair:** The outdoor unit of the air conditioning system is out of level. This should be improved. **Repaired**

**Water Heater**

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

**Gas Piping**

- **Repair, Safety Issue:** *A gas leak was detected (at the furnace controls inside the housing) with a TIF 8800 gas/carbon monoxide detector and confirmed with soapy water. This is a serious safety concern. It is recommended that the gas utility, HVAC company or plumber be engaged as soon as possible to make the necessary repairs. The current occupants of the home should also be notified. A plumber came and checked with soapy water, no gas leak was noted. Tony Gallardo, C&A Plumbing, (913) 660-3173*

**Wall / Ceiling Finishes**

- **Monitor:** Water staining was noted at furnace room ceiling.
- **Monitor:** Evidence of patching was detected.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.

**Cabinets**

- **Monitor, Repair:** Damaged shelf was noted under the kitchen sink.

**Windows**

- **Monitor:** Some of the window(s) are painted shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window at the north room and the southwest bedroom storm window are cracked. Improvement is not a high priority.
- **Repair:** Window locking hardware is misaligned and or loose on some 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:** Sash cords (the ropes that hold up the windows) are missing on some windows.

**Waste Disposer**

- **Repair:** The splash guard for the waste disposer is damaged.

## **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 84 degrees F.

### **RECENT WEATHER CONDITIONS**

Weather conditions leading up to the inspection have been relatively dry.

# Structure

## DESCRIPTION OF STRUCTURE

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|                           |   |
|---------------------------|---|
| <b>Foundation:</b>        | •Stone •Crawl Space Configuration                     |
| <b>Columns:</b>           | •Wood   |
| <b>Floor Structure:</b>   | •Wood Joist   |
| <b>Wall Structure:</b>    | •Wood Frame   |
| <b>Ceiling Structure:</b> | •Joist  |
| <b>Roof Structure:</b>    | •Rafters •Solid Plank Sheathing •Waferboard 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

### Floors

- **Monitor:** Minor unevenness was observed in the floor structure. This condition is common. It may be the result of the materials, framing design, installation methods and aging of the building. There was not evidence of need for immediate, costly repair.
- **Monitor:** Some movement of the support post in the crawl space was observed. It is impossible to determine the rate of movement during a one time inspection. This area should be monitored, if additional movement is observed repairs may be needed.



## **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.
- No access was gained to all areas of the crawl space(s).
- 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

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|                              |   |
|------------------------------|---|
| <b>Roof Covering:</b>        | •Asphalt Shingle                                    |
| <b>Roof Flashings:</b>       | •Roofing Material (Shingles)                        |
| <b>Chimneys:</b>             | •Masonry  |
| <b>Roof Drainage System:</b> | •Aluminum •Downspouts discharge above & below grade |
| <b>Skylights:</b>            | •None   |
| <b>Method of Inspection:</b> | •Walked on roof                                     |

## ROOFING OBSERVATIONS

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### Positive Attributes

During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials. Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.

### 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. **Repaired by Dave Pollak, Pyramid Roofing Company, Inc. (816) 966-1101**



#### Flashings

- **Repair:** Diverter flashing and caulking is needed at the siding corner near the roof step up at front and back of house at ends of gutter. A siding and flashing technician should be engaged to make necessary repairs. **Repaired by Dave Pollak, Pyramid Roofing Company, Inc. (816) 966-1101**



### Chimneys

- **Monitor, Repair:** The masonry chimney shows evidence of minor deterioration at the chimney cap. Rebuilding is needed. The chimney is no longer in use. Repairs are discretionary.
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Chimney is no longer in use. **Repaired by Chimney Tech (816) 221-9981**



### Gutters & Downspouts

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



- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. **Repaired**

## 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>                   | •Wood Siding            |
| <b>Eaves, Soffits, And Fascias:</b>     | •Wood                   |
| <b>Exterior Doors:</b>                  | •Metal                  |
| <b>Window/Door Frames and Trim:</b>     | •Wood •Vinyl-Covered    |
| <b>Entry Driveways:</b>                 | •Concrete               |
| <b>Entry Walkways And Patios:</b>       | •Concrete •Stone •Brick |
| <b>Porches, Decks, Steps, Railings:</b> | •Wood                   |
| <b>Overhead Garage Door(s):</b>         | •None                   |
| <b>Surface Drainage:</b>                | •Level Grade            |
| <b>Retaining Walls:</b>                 | •Wood •Stone            |
| <b>Fencing:</b>                         | •Wood •Chain Link       |

## 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.

### General Comments

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

### RECOMMENDATIONS / OBSERVATIONS

#### Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas. These areas should be painted to prevent water damage or rot in the future.
- **Repair:** The loose siding should be re-secured to avoid water and/or wind damage (i.e. back siding where roof steps up).
- **Repair:** Any openings in the exterior siding should be sealed. An example is at the front siding over the porch. Caulking is needed.
- **Repair:** Localized rot/damage was observed in the siding (i.e. at back corner over air conditioner). Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.



### Windows

- **Repair:** Localized evidence of rot was visible on window trim/frame(s). Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.

### Doors

- **Monitor:** Localized evidence of rot was visible on east side door trim/frame. 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.

### Lot Drainage

- **Recommend:** The grading should be maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

### Porch

- **Repair, Safety Issue:** The porch railing is loose. It is recommended that this be repaired for improved safety.
- **Recommend:** The porch deck and railing should be painted or stained to improve durability.

### Driveway

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

### Retaining Wall

- **Monitor:** The back landscaping timber retaining wall shows evidence of movement and rot. This condition should be monitored. It is impossible to determine the rate of movement and/or deterioration during a one time visit to the house.

### Landscaping

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

## LIMITATIONS OF EXTERIOR INSPECTION

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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.
- Access below decks and/or porches was not possible.

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: 100 Amps            |
| <b>Service Drop:</b>                               | •Overhead  |
| <b>Service Entrance Conductors:</b>                | •Copper  |
| <b>Service Equipment &amp; Main Disconnects:</b>   | •Main Service Rating 100 Amps •Breakers •Located: Laundry Room |
| <b>Service Grounding:</b>                          | •Copper •Water Pipe Connection                                 |
| <b>Service Panel &amp; Overcurrent Protection:</b> | •Panel Rating: 100 Amp •Breakers •Located: Laundry Room        |
| <b>Sub-Panel(s):</b>                               | •None Visible  |
| <b>Distribution Wiring:</b>                        | •Copper  |
| <b>Wiring Method:</b>                              | • Non-Metallic Cable "Romex"                                   |
| <b>Switches &amp; Receptacles:</b>                 | •Grounded and Ungrounded                                       |
| <b>Ground Fault Circuit Interrupters:</b>          | •Bathroom(s) •Kitchen  |
| <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 electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

### General Comments

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

## RECOMMENDATIONS / OBSERVATIONS

### Main Panel

- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 20 Amps and the one in the panel is 30 Amps. **Replaced**

### Outlets

- **Repair:** Missing outlet cover plate in the northwest bedroom should be replaced to avoid a shock hazard. **Repaired**

### Switches

- **Repair:** The inoperative furnace safety switch should be repaired.
- **Monitor, Improve:** The dishwasher and disposer are direct wired into a junction box under the sink.

## **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.
- No access to the junction box panel beside the main panel was gained.

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: Whirlpool •Serial Number: H729 96045 |
| <b>Vents, Flues, Chimneys:</b>    | •Metal-Single Wall  |
| <b>Heat Distribution Methods:</b> | •Ductwork   |

## HEATING OBSERVATIONS

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### Positive Attributes

Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

### General Comments

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

## RECOMMENDATIONS / OBSERVATIONS

### Furnace

- **Major Concern, Monitor:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.

### Combustion / Exhaust

- **Repair, Safety Issue:** *Poor exhaust flue connection at the water heater flue in the attic should be improved immediately.* Poor connections risk flue gas and carbon monoxide leakage or other unsafe conditions.



## 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: American Standard   |
|                             | •Serial Number: 2461UMG5F   |
| <b>Size of Circuit:</b>     | •Circuit Size: Minimum Circuit Size 20 Amps<br>Maximum Circuit Breaker Size 20 Amps •Breaker Size In Main Panel: 30 |
| <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. The system responded properly to operating controls.

### General Comments

The system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

- **Repair:** The outdoor unit of the air conditioning system is out of level. This should be improved. **Repaired**

## 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.

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>           | •Rolled Fiberglass in Main Attic |
| <b>Roof Cavity Insulation:</b>     | •None Visible                    |
| <b>Exterior Wall Insulation:</b>   | •Not Visible                     |
| <b>Crawl Space Insulation:</b>     | •None Visible                    |
| <b>Vapor Retarders:</b>            | •Kraft Paper                     |
| <b>Roof Ventilation:</b>           | •Roof Vents •Gable Vents         |
| <b>Exhaust Fan/vent Locations:</b> | •Bathroom •Dryer                 |

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

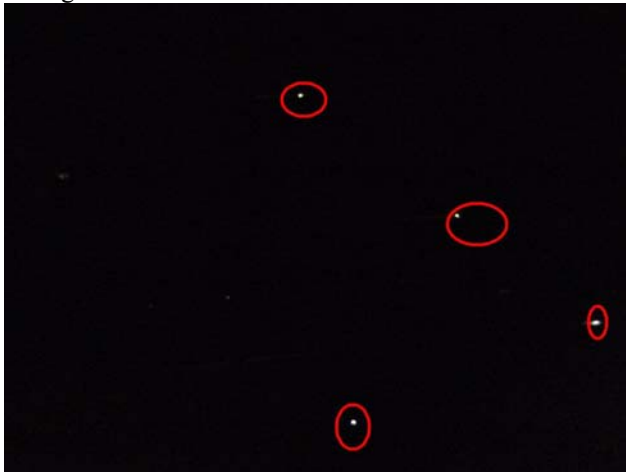
Insulation levels are typical for a home of this age and construction.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

#### Attic / Roof

#### Walls

- **Repair:** Light was visible in attic at front porch siding. These should be sealed to prevent insect entry and water damage.



## 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>       | •Crawl Space   |
| <b>Interior Supply Piping:</b>          | •Copper  |
| <b>Waste System:</b>                    | •Public Sewer System   |
| <b>Drain, Waste, &amp; Vent Piping:</b> | •Plastic •Cast Iron  |
| <b>Water Heater:</b>                    | •Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Rheem<br>•Serial Number: RHNG0599175495 |
| <b>Fuel Shut-Off Valves:</b>            | •Natural Gas Main Valve At Meter   |

## PLUMBING OBSERVATIONS

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### Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is 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.

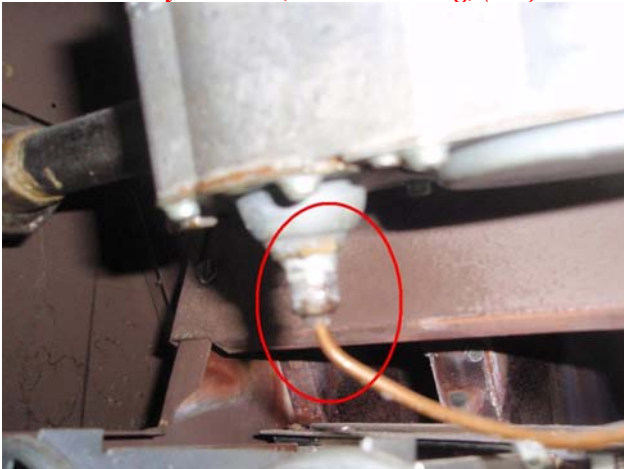
### RECOMMENDATIONS / OBSERVATIONS

#### Water Heater

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

#### Gas Piping

- **Repair, Safety Issue:** *A gas leak was detected (at the furnace controls inside the housing) with a TIF 8800 gas/carbon monoxide detector and confirmed with soapy water. This is a serious safety concern. It is recommended that the gas utility, HVAC company or plumber be engaged as soon as possible to make the necessary repairs. The current occupants of the home should also be notified. A plumber came and checked with soapy water, no gas leak was noted. Tony Gallardo, C&A Plumbing, (913) 660-3173*



## **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.
- Limited access to water heater.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

# Interior

## DESCRIPTION OF INTERIOR

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|                                      |  |
|--------------------------------------|--|
| <b>Wall And Ceiling Materials:</b>   | •Plaster   |
| <b>Floor Surfaces:</b>               | •Carpet •Tile •Wood  |
| <b>Window Type(s) &amp; Glazing:</b> | •Double/Single Hung •Thermal Pane •Single Pane with Storm Window |
| <b>Doors:</b>                        | •Wood-Solid Core •Wood-Hollow Core •Plastic-Hollow Core •Metal   |

## 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 flooring system shows evidence of typical minor sags and unevenness.

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Water staining was noted at furnace room ceiling.
- **Monitor:** Evidence of patching was detected.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.

### Cabinets

- **Monitor, Repair:** Damaged shelf was noted under the kitchen sink.

### Windows

- **Monitor:** Some of the window(s) are painted shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window at the north room and the southwest bedroom storm window are cracked. Improvement is not a high priority.
- **Repair:** Window locking hardware is misaligned and or loose on some 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:** Sash cords (the ropes that hold up the windows) are missing on some windows.

## 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.

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 •Electric Cooktop •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator •Clothes Washer •Clothes Dryer

**Laundry Facility:**

•Gas Piping for Dryer •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

## 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.

**General Comments**

Only minor improvements to the appliances are needed.

**RECOMMENDATIONS / OBSERVATIONS**

**Waste Disposer**

- **Repair:** The splash guard for the waste disposer is damaged.

## 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.