



Star Home Inspection Services

Home Inspection Report

27845 W 89th St, Lenexa, KS 66227

Inspection Date: 12/4/2008

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Report Overview

THE HOUSE IN PERSPECTIVE

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

CONVENTIONS USED IN THIS REPORT

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

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

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

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

Improve: denotes improvements which are recommended but not required.

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

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

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

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.

Sloped Roofing

- **Repair:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads and any penetrations at ridge caps should be caulked to reduce the potential of leaks.

Flat Roofing

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

Chimneys

- **Repair:** The metal chimney cap is rusting. It should be painted with an appropriate paint to extend its life.

Gutters & Downspouts

- **Repair:** Loose front gutter should be repaired.
- **Monitor:** Damaged downspout noted at back of house. Cosmetic only, repairs are discretionary.

Exterior Walls

- **Monitor, Repair:** Localized pointing of deteriorated mortar between the bricks of the front decorative brick walls is advisable to prevent further deterioration.
- **Repair:** Back top open corners of siding trim should be sealed to prevent water damage. Hidden damage may be present where water entry is possible.
- **Repair:** The paint on the trim around the siding is peeling at north front side of garage. These areas should be painted to prevent water damage and rot.
- **Repair:** Localized rot was observed in the trim around siding at the base of front brick trim. 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.
- **Monitor:** Minor cracks in stucco noted (example on north side garage area).

Garage

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

Lot Drainage

- **Recommend:** The grading should be improved to promote the flow of storm water away from the house (example at area near air conditioner). 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.

Deck

- **Repair, Safety Issue:** Nail pops in the deck floor were observed. This is a safety issue and the nails should be hammered flush.
- **Repair:** The deck should be better secured to the house using lag bolts to reduce risk of separating from the house.
- **Monitor:** The deck post shows evidence of minor rot (example at top of one deck post). Replacement may eventually be desired. In the interim, localized repairs could be undertaken.
- **Monitor:** The deck has been built at grade level at the east landing. This configuration and north portion of outbuilding wood soil contact is prone to rot and insect activity.
- **Repair, Safety Issue:** The deck steps at the east side are sloping downward and should be repaired.
- **Repair, Safety Issue:** Some of the deck boards outside master bedroom are loose and need repair.

Driveway

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

Walkway

- **Improve, Safety Issue:** The walkway has settled and cracked. This presents a trip hazard at walkway and should be repaired.

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.

Main Panel

- **Repair:** Circuits within the main distribution 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:** Blank covers should be used for the open breaker slots.

Distribution Wiring

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

Outlets

- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards). This outlet in the laundry area marked “rev pol” with blue tape and the circuit should be investigated and repaired as necessary.
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as 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 at the master bathroom sink did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (example in garage).

Switches

- **Monitor:** The function of three switches in the kitchen area is unknown. Further investigation may be desired..
- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard (example in basement west room).

Lights

- **Repair:** The light is inoperative (examples in basement west room and basement bathroom). If the bulbs are not blown, the circuit should be repaired.
- **Monitor, Repair:** The light fixture in the master bathroom toilet area is missing the glass cover. Repair is discretionary.

Furnace

- **Monitor:** The furnace has flexible gas piping inside the furnace housing. This configuration is not acceptable in some cities. Confirmation with local code administrator is recommended.

Furnace

- **Monitor:** The furnace has flexible gas piping inside the furnace housing. This configuration is not acceptable in some cities. Confirmation with local code administrator is recommended.
- **Monitor:** Rust was noted on ductwork in furnace room (suspect previous leak at waste drain above ductwork). This is a cosmetic condition.
- **Improve:** Loose tape on ductwork connections in furnace area should be improved.

Central Air Conditioning

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

House Fan

- **Monitor, Repair:** : The house attic fan is inoperative. Improvement is discretionary.

Gas Piping

- **Repair:** Copper tubing is no longer suitable for gas piping. It’s recommended this pipe be replaced with one of suitable material.

Waste / Vent

- **Repair:** The waste piping in the laundry room sink is leaking.

Plumbing Fixtures

- **Repair:** The sink drain plug is inoperative or missing and needs repair in the master bathroom sink and tub and upstairs tub..
- **Repair:** The upstairs shower head is leaky.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk in upstairs bathroom should be replaced.
- **Improve:** The backsplash caulk in upstairs bathroom could be improved.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (examples at garage ceiling, front entry closet ceiling and front west living room ceiling).
- **Monitor:** Repaired ceiling damage was noted in garage.
- **Monitor:** Minor cracks were noted. Typical drywall flaws were observed that could include, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Repair:** Furnace room drain cover is missing.

Windows

- **Monitor:** The upper window in the bathroom off kitchen has lost the seal. 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 screen (minor) was noted on window in the bathroom off kitchen.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Doors

- **Repair:** Door to upstairs west bedroom should be trimmed or adjusted as necessary to work properly.
- **Repair:** Damaged, loose or non-functional door hardware should be improved (examples at basement door under stairs, kitchen door, master bedroom slider, kitchen exterior door).
- **Monitor, Repair:** Minor damage was noted on the door to the garage.
- **Repair:** The screen for the sliding glass door in master bedroom is damaged.

Kitchen Counters

- **Repair:** Damaged, missing or cracked deteriorated caulk of the tile countertops in the kitchen should be improved.
- **Improve:** Loose corner tile trim mold noted in kitchen.

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

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 30 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

| | |
|---------------------------|------------------------------------------------------------------------------------------------------------------------------|
| Foundation: | •Poured Concrete •Basement Configuration •90% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage |
| Columns: | •Steel |
| Floor Structure: | •Wood Joist •Concrete |
| Wall Structure: | •Wood Frame, Brick Veneer |
| Ceiling Structure: | •Joist •Rafters |
| Roof Structure: | •Rafters •Waferboard Sheathing Over Spaced Plank Sheathing |

STRUCTURE OBSERVATIONS

Positive Attributes

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

General Comments

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

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

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.
- There was no access to the roof space/attic.

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

Roofing

DESCRIPTION OF ROOFING

| | |
|------------------------------|-----------------------------------------------------|
| Roof Covering: | •Asphalt Shingle •Single Ply Membrane |
| Roof Flashings: | •Metal |
| Chimneys: | •Masonry |
| Roof Drainage System: | •Aluminum •Downspouts discharge above & below grade |
| Skylights: | •None |
| Method of Inspection: | •Walked on roof |

ROOFING OBSERVATIONS

Positive Attributes

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. 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. The gutters are clean.

General Comments

It should be noted that flat roofs have a higher potential for leaks. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior. Some roofers will insist on re-roofing rather than patching flat roofs.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads and any penetrations at ridge caps should be caulked to reduce the potential of leaks.



Flat Roofing

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

Chimneys

- **Repair:** The metal chimney cap is rusting. It should be painted with an appropriate paint to extend its life.



Gutters & Downspouts

- **Repair:** Loose front gutter should be repaired.



- **Monitor:** Damaged downspout noted at back of house. Cosmetic only, repairs are discretionary.

LIMITATIONS OF ROOFING INSPECTION

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

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

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

Exterior

DESCRIPTION OF EXTERIOR

| | |
|-----------------------------------------|--------------------------------------|
| Wall Covering: | •Brick •Vinyl Siding |
| Eaves, Soffits, And Fascias: | •Vinyl |
| Exterior Doors: | •Metal •Solid Wood |
| Window/Door Frames and Trim: | •Vinyl Clad |
| Entry Driveways: | •Asphalt •Concrete •Pavers •Brick |
| Entry Walkways And Patios: | •Concrete •Brick |
| Porches, Decks, Steps, Railings: | •Brick •Treated Wood |
| Overhead Garage Door(s): | •Plastic •Automatic Opener Installed |
| Surface Drainage: | •Level Grade |
| Retaining Walls: | •Stone |
| Fencing: | •Chain Link at back area near house |

EXTERIOR OBSERVATIONS

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 vinyl soffits are a low-maintenance feature of the exterior of the home. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The garage appears to be fully insulated. The garage completely finished.

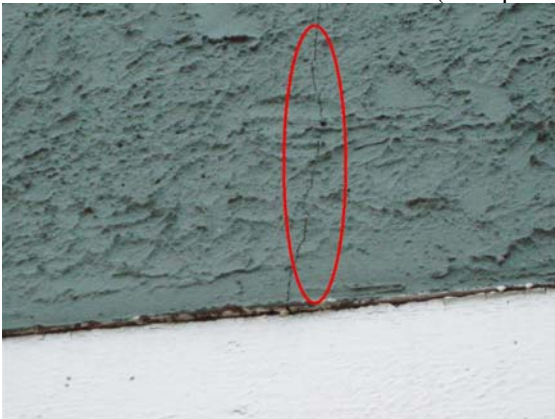
General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor, Repair:** Localized pointing of deteriorated mortar between the bricks of the front decorative brick walls is advisable to prevent further deterioration.
- **Repair:** Back top open corners of siding trim should be sealed to prevent water damage. Hidden damage may be present where water entry is possible.
- **Repair:** The paint on the trim around the siding is peeling at north front side of garage. These areas should be painted to prevent water damage and rot.
- **Repair:** Localized rot was observed in the trim around siding at the base of front brick trim. 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.
- **Monitor:** Minor cracks in stucco noted (example on north side garage area).



Garage

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

Lot Drainage

- **Recommend:** The grading should be improved to promote the flow of storm water away from the house (example at area near air conditioner). 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.

Deck

- **Repair, Safety Issue:** Nail pops in the deck floor were observed. This is a safety issue and the nails should be hammered flush.
- **Repair:** The deck should be better secured to the house using lag bolts to reduce risk of separating from the house.
- **Monitor:** The deck post shows evidence of minor rot (example at top of one deck post). Replacement may eventually be desired. In the interim, localized repairs could be undertaken.
- **Monitor:** The deck has been built at grade level at the east landing. This configuration and north portion of outbuilding wood soil contact is prone to rot and insect activity.
- **Repair, Safety Issue:** The deck steps at the east side are sloping downward and should be repaired.
- **Repair, Safety Issue:** Some of the deck boards outside master bedroom are loose and need repair.

Driveway

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

Walkway

- **Improve, Safety Issue:** The walkway has settled and cracked. This presents a trip hazard at walkway and should be repaired.

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.

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- There was an absence of historical evidence due to the installation of new siding.
- Automobile(s) in the garage restricted the inspection.
- Storage in the garage restricted the inspection.
- Access below decks and/or porches was extremely limited.

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

Electrical

DESCRIPTION OF ELECTRICAL

| | |
|----------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| Size of Electrical Service: | •120/240 Volt Main Service - Service Size: 200 Amps •120/240 Volt Main Service - Service Size: 200 Amps |
| Service Drop: | •Overhead |
| Service Entrance Conductors: | •Copper |
| Service Equipment & Main Disconnects: | •Main Service Rating 200 Amps •Breakers •Located: Basement west wall |
| Service Grounding: | •Ground Connection Not Visible |
| Service Panel & Overcurrent Protection: | •Panel Rating: 200 Amp •Breakers •Located: Basement west wall |
| Sub-Panel(s): | •Panel Rating: 125 Amp •Breakers •Located: Basement west wall |
| Distribution Wiring: | •Copper |
| Wiring Method: | • Non-Metallic Cable "Romex" |
| Switches & Receptacles: | •Grounded and Ungrounded |
| Ground Fault Circuit Interrupters: | •Bathroom(s) |
| Smoke Detectors: | •Present |

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. 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. All visible wiring within the home is copper. This is a good quality electrical conductor.

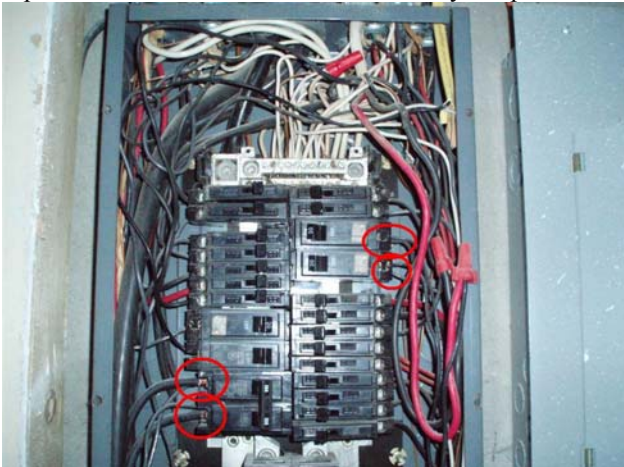
General Comments

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

Main Panel

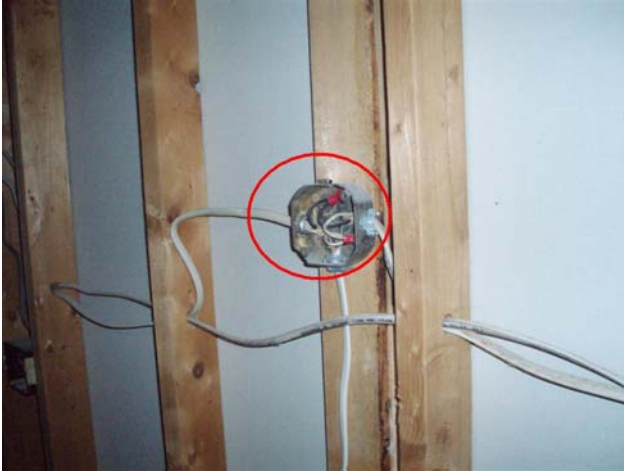
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.



- **Repair:** Blank covers should be used for the open breaker slots.

Distribution Wiring

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



Outlets

- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards). This outlet in the laundry area marked “rev pol” with blue tape and the circuit should be investigated and repaired as necessary.
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as 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 at the master bathroom sink did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (example in garage).

Switches

- **Monitor:** The function of three switches in the kitchen area is unknown. Further investigation may be desired..
- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard (example in basement west room).

Lights

- **Repair:** The light is inoperative (examples in basement west room and basement bathroom). If the bulbs are not blown, the circuit should be repaired.
- **Monitor, Repair:** The light fixture in the master bathroom toilet area is missing the glass cover. Repair is discretionary.

Discretionary Improvements

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

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Heating

DESCRIPTION OF HEATING

| | |
|-----------------------------------|-----------------------------------------------------------------------|
| Energy Source: | •Gas |
| Heating System Type: | •Forced Air Furnace •Manufacturer: Goodman •Serial Number: 9703818603 |
| Vents, Flues, Chimneys: | •Metal-Single Wall |
| Heat Distribution Methods: | •Ductwork |
| Other Components: | •Humidifier |

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. This is a high efficiency heating system. 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.

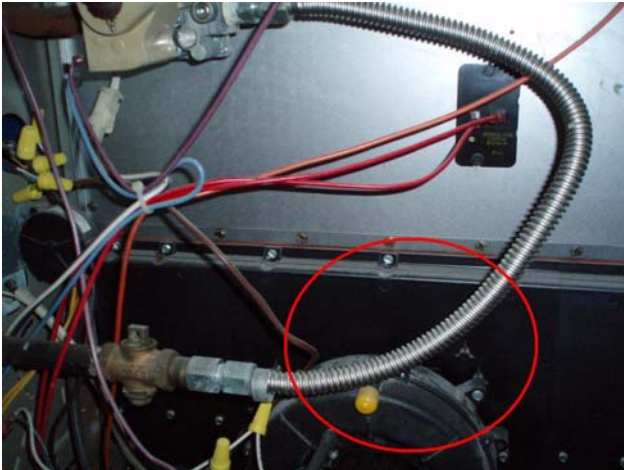
General Comments

The heating system shows no visible evidence of major defects.

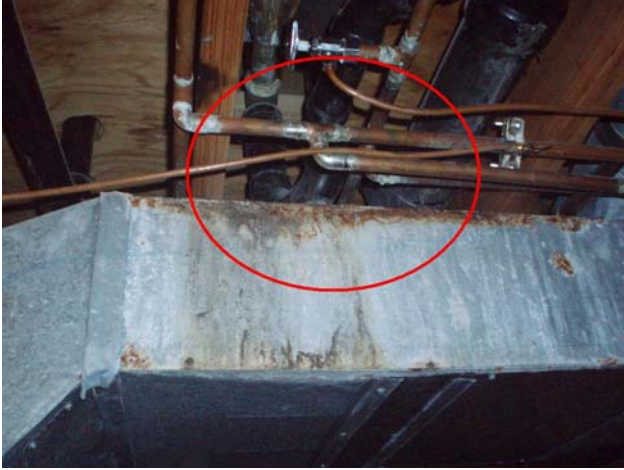
RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Monitor:** The furnace has flexible gas piping inside the furnace housing. This configuration is not acceptable in some cities. Confirmation with local code administrator is recommended.



- **Monitor:** Rust was noted on ductwork in furnace room (suspect previous leak at waste drain above ductwork). This is a cosmetic condition.
- **Improve:** Loose tape on ductwork connections in furnace area should be improved.



LIMITATIONS OF HEATING INSPECTION

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

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

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

| | |
|-----------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Energy Source: | •Electricity |
| Central System Type: | •Air Cooled Central Air Conditioning •Manufacturer: Goodman |
| | •Serial Number: 9705140009 |
| Size of Circuit: | •Circuit Size: Minimum Circuit Size 33 Amps/ Maximum Circuit Breaker Size 50 Amps •Breaker Size In Main Panel: Unmarked |
| Other Components: | •House Fan |

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

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

General Comments

The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

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

House Fan

- **Monitor, Repair:** : The house attic fan is inoperative. Improvement is discretionary.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- 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

| | |
|------------------------------------|-------------------------------|
| Attic Insulation: | •R11 Fiberglass in Main Attic |
| Roof Cavity Insulation: | •R11 Fiberglass |
| Exterior Wall Insulation: | •Not Visible |
| Basement Wall Insulation: | •Not Visible |
| Vapor Retarders: | •Kraft Paper |
| Roof Ventilation: | •Roof Vents |
| Exhaust Fan/vent Locations: | •Bathroom •Kitchen •Dryer |

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing

DESCRIPTION OF PLUMBING

| | |
|-----------------------------------------|-----------------------------------------------------------------------------------------------------|
| Water Supply Source: | •Public Water Supply |
| Service Pipe to House: | •Copper |
| Main Water Valve Location: | •Front Wall of Basement |
| Interior Supply Piping: | •Copper |
| Waste System: | •Public Sewer System |
| Drain, Waste, & Vent Piping: | •Plastic |
| Water Heater: | •Electric •Approximate Capacity (in gallons): 50 •Manufacturer: State •Serial Number: K04A090896 |
| Fuel Shut-Off Valves: | •Natural Gas Main Valve At Meter |

PLUMBING OBSERVATIONS

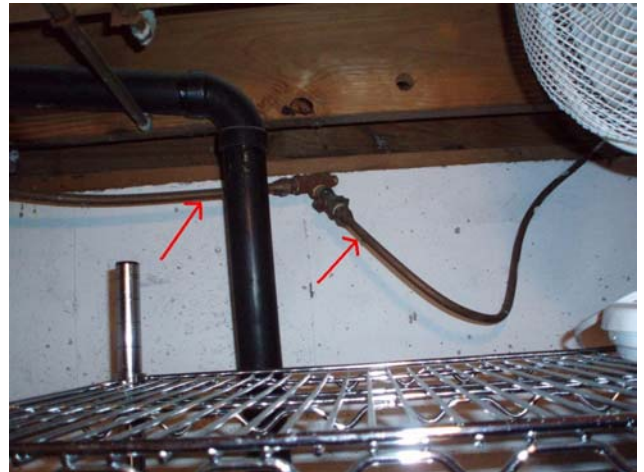
Positive Attributes

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

RECOMMENDATIONS / OBSERVATIONS

Gas Piping

- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe be replaced with one of suitable material.



Waste / Vent

- **Repair:** The waste piping in the laundry room sink is leaking.

Plumbing Fixtures

- **Repair:** The sink drain plug is inoperative or missing and needs repair in the master bathroom sink and tub and upstairs tub..
- **Repair:** The upstairs shower head is leaky.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk in upstairs bathroom should be replaced.
- **Improve:** The backsplash caulk in upstairs bathroom could be improved.

LIMITATIONS OF PLUMBING INSPECTION

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

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

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

Interior

DESCRIPTION OF INTERIOR

| | |
|--------------------------------------|---------------------------------------------------------------------------------------------------------------|
| Wall And Ceiling Materials: | •Drywall |
| Floor Surfaces: | •Carpet •Tile •Vinyl/Resilient •Wood •Concrete |
| Window Type(s) & Glazing: | •Casement •Double/Single Hung •Sliders •Fixed Pane •Double Glazed |
| Doors: | •Wood-Solid Core •Wood-Hollow Core •Plastic-Hollow Core •Metal •Sliding Glass •French Doors •Storm Door(s) |

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (examples at garage ceiling, front entry closet ceiling and front west living room ceiling).
- **Monitor:** Repaired ceiling damage was noted in garage.
- **Monitor:** Minor cracks were noted. Typical drywall flaws were observed that could include, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Repair:** Furnace room drain cover is missing.

Windows

- **Monitor:** The upper window in the bathroom off kitchen has lost the seal. 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 screen (minor) was noted on window in the bathroom off kitchen.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Doors

- **Repair:** Door to upstairs west bedroom should be trimmed or adjusted as necessary to work properly.
- **Repair:** Damaged, loose or non-functional door hardware should be improved (examples at basement door under stairs, kitchen door, master bedroom slider, kitchen exterior door).
- **Monitor, Repair:** Minor damage was noted on the door to the garage.
- **Repair:** The screen for the sliding glass door in master bedroom is damaged.

Kitchen Counters

- **Repair:** Damaged, missing or cracked deteriorated caulk of the tile countertops in the kitchen should be improved.
- **Improve:** Loose corner tile trim mold noted in kitchen.

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

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

| | |
|---------------------------------|---------------------------------------------------------------------------------------------------------|
| Appliances Tested: | •Gas Range •Gas Cooktop •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator |
| Laundry Facility: | •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer |
| Other Components Tested: | •Cooktop Exhaust Vent/Fan |

APPLIANCES OBSERVATIONS

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

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

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

FIREPLACES / WOOD STOVES OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.
- Fireplace flue and damper not inspected due to Christmas decorations in firebox

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