



**Star
Home
Inspection Services**

Home Inspection Report

2818 W 73rd Terr, Prairie Village, KS 66208

Inspection Date: 2/4/2009

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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 south.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

Seller comments are in red

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. One concrete block below front porch area has moved in about two inches.

Flashings

- **Repair:** The furnace vent flashing is loose and should be re-secured to avoid leaks. **Repaired**
- **Repair:** The chimney flashing should be repaired/caulked to avoid leaks. **Repaired**
- **Monitor:** The skylight flashing should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.

Chimneys

- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe. **Repaired (New rain cap and vermin screen installed)**
- **Repair, Safety Issue:** The flue liner of the masonry chimney is cracked. The flue needs to be repaired and the entire flue inspected for safety. **Excluded**

Exterior Walls

- **Repair:** The exterior of the house needs to be painted. **Repaired (Painted exterior)**

Eaves

- **Repair:** Localized rot was observed in the eave near the chimney and at chimney south side chimney flashing. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance and control of water from roof or surface runoff can avoid further damage. **Repaired**

Windows

- **Repair:** The window frames require painting and caulking. **Repaired**
- **Repair:** Some windows are in need of glazing (putty) improvements. **Repaired**
- **Repair:** Localized evidence of rot was visible on window trim/frame. 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. **Repaired**

Garage

- **Repair, Safety Issue:** The overhead garage door requires adjustment to close completely for easy and safe operation. **Repaired**

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.
- **Monitor:** The driveway appears to slope towards the house. A special intercept drain system at the garage entry has been installed to move water away from garage. Keep drains clear from debris.

Deck

- **Monitor:** The deck has been built at grade level. This configuration is prone to rot and insect activity.

Driveway/Patio

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

Retaining Wall

- **Monitor, Repair:** The driveway retaining wall shows evidence of 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:** 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. **Repaired**

Fencing/Railing

- **Repair:** The fencing is in fair condition. Minor repairs are needed. **Repairs in progress**
- **Improve, Safety Issue:** The front porch hand rail is loose.

Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (example at garage ceiling). **Repaired**

Outlets

- **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 in the upper bathroom did not respond correctly to testing during the inspection. This receptacle should be repaired or replaced. **Repaired**

Lights

- **Repair:** The light is inoperative (examples in furnace room, back porch, northwest bedroom,). If the bulbs are not blown, the circuit should be repaired. **Repaired (Replaced)**

Smoke Detectors

- **Repair, Safety Issue:** The smoke detector(s) in the living room and hall did not respond to testing. **Repaired (replaced batteries)**

Main Panel

- **Repair:** The main panel cover plate (sometimes called the “Dead Front”) should be installed. **Repaired**

Furnace

- **Improve:** The dirty air filter should be replaced. **Repaired**
- **Repair:** The safety switch for the furnace has been taped closed. **Repaired**

Supply Air Ductwork

- **Repair:** Missing or damaged vent register(s) should be replaced. Renovations were in progress at inspection. **Repaired**

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired. **Repaired**
- **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.
- **Improve:** The opening where the refrigerant lines enter the house through the siding should be sealed. **Repaired**

Attic / Roof

- **Monitor:** Staining noted on furnace vent pipe in attic.

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.

Wall / Ceiling Finishes

- **Monitor, Repair:** Water damage was noted (examples of water stain/mold in upstairs bedroom closet wall and at paneling in east living room front paneling) . **Repaired upstairs water damage in closet**
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor:** Surface wear was noted on hardwood floors.

Windows

- **Monitor:** Some window(s) are painted shut (example at east living room front awning windows).. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window in the northwest bedroom is cracked. Improvement is not a high priority.
- **Repair:** Window locking hardware is misaligned on some windows.
- **Monitor:** The window in the hall bathroom has lost its 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 was noted on dining room window.

Doors

- **Repair:** The weather strip on the back garage door is damaged and/or missing. Repair is needed. **Repaired (replaced)**
- **Repair:** The lock on the east living room door and the upper bathroom are inoperative.
- **Improve:** The back storm door closer and latching hardware are missing.
- **Improve:** Closet doors in master bedroom are missing.

Kitchen Counters

- **Repair:** Damaged, cracked or deteriorated caulk kitchen countertops back splash should be improved. **Repaired**

Microwave Oven

- **Repair:** The surface light on the bottom of the microwave oven is inoperative. **Repaired (replaced bulb)**

Window AC

- **Repair:** The upstairs window ac unit is not cooling. **Removed**

Plumbing Fixtures

- **Repair:** The upper bathroom drain plug is inoperative or missing and needs repair. **Repaired**
- **Monitor:** The main bathroom sink was observed to drain slowly, suggesting that an obstruction may exist. **Repaired (draino treatment resolved issue)**
- **Monitor:** The sump pump float may need adjustment due to restricted area. **Repaired**

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 35 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete Block •Crawl Space Configuration
Columns:	•Concrete Block
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Solid 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. One concrete block below front porch area has moved in about two inches.



LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Single Ply Membrane
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Galvanized Steel •Downspouts discharge above grade
Skylights:	•Curb-Type
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 steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. The gutters are clean.

RECOMMENDATIONS / OBSERVATIONS

Flashings

- **Repair:** The furnace vent flashing is loose and should be re-secured to avoid leaks. **Repaired**



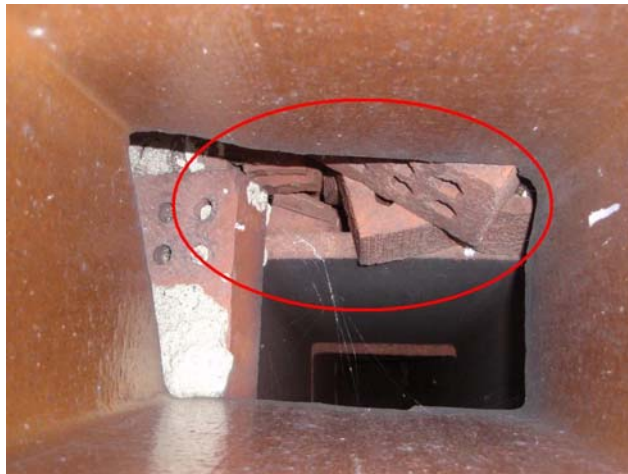
- **Repair:** The chimney flashing should be repaired/caulked to avoid leaks. **Repaired**



- **Monitor:** The skylight flashing should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.

Chimneys

- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe. **Repaired (new rain cap and vermin screen installed)**
- **Repair, Safety Issue:** The flue liner of the masonry chimney is cracked. The flue needs to be repaired and the entire flue inspected for safety. **Excluded**



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:	•Wood Siding •Wood Shingle •Brick Veneer
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete •Brick
Porches, Decks, Steps, Railings:	•Concrete •Treated Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade
Retaining Walls:	•Wood
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot.

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 of the house needs to be painted. **Repaired (painted exterior)**

Eaves

- **Repair:** Localized rot was observed in the eave near the chimney and at chimney south side chimney flashing. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance and control of water from roof or surface runoff can avoid further damage. **Repaired**



Windows

- **Repair:** The window frames require painting and caulking. **Repaired**
- **Repair:** Some windows are in need of glazing (putty) improvements. **Repaired**
- **Repair:** Localized evidence of rot was visible on window trim/frame. 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. **Repaired**

Garage

- **Repair, Safety Issue:** The overhead garage door requires adjustment to close completely for easy and safe operation. **Repaired**

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.
- **Monitor:** The driveway appears to slope towards the house. A special intercept drain system at the garage entry has been installed to move water away from garage. Keep drains clear from debris.

Deck

- **Monitor:** The deck has been built at grade level. This configuration is prone to rot and insect activity.

Driveway/Patio

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

Retaining Wall

- **Monitor, Repair:** The driveway retaining wall shows evidence of 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:** 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. **Repaired**

Fencing/Railing

- **Repair:** The fencing is in fair condition. Minor repairs are needed. **Repairs are in progress**
- **Improve, Safety Issue:** The front porch hand rail is loose.

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.

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: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Furnace room
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Located: Furnace room
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Garage •Kitchen
Smoke Detectors:	•Present

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. 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

Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (example at garage ceiling). **Repaired**



Outlets

- **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 in the upper bathroom did not respond correctly to testing during the inspection. This receptacle should be repaired or replaced. **Repaired**

Lights

- **Repair:** The light is inoperative (examples in furnace room, back porch, northwest bedroom,). If the bulbs are not blown, the circuit should be repaired. **Repaired (replaced bulbs)**

Smoke Detectors

- **Repair, Safety Issue:** The smoke detector(s) in the living room and hall did not respond to testing. **Repaired (replaced batteries)**

Main Panel

- **Repair:** The main panel cover plate (sometimes called the “Dead Front”) should be installed. **Repaired**

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: Heil •Serial Number: L004611265
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. Heating a home with a this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate.

General Comments

The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Improve:** The dirty air filter should be replaced. **Repaired**
- **Repair:** The safety switch for the furnace has been taped closed. **Repaired**

Supply Air Ductwork

- **Repair:** Missing or damaged vent register(s) should be replaced. Renovations were in progress at time of inspection. **Repaired**

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: Carrier
•Serial Number: 2691E42480

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

- **Repair:** Damaged insulation on refrigerant lines should be repaired. **Repaired**
- **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.
- **Improve:** The opening where the refrigerant lines enter the house through the siding should be sealed. **Repaired**

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:	•Fiberglass in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Crawl Space Insulation:	•Fiberglass in Floor above Crawl Space
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Gable Vents
Crawl Space Ventilation:	•Vents to Interior of House
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Monitor:** Staining noted on furnace vent pipe in attic.



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:	•Steel
Main Water Valve Location:	•Laundry Room
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Cast Iron
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Kenmore •Serial Number: D92676518
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Sump Pump

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. 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

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.

Plumbing Fixtures

- **Repair:** The upper bathroom drain plug is inoperative or missing and needs repair. **Repaired**
- **Monitor:** The main bathroom sink was observed to drain slowly, suggesting that an obstruction may exist. **Repaired (draino treatment resolved slow drain issue)**
- **Monitor:** The sump pump float may need adjustment due to restricted area. **Repaired**

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 •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Awning •Fixed Pane •Single Pane with Storm Window
Doors:	•Wood-Solid Core •Wood-Hollow Core •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, Repair:** Water damage was noted (examples of water stain/mold in upstairs bedroom closet wall and at paneling in east living room front paneling) . **Repaired upstairs water damage in closet**
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor:** Surface wear was noted on hardwood floors.

Windows

- **Monitor:** Some window(s) are painted shut (example at east living room front awning windows).. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window in the northwest bedroom is cracked. Improvement is not a high priority.
- **Repair:** Window locking hardware is misaligned on some windows.
- **Monitor:** The window in the hall bathroom has lost its 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 was noted on dining room window.

Doors

- **Repair:** The weather strip on the back garage door is damaged and/or missing. Repair is needed. **Repaired (replaced)**
- **Repair:** The lock on the east living room door and the upper bathroom are inoperative.
- **Improve:** The back storm door closer and latching hardware are missing.
- **Improve:** Closet doors in master bedroom are missing.

Kitchen Counters

- **Repair:** Damaged, cracked or deteriorated caulk kitchen countertops back splash should be improved.

LIMITATIONS OF INTERIOR INSPECTION

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

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

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

Appliances

DESCRIPTION OF APPLIANCES

- Appliances Tested:** •Electric Range •Electric Cooktop •Microwave Oven •Dishwasher •Waste Disposer
- 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 •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

RECOMMENDATIONS / OBSERVATIONS

Microwave Oven

- **Repair:** The surface light on the bottom of the microwave oven is inoperative. **Repaired (replaced bulb)**

Window AC

- **Repair:** The upstairs window ac unit is not cooling. **Removed**

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 |
| Vents, Flues, Chimneys: | •Masonry Chimney-Lined |

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

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

Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys

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