



**Star  
Home  
Inspection Services**

*Home Inspection Report*

**3101 NE 67th Terr, Gladstone, MO 64119**

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**Inspection Date: 4/10/2009**

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**Report Number: 04102009-2G**

**Inspector: Gregory Nyhus**



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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 north.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

### Foundation

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

### Floors

- **Monitor:** The floor structure shows common sagging and movement. This is usually the result of the age and framing design of the building. There was not evidence of need for immediate, costly repair.

### Exterior Walls

- **Repair/Monitor:** The chimney shows evidence of pulling away from the wall structure of the house proper. Since chimney movement can damage the chimney’s interior flue (an unsafe condition) you should have the chimney inspected by a chimney sweep. If chimney relining or chimney foundation repair is needed significant cost could be involved. If the amount of movement is minor, old, not-ongoing, and if the flue is not damaged, only monitoring is required.

### Roof

- **Monitor/Repair:** A rafter in the roof structure is cracked. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads such as from snow or

additional layers of roofing material whose weight could cause further damage. Additional support can often be added easily.

### Wood Boring Insects

- **Improve:** Evidence of termite activity was observed and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be engaged. Termites can do a substantial amount of damage to the wood structural components of a home. Termites can do a substantial amount of damage to a home.

### Sloped Roofing

- **Monitor/Repair:** There are missing tabs on shingles. Although repairs are not necessary at this time these areas should be monitored especially after instances of high wind.
- **Monitor:** Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair.

### Chimneys

- **Repair:** The cap (crown) of the masonry chimney should be replaced as it is deteriorated and loose, and the chimney flue should be checked for damage. Damaged flues can be unsafe.

### Exterior Walls

- **Repair:** The paint on trim around siding is peeling. These areas should be painted to prevent water damage and rot.
- **Repair:** Localized rot was observed in the trim around the doors. 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:** The asbestos cement siding is a durable long term siding. It is relatively brittle and may be subject to physical damage. If removal of this siding is anticipated, special precautions may be necessary when handling and disposing of the material as it contains asbestos.

### Exterior Eaves

- **Monitor:** Localized rot was observed in the fascia (the wooden board to which the gutter is typically fastened). Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.

### Garage

- **Repair:** The overhead garage door openers require adjustment for easy and safe operation.
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab.

### Lot Drainage

- **Recommend:** The grading should be improved to promote the flow of storm water away from the house. Additionally, modifications to the drainage between this house and the one up the hill to the east are recommended. 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

- **Monitor:** The porch has settled relative to the house proper. This is a common condition that should be monitored. If the porch supports have not already been repaired, replacement may be needed.
- **Repair, Safety Issue:** The openings in the porch railing are large enough to allow a child to fall through. It is recommended that this be altered for improved safety.

### Driveway/Walkway

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

### Fencing

- **Repair:** The fencing is in fair condition. Minor repairs are needed.

**Main Panel**

- **Repair:** Any openings in the main panel should be covered.
- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.

**Auxiliary Panel(s)**

- **Repair:** The feed wire leading to the auxiliary panel should be protected by fuses or breakers in the main panel.
- **Repair:** Circuits within the auxiliary panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.

**Distribution Wiring**

- **Repair:** Extension cords should not be used as permanent wiring. This wiring should be removed.

**Outlets**

- **Repair:** Ungrounded 3-prong outlets should be repaired (in basement – tagged). 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.
- **Recommend:** The installation of a ground fault circuit interrupter (GFCI) is recommended at all locations within 6 feet of a water source; kitchen counter, bathroom sink; exterior, etc. A GFCI offers increased protection from shock or electrocution.

**Smoke Detectors**

- **Repair, Safety Issue:** The smoke detector(s) did not respond to testing.

**Furnace**

- **Improve:** The dirty air filter should be replaced.

**Central Air Conditioning**

- **Repair:** The air conditioning system needs an external power cut-off switch.
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.

**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
- **Improve:** There is no shut off valve on the cold water supply to the water heater. It is suggested that one be installed.

**Gas Piping**

- **Repair, Safety Issue:** *A gas leak was detected in the supply to the furnace using a TUFF 8800 multi gas detector and soapy water (see photo). This is a serious safety concern. It is recommended that a plumber, HVAC Technician, or the gas utility be engaged immediately. The current occupants of the home should be notified.*
- **Repair:** Copper piping is no longer suitable for gas applications. The piping runs from the meter to hat used to be a front yard light, and to the laundry. Both lines are turned off and are out of service. If a gas dryer is called for, the line should be replaced with a suitable material.
- **Repair:** The appliance gas connection is unconventional (flexi through wall of furnace). This condition should be corrected for improved safety.

**Waste / Vent**

- **Repair:** The trap is leaking under the basement bathroom sink.
- **Monitor:** For the most part, the waste piping is older. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.
- **Monitor:** Signs were evident that the basement toilet backed up from storm water. This area should be monitored. If odor persists, a plumber should be engaged.

**Fixtures**

- **Repair:** The shower head in the master bath is leaky.
- **Improve:** Cracked, deteriorated and/or missing bathtub and shower enclosure grout and caulk could be improved.

### Wall / Ceiling Finishes

- **Monitor:** Evidence of patching was detected.
- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall flaws were observed.

### Floors

- **Monitor/Repair:** The wood flooring shows wear and tear
- **Repair:** The trim (quarter round) is damaged in the front middle bedroom.

### Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (front end bedroom closet).
- **Repair:** Missing door hardware should be improved (front end bedroom closet).
- **Monitor/Repair:** Damage was observed to the closet door.

### 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.

### Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.
- **Improve:** The fireplace firebox mortar should be improved.

## 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

Wet weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 50 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>	•Poured Concrete •Basement Configuration •50+% Of Foundation Was Not Visible
<b>Columns:</b>	•Steel
<b>Floor Structure:</b>	•Wood Joist •Concrete
<b>Wall Structure:</b>	•Wood Frame, Brick Veneer
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters •Plywood Sheathing

## STRUCTURE OBSERVATIONS

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### Positive Attributes

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

### RECOMMENDATIONS / OBSERVATIONS

#### Foundation

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

#### Floors

- **Monitor:** The floor structure shows common sagging and movement. This is usually the result of the age and framing design of the building. There was not evidence of need for immediate, costly repair.

#### Exterior Walls

- **Repair/Monitor:** The chimney shows evidence of pulling away from the wall structure of the house proper. Since chimney movement can damage the chimney's interior flue (an unsafe condition) you should have the chimney inspected by a chimney sweep. If chimney relining or chimney foundation repair is needed significant cost could be involved. If the amount of movement is minor, old, not-ongoing, and if the flue is not damaged, only monitoring is required.



## Roof

- **Monitor/Repair:** A rafter in the roof structure is cracked. Strengthening the roof structure would resist further movement. This improvement is not priority unless the roof is likely to be subjected to heavy loads such as from snow or additional layers of roofing material whose weight could cause further damage. Additional support can often be added easily.



## Wood Boring Insects

- **Improve:** Evidence of termite activity was observed and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be engaged. Termites can do a substantial amount of damage to the wood structural components of a home. Termites can do a substantial amount of damage to a home.



## LIMITATIONS OF STRUCTURE INSPECTION

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

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

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

# Roofing

## DESCRIPTION OF ROOFING

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

## ROOFING OBSERVATIONS

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### Positive Attributes

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 gutters are clean. The roof coverings are old and are at or near end of useful life.

### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

- **Monitor/Repair:** There are missing tabs on shingles. Although repairs are not necessary at this time these areas should be monitored especially after instances of high wind.



- **Monitor:** Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair.



### Chimneys

- **Repair:** The cap (crown) of the masonry chimney should be replaced as it is deteriorated and loose, and the chimney flue should be checked for damage. Damaged flues can be unsafe.



## LIMITATIONS OF ROOFING INSPECTION

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

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

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

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	•Brick •Wood Siding •Asbestos Cement Siding
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Solid Wood
<b>Window/Door Frames and Trim:</b>	•Wood •Vinyl-Covered
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Concrete
<b>Overhead Garage Door(s):</b>	•Wood •Automatic Opener Installed
<b>Surface Drainage:</b>	•Level Grade •Graded Away From House
<b>Retaining Walls:</b>	•Concrete •Stone
<b>Fencing:</b>	•Wood •Chain Link

## EXTERIOR OBSERVATIONS

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### Positive Attributes

Window frames are clad, for the most part, with a low maintenance material. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. Freeze resistant hose bibs (exterior faucets) have been installed. The exterior of the home shows normal wear and tear for a home of this age.

### RECOMMENDATIONS / OBSERVATIONS

#### Exterior Walls

- **Repair:** The paint on trim around siding is peeling. These areas should be painted to prevent water damage and rot.
- **Repair:** Localized rot was observed in the trim around the doors. 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:** The asbestos cement siding is a durable long term siding. It is relatively brittle and may be subject to physical damage. If removal of this siding is anticipated, special precautions may be necessary when handling and disposing of the material as it contains asbestos.

#### Exterior Eaves

- **Monitor:** Localized rot was observed in the fascia (the wooden board to which the gutter is typically fastened). Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.



### Garage

- **Repair:** The overhead garage door openers require adjustment for easy and safe operation.
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab.

### Lot Drainage

- **Recommend:** The grading should be improved to promote the flow of storm water away from the house. Additionally, modifications to the drainage between this house and the one up the hill to the east are recommended. 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

- **Monitor:** The porch has settled relative to the house proper. This is a common condition that should be monitored. If the porch supports have not already been repaired, replacement may be needed.
- **Repair, Safety Issue:** The openings in the porch railing are large enough to allow a child to fall through. It is recommended that this be altered for improved safety.

### Driveway/Walkway

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

### Fencing

- **Repair:** The fencing is in fair condition. Minor repairs are needed.

## 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.
- Automobile(s) in the garage restricted the inspection.
- Storage in the garage restricted the inspection.

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

# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 100 Amp
<b>Service Drop:</b>	•Overhead
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 100 Amps •Breakers •Located: SW corner of garage
<b>Service Grounding:</b>	•Copper •Ground Connection Not Visible
<b>Sub-Panel(s):</b>	•Panel Rating: 100 Amp •Breakers •Located: To Left of Main
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex" •Fabric-Covered
<b>Switches &amp; Receptacles:</b>	•Grounded and Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•None Found
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The distribution of electricity within the home is good. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. 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

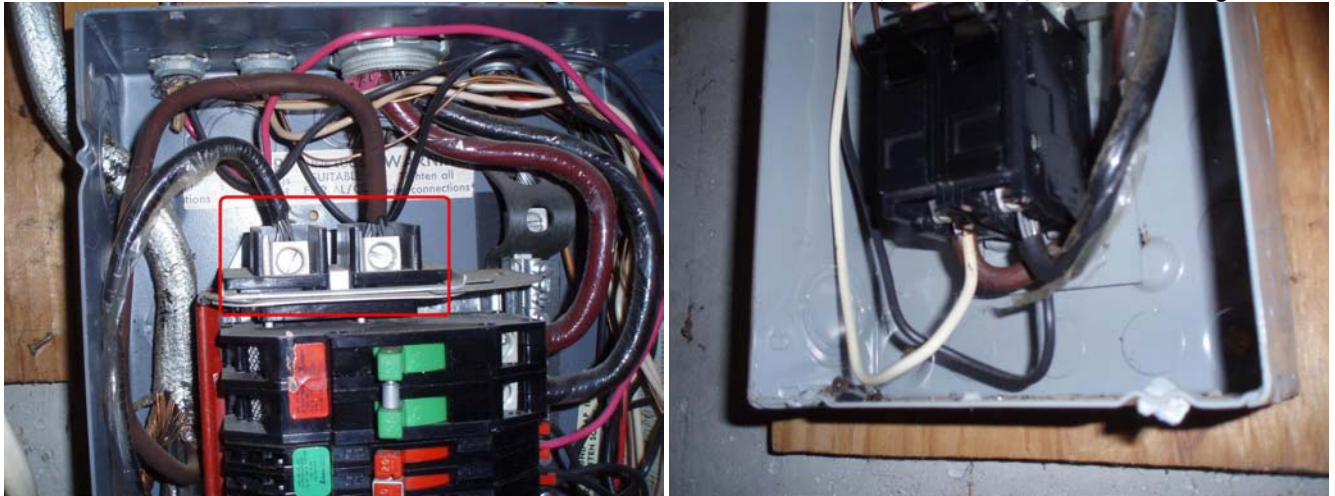
#### Main Panel

- **Repair:** Any openings in the main panel should be covered.
- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings.



#### Auxiliary Panel(s)

- **Repair:** The feed wire leading to the auxiliary panel should be protected by fuses or breakers in the main panel.
- **Repair:** Circuits within the auxiliary panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.



### Distribution Wiring

- **Repair:** Extension cords should not be used as permanent wiring. This wiring should be removed.

### Outlets

- **Repair:** Ungrounded 3-prong outlets should be repaired (in basement – tagged). 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.
- **Recommend:** The installation of a ground fault circuit interrupter (GFCI) is recommended at all locations within 6 feet of a water source; kitchen counter, bathroom sink; exterior, etc. A GFCI offers increased protection from shock or electrocution.

### Smoke Detectors

- **Repair, Safety Issue:** The smoke detector(s) did not respond to testing.

## 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

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<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Trane •Serial Number: M465PTC1G
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•Humidifier

## HEATING OBSERVATIONS

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### Positive Attributes

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

### RECOMMENDATIONS / OBSERVATIONS

#### Furnace

- **Improve:** The dirty air filter should be replaced.

## 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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**Energy Source:**

•Electricity

**Central System Type:**

•Air Cooled Central Air Conditioning •Manufacturer: Trane •Serial Number:  
K252KK2CF

## COOLING / HEAT PUMPS OBSERVATIONS

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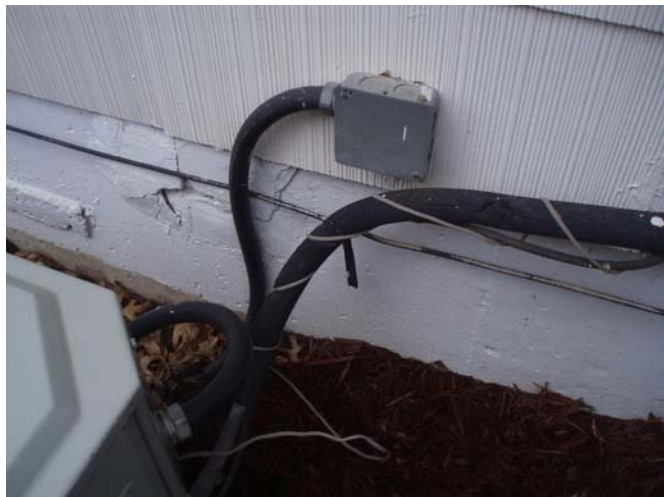
### Positive Attributes

The capacity and configuration of the system should be sufficient for the home. This is a relatively new system that should have years of useful life remaining.

### RECOMMENDATIONS / OBSERVATIONS

#### Central Air Conditioning

- **Repair:** The air conditioning system needs an external power cut-off switch.
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.



## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•Loose Fiberglass/Mineral Wool in Main Attic
<b>Exterior Wall Insulation:</b>	•R12 Fiberglass in Original Walls
<b>Basement Wall Insulation:</b>	•None Visible
<b>Vapor Retarders:</b>	•Kraft Paper
<b>Roof Ventilation:</b>	•Roof Vents •Soffit 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.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic •Cast Iron •Steel •Not Visible
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Reliance •Serial Number: G90613233
<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 water pressure supplied to the fixtures is reasonably good. A typical 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
- **Improve:** There is no shut off valve on the cold water supply to the water heater. It is suggested that one be installed.

#### Gas Piping

- **Repair, Safety Issue:** *A gas leak was detected in the supply to the furnace using a TIFF 8800 multi gas detector and soapy water (see photo). This is a serious safety concern. It is recommended that a plumber, HVAC Technician, or the gas utility be engaged immediately. The current occupants of the home should be notified.*



- **Repair:** Copper piping is no longer suitable for gas applications. The piping runs from the meter to that used to be a front yard light, and to the laundry. Both lines are turned off and are out of service. If a gas dryer is called for, the line should be replaced with a suitable material.
- **Repair:** The appliance gas connection is unconventional (flexi through wall of furnace). This condition should be corrected for improved safety.

### Waste / Vent

- **Repair:** The trap is leaking under the basement bathroom sink.
- **Monitor:** For the most part, the waste piping is older. It may be prone to unexpected problems. Improvement is recommended on an as needed basis.
- **Monitor:** Signs were evident that the basement toilet backed up from storm water. This area should be monitored. If odor persists, a plumber should be engaged.



### Fixtures

- **Repair:** The shower head in the master bath is leaky.
- **Improve:** Cracked, deteriorated and/or missing bathtub and shower enclosure grout and caulk could be improved.

## LIMITATIONS OF PLUMBING INSPECTION

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

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

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

# Interior

## DESCRIPTION OF INTERIOR

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<b>Wall And Ceiling Materials:</b>	•Drywall
<b>Floor Surfaces:</b>	•Carpet •Vinyl/Resilient •Wood •Concrete
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung •Jalousie •Fixed Pane
<b>Doors:</b>	•Wood-Hollow Core

## 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 windows are good quality.

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Evidence of patching was detected.
- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall flaws were observed.

### Floors

- **Monitor/Repair:** The wood flooring shows wear and tear
- **Repair:** The trim (quarter round) is damaged in the front middle bedroom.

### Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (front end bedroom closet).
- **Repair:** Missing door hardware should be improved (front end bedroom closet).
- **Monitor/Repair:** Damage was observed to the closet door.

### Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.*** The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information. In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

## LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- 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:**

•Gas Range •Gas Cooktop •Dishwasher •Refrigerator

**Laundry Facility:**

•Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer

**Other Components Tested:**

•Waste Standpipe for Washer

•Door Bell

## APPLIANCES OBSERVATIONS

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**Positive Attributes**

The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily.

## LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

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|--------------------------------|------------------------|
| <b>Fireplaces:</b>             | •Masonry Firebox       |
| <b>Vents, Flues, Chimneys:</b> | •Masonry Chimney-Lined |

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### General Comments

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

### RECOMMENDATIONS / OBSERVATIONS

#### Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.
- **Improve:** The fireplace firebox mortar should be improved.

## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

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