



Star Home Inspection Services

Home Inspection Report

427 E Prairie St, Olathe, KS 66061

Inspection Date: 11/28/2008

Prepared For: Tim Seichepine

Prepared By: Star Home Inspection Services, LLC
7058B SE Melody Lane, Suite 124
Lee's Summit, Missouri 64063
(816) 554-1110
(816) 554-2135 Fax

Report Number: 11282008-1A

Inspector: Alan DeMoss



Table Of Contents

REPORT OVERVIEW	3
STRUCTURE	7
ROOFING	8
EXTERIOR	10
ELECTRICAL	12
HEATING	15
COOLING / HEAT PUMPS	16
INSULATION / VENTILATION	17
PLUMBING	18
INTERIOR	20
APPLIANCES	22

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.

Crawl Space

- **Improve:** All debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage.

Sloped Roofing

- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. The roofing is in fair condition. We did not see evidence of active leaks nor need for immediate major repair. 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.
- **Monitor:** Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.

Flashings

- **Monitor:** The flashing is old and should be monitored. If leaks occur it may be possible to patch leaky flashing; otherwise replacement will be needed.
- **Repair:** The flashing is rusting. It should be painted to extend its life.

Exterior Walls

- **Monitor:** Minor damage to the siding was noted. (example at east side and lower edge of siding)
- **Repair:** Wood/soil contact at the base of the siding should be eliminated. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage.

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

- **Repair:** The grading should be improved 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. This condition can cause water entry in the building. Unfortunately, it is difficult to improve this situation without adding a special intercept drain system at the garage entry. Monitor closely during heavy rains or water runoff. Improvements may be needed if the water does not drain off to the side of the driveway and away from the garage.
- **Repair, Safety Issue:** The porch steps represent a trip hazard. This is a safety concern that should be addressed promptly.
- **Repair, Safety Issue:** The porch railing is loose. It is recommended that this be repaired for improved safety.

Steps/Porch

- **Monitor:** The back patio steps have deteriorated noticeably. Repairs may be needed if deterioration persists. Patio and porch slope slightly toward house.
- **Repair, Safety Issue:** Metal anchors at front porch (suspect from previous rail) should be level with porch surface.

Driveway

- **Major Concern:** The driveway surface is in a deteriorated condition. Resurfacing is necessary to correct this condition.

Walkway/Patio

- **Repair, Safety Issue:** The walkway presents a trip hazard where it meets the driveway. This condition should be altered for improved safety. Surface deterioration and cracks noted at walkway and back patio.

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. Tree should be trimmed back away from roof.

Main Panel

- **Major Concern, Repair:** The panel has a smaller rating than the size of the incoming service. It should be replaced with a panel that is suitable to the size of the incoming service.
- **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.

Auxiliary Panel(s)

- **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:** Loose wiring under the kitchen sink should be secured.
- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (examples under kitchen sink and in attic).

Outlets

- **Repair:** Ungrounded 3-prong outlets at back exterior and marked with blue tape interior 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 did not respond correctly to testing during the inspection (back exterior, east bathroom and master bathroom). These receptacles should be repaired/replaced.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard.

Switches

- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard.

Lights

- **Repair:** The light is inoperative in the crawl space (2). If the bulbs are not blown, the circuit should be repaired.

Supply Air Ductwork

- **Monitor, Repair** The heat supply ductwork for the living room west register is not present in crawl space. If this area proves to be cool, a heat supply or some form of supplemental heat should be provided.

Central Air Conditioning

- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.
- **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.

Gas Piping

- **Repair:** Copper tubing is no longer suitable for gas piping. It’s recommended this pipe in the crawl space be replaced with one of suitable material or removed and capped off.

Fixtures

- **Repair:** The left faucet for the washer is leaking.
- **Improve:** The faucet handle for the master bath shower is loose.
- **Monitor, Repair:** The sink counter in the east bathroom is damaged.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk in the master bathroom should be replaced.
- **Repair:** The bathtub drain plug is inoperative or missing and needs repair.

Freezer

- **Monitor, Repair:** The freezer may have mold present at door shelf.

Freezer

- **Monitor, Repair:** The freezer may have mold present at door shelf.

Garage Door Button

- **Repair:** The garage door button is loose and should be better secured.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted on the garage ceiling.
- **Monitor:** Typical drywall flaws were observed that could include, minor cracks, nail popping, minor patching, etc. Any repairs would be discretionary.
- **Monitor:** Damaged paneling and repaired panel damage was noted in the laundry room.

Floors

- **Monitor, Repair:** The vinyl flooring in the kitchen and laundry areas is damaged
- **Monitor:** The carpet is stained.
- **Note:** Stains on hardwood floor were observed.
- **Monitor:** Damage to flooring in furnace room was noted.

Doors

- **Repair:** Door to the northeast bedroom and back storm door should be trimmed or adjusted as necessary to work/latch properly.
- **Repair:** The weather strip on the back exterior door is damaged and/or missing. Repair is needed.
- **Monitor, Repair:** Water damage was observed the back exterior storm door.
- **Monitor, Repair:** Damage was noted on the door to the northeast bedroom.

Kitchen Counters

- **Monitor, Repair:** Damaged kitchen countertop backsplash tile was observed.

Kitchen Cabinets

- **Repair:** Missing magnetic door latches in the kitchen should be 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.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry. The estimated outside temperature was 47 degrees F.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete Block •Crawl Space Configuration •Crawl Space West Side Not Accessible (Viewed from East Crawl Space)
Columns:	•Concrete
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.

Crawl Space

- **Improve:** All debris and/or trash should be removed from the crawl space. Organic debris around a property increases risk of insect or rot damage.

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.
- No access was gained to the crawl space(s).

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
Roof Flashings:	•Metal
Chimneys:	•None
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials. Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter.

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. The roofing is in fair condition. We did not see evidence of active leaks nor need for immediate major repair. 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.
- **Monitor:** Prior repairs to the roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.





Flashings

- **Monitor:** The flashing is old and should be monitored. If leaks occur it may be possible to patch leaky flashing; otherwise replacement will be needed.
- **Repair:** The flashing is rusting. It should be painted to extend its life.



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:	•Board & Bat
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal
Window/Door Frames and Trim:	•Vinyl Clad
Entry Driveways:	•Concrete •Gravel
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete
Overhead Garage Door(s):	•Metal •Automatic Opener Installed
Surface Drainage:	•Level Grade
Retaining Walls:	•None
Fencing:	•Chain Link

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

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** Minor damage to the siding was noted. (example at east side and lower edge of siding)
- **Repair:** Wood/soil contact at the base of the siding should be eliminated. Rotted or damaged siding that is uncovered should be repaired. These areas are at risk of additional hidden damage.

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

- **Repair:** The grading should be improved 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. This condition can cause water entry in the building. Unfortunately, it is difficult to improve this situation without adding a special intercept drain system at the garage entry. Monitor closely during heavy rains or water runoff. Improvements may be needed if the water does not drain off to the side of the driveway and away from the garage.
- **Repair, Safety Issue:** The porch steps represent a trip hazard. This is a safety concern that should be addressed promptly.
- **Repair, Safety Issue:** The porch railing is loose. It is recommended that this be repaired for improved safety.

Steps/Porch

- **Monitor:** The back patio steps have deteriorated noticeably. Repairs may be needed if deterioration persists. Patio and porch slope slightly toward house. Metal anchors at front porch (suspect from previous rail) should be level with porch surface.

Driveway

- **Major Concern:** The driveway surface is in a deteriorated condition. Resurfacing is necessary to correct this condition.

Walkway/Patio

- **Repair, Safety Issue:** The walkway presents a trip hazard where it meets the driveway. This condition should be altered for improved safety. Surface deterioration and cracks noted at walkway and back patio.

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. Tree should be trimmed back away from roof.



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:	•Service Size: 100 Amps •120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 60 Amps •Fuses •Located: Southeast bedroom closet
Service Grounding:	•Ground Connection Not Visible
Service Panel & Overcurrent Protection:	•Panel Rating 60 Amp •Fuses •Located: Southeast bedroom closet
Sub-Panel(s):	•Panel Rating 50 Amp •Breakers •Located: Laundry room
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

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

Major Concern: The electrical system is an aging system. In addition to engaging a licensed electrician to repair the items listed below, it is recommended that all electrical components and connections be further investigated. Additional defects may be concealed from view. *Unsafe electrical conditions represent a shock hazard.* Substantial updating may be required.

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Major Concern, Repair:** The panel has a smaller rating than the size of the incoming service. It should be replaced with a panel that is suitable to the size of the incoming service.
- **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.



Auxiliary Panel(s)

- **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:** Loose wiring under the kitchen sink should be secured.
- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (examples under kitchen sink and in attic).

Outlets

- **Repair:** Ungrounded 3-prong outlets at back exterior and marked with blue tape interior 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 did not respond correctly to testing during the inspection (back exterior, east bathroom and master bathroom). These receptacles should be repaired/replaced.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard. (examples in garage and laundry)

Switches

- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard (example in garage).

Lights

- **Repair:** The light is inoperative in the crawl space (2). If the bulbs are not blown, the circuit should be repaired.

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: Tempstar •Serial Number: L9634 54706
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

Supply Air Ductwork

- **Monitor, Repair** The heat supply ductwork for the living room west register is not present in crawl space. If this area proves to be cool, a heat supply or some form of supplemental heat should be provided.

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: Amana
	•Serial Number: Illegible
Size of Circuit:	•Circuit Size Minimum/Maximum: Illegible •Breaker Size In Main Panel: Unlabeled

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

As the system is old, it will require repairs or replacement soon.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.
- **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.

Discretionary Improvements

The installation of a “set back” thermostat may help to reduce heating costs.

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:	•Loose Fiberglass/Mineral Wool in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Crawl Space Insulation:	•None Visible
Vapor Retarders:	•Unknown
Roof Ventilation:	•Roof Vents •Gable Vents
Crawl Space Ventilation:	•Exterior Wall Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated home.

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.

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:	•Plastic
Main Water Valve Location:	•Rear Wall of Basement
Interior Supply Piping:	•Copper •Steel
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Cast Iron
Water Heater	•Gas •Approximate Capacity (in gallons): 38 •Manufacturer: State Select •Serial Number: K04A121690
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

RECOMMENDATIONS / OBSERVATIONS

Gas Piping

- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe in the crawl space be replaced with one of suitable material or removed and capped off.



Fixtures

- **Repair:** The left faucet for the washer is leaking.
- **Improve:** The faucet handle for the master bath shower is loose.
- **Monitor, Repair:** The sink counter in the east bathroom is damaged.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk in the master bathroom should be replaced.
- **Repair:** The bathtub drain plug is inoperative or missing and needs repair.

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 •Paneling •Wood
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient
Window Type(s) & Glazing:	•Double/Single Hung •Double Glazed
Doors:	•Wood-Hollow Core •Metal •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 on the garage ceiling.
- **Monitor:** Typical drywall flaws were observed that could include, minor cracks, nail popping, minor patching, etc. Any repairs would be discretionary.
- **Monitor:** Damaged paneling and repaired panel damage was noted in the laundry room.

Floors

- **Monitor, Repair:** The vinyl flooring in the kitchen and laundry areas is damaged
- **Monitor:** The carpet is stained.
- **Note:** Stains on hardwood floor were observed.
- **Monitor:** Damage to flooring in furnace room was noted.

Doors

- **Repair:** Door to the northeast bedroom and back storm door should be trimmed or adjusted as necessary to work/latch properly.
- **Repair:** The weather strip on the back exterior door is damaged and/or missing. Repair is needed.
- **Monitor, Repair:** Water damage was observed the back exterior storm door.
- **Monitor, Repair:** Damage was noted on the door to the northeast bedroom.

Kitchen Counters

- **Monitor, Repair:** Damaged kitchen countertop backsplash tile was observed.

Kitchen Cabinets

- **Repair:** Missing magnetic door latches in the kitchen should be repaired.

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.
- Recent renovations and/or interior painting concealed historical evidence.

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 •Dishwasher •Waste Disposer

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

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.

RECOMMENDATIONS / OBSERVATIONS

Freezer

- **Monitor, Repair:** The freezer may have mold present at door shelf.

Garage Door Button

- **Repair:** The garage door button is loose and should be better secured.

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.