



**Star  
Home  
Inspection Services**

*Home Inspection Report*

**5042 Canterbury St, Roeland Park, KS 66205**

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**Inspection Date:** 11/14/2008

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**Report Number:** 11142008-1A

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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 east.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

**Seller comments are in red**

### 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.

### Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

### Wood Boring Insects

- **Improve:** Wood/soil contact at the shed should be eliminated. This condition risks rot and wood boring insect activity. Where there is extensive material to be replaced significant cost could be involved.

### 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. Nail heads are exposed at the flashing and ridge cap. They should be sealed to reduce risk of leaks.
- **Repair:** The roofing for the back shed is missing roof shingle covering and should be repaired/replaced.
- It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.

### Flashings

- **Monitor:** The flashing is vulnerable (example near the bottom edge of front garage valley) and should be carefully monitored for leaks.

### Gutters & Downspouts

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

### Exterior Walls

- **Repair:** The paint on the trim around the windows and door frames is peeling. These areas should be painted to prevent water damage and rot. **Repaired (scrapped and painted windows and painted back door)**
- **Repair:** Localized damage of the siding and of exterior walls at shed should be repaired. There is extra risk of hidden damage in such areas. **Replaced shed**
- **Monitor, Repair:** Localized damage of the vinyl exterior should be repaired and all openings should be sealed. There is extra risk of hidden damage in such areas. **Repaired (fixed siding on patio door, repaired and painted brick mold on patio door, covered dog door)**

### Windows

- **Repair:** The front windows are in need of glazing (putty) improvements.
- **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**

### Driveway/Walkway

- **Monitor:** The driveway has typical settlement cracks. Settlement cracks are normal and are not normally a cause for concern.

### Walkway

- **Monitor, Repair:** The walkway/patio bricks have some surface spall and deterioration.

### Landscaping

- **Monitor:** Tree branches should be kept trimmed away from the house to avoid damage to the building.

### Fencing

- **Repair:** The gate and/or latch mechanism needs adjustment to function properly.

### Main Panel

- **Repair:** Oversized 30 amp breaker servicing the air conditioner within the main distribution panel should be replaced. The manufacturer plate on air conditioner unit calls for a maximum breaker size of 25 amps.

### Distribution Wiring

- **Repair:** Loose wiring at garage door opener chain should be secured.
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (example in garage near water heater).

### Outlets

- **Repair:** An outlet in the shed (and light) is inoperative. This outlet and circuit should be investigated.
- **Repair:** Ungrounded 3-prong outlets (examples in kitchen and bathroom) 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 (bathroom) did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Repair:** The loose outlet in the living room should be better secured. **Repaired**

### Switches

- **Repair:** The inoperative light fan pull cord switch in the southwest bedroom should be repaired.

### Lights

- **Repair:** The light in the master bedroom and back porch is inoperative. If the bulbs are not blown, the circuit should be repaired.

### Supply Air Ductwork

- **Repair:** Loose fitting joints and/or openings in the ductwork should be improved.
- **Monitor:** Insulation on the distribution piping near some vent outlets may contain asbestos. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if “friable” (damaged, crumbling, or in any state that allows the release of fibers).* If any sections of this insulation are indeed friable, or become friable over time, a removal specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). There may be other materials within the home that contain asbestos but are not identified by this inspection report.

### Central Air Conditioning

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

### Fixtures **New kitchen faucet installed, new supply lines installed, snake cleaned drain in garage**

- **Repair:** The faucet in the hall bathroom is leaking. **Repaired**
- **Monitor:** The sink is cracked. This is a cosmetic condition.
- **Repair:** The bathroom sink drain plug is inoperative or missing and needs repair.
- **Improve:** The toilet runs on after flushing. Improvement to the tank mechanism is likely to be needed.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced. **Repaired**

### Wall / Ceiling Finishes

- **Monitor:** Evidence of patching was detected. Minor cracks were noted. Minor damage noted at southwest bedroom behind doorknob.
- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.
- **Repair:** The bathroom closet threshold is loose.
- **Repair:** Missing grout at sunroom near windows should be replaced. **Repaired & base trim installed**

### Floors

- **Monitor:** The tile floor in the kitchen is cracked.
- **Repair:** The tile floor grouting in the bathroom is loose and/or cracked. **Repaired**

### Windows

- **Monitor:** The window in the garage is inoperative. Improvement can be undertaken as desired.
- **Monitor, Repair:** The front storm window is cracked. Improvement is not a high priority. **Repaired**
- **Repair:** Damaged screens were noted on front window.
- **Repair:** Window trim damage was noted on back sunroom window frame interior. **Repaired**

### Doors

- **Repair:** Doors to bedrooms and kitchen closet should be trimmed or adjusted as necessary to work properly **Repaired**.
- **Monitor, Repair:** Minor damage was noted on the southeast bedroom door. **New door installed**
- **Monitor:** The screen for the back storm door is missing.
- **Repair:** The garage door opener button does not function properly (button must be held down for door to close).

### Kitchen Counters

- **Improve:** Damaged, missing or loose grouting of the tile countertops backsplash in the kitchen 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

Dry weather conditions prevailed at the time of the inspection.  
The estimated outside temperature was 50 degrees F.

### RECENT WEATHER CONDITIONS

Occasional rain has been experienced in the days leading up to the inspection.

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Concrete Block •Slab on Grade
<b>Floor Structure:</b>	•Not Visible
<b>Wall Structure:</b>	•Masonry
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters •Solid Plank 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. Exterior wall construction is solid masonry. 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.

### Exterior Walls

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

### Wood Boring Insects

- **Improve:** Wood/soil contact at the shed should be eliminated. This condition risks rot and wood boring insect activity. Where there is extensive material to be replaced significant cost could be involved.

## 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.
- There was no access to the side attic areas (behind the “knee wall”).

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 •Multiple Layers
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•None
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above grade
<b>Skylights:</b>	•None
<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 steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.

### 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. Nail heads are exposed at the flashing and ridge cap. They should be sealed to reduce risk of leaks.



- **Repair:** The roofing for the back shed is missing roof shingle covering and should be repaired/replaced.



- It is recommended that the present layers of roofing materials be removed prior to re-roofing. This adds cost of demolition and debris removal to the re-roof cost.

### Flashings

- **Monitor:** The flashing is vulnerable (example near the bottom edge of front garage valley) and should be carefully monitored for leaks.



### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. Leaves and debris should be removed from sunroom roof.



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

## EXTERIOR OBSERVATIONS

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### Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material.

### General Comments

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

### RECOMMENDATIONS / OBSERVATIONS

#### Exterior Walls

- **Repair:** The paint on the trim around the windows and door frames is peeling. These areas should be painted to prevent water damage and rot. **Repaired (scrapped and painted windows and painted back door)**
- **Repair:** Localized damage of the siding and of exterior walls at shed should be repaired. There is extra risk of hidden damage in such areas. **Replaced shed (see replacement picture at the bottom of this section of the report)**



- **Monitor, Repair:** Localized damage of the vinyl exterior should be repaired and all openings (examples at top corners of siding and near sunroom) should be sealed. There is extra risk of hidden damage in such areas. **Repaired (fixed siding on patio door, repaired and painted brick mold on patio door, covered dog door)**



### Windows

- **Repair:** The front windows are in need of glazing (putty) improvements.
- **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 (see picture at end of this section)**



### Driveway/Walkway

- **Monitor:** The driveway has typical settlement cracks. Settlement cracks are normal and are not normally a cause for concern.

### Walkway

- **Monitor, Repair:** The walkway/patio bricks have some surface spall and deterioration.

### Landscaping

- **Monitor:** Tree branches should be kept trimmed away from the house to avoid damage to the building.

### Fencing

- **Repair:** The gate and/or latch mechanism needs adjustment to function properly.

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**Repaired window trim pictured below**



**Replaced shed pictured below**



## 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.
- There was an absence of historical evidence due to the installation of new siding.
- 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 Amps •120/240 Volt Main Service - Service Size: 100
<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: Garage
<b>Service Grounding:</b>	•Ground Connection Not Visible
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 100 Amp •Breakers •Located: Garage
<b>Sub-Panel(s):</b>	•None Visible
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Garage
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. All visible wiring within the home is copper. This is a good quality electrical conductor.

### General Comments

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

## RECOMMENDATIONS / OBSERVATIONS

### Main Panel

- **Repair:** Oversized 30 amp breaker servicing the air conditioner within the main distribution panel should be replaced. The manufacturer plate on air conditioner unit calls for a maximum breaker size of 25 amps.

### Distribution Wiring

- **Repair:** Loose wiring at garage door opener chain should be secured.
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (example in garage near water heater).

### Outlets

- **Repair:** An outlet in the shed (and light) is inoperative. This outlet and circuit should be investigated.
- **Repair:** Ungrounded 3-prong outlets (examples in kitchen and bathroom) 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 (bathroom) did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Repair:** The loose outlet in the living room should be better secured. **Repaired**

### Switches

- **Repair:** The inoperative light fan pull cord switch in the southwest bedroom should be repaired.

### Lights

- **Repair:** The light in the master bedroom and back porch is inoperative. If the bulbs are not blown, the circuit should be repaired.

## **LIMITATIONS OF ELECTRICAL INSPECTION**

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

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

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: Unknown Serial Number: W0MM007571
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

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### 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

- **Repair:** Loose fitting joints and/or openings in the ductwork should be improved.



- **Monitor:** Insulation on the distribution piping near some vent outlets may contain asbestos. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).* If any sections of this insulation are indeed friable, or become friable over time, a removal specialist should be engaged. Further guidance is available from the Environmental Protection Agency (E.P.A.). There may be other materials within the home that contain asbestos but are not identified by this inspection report.

## LIMITATIONS OF HEATING INSPECTION

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

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

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

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning •Manufacturer: Rheem
	•Serial Number: 5882 M1698 06258
<b>Size of Circuit:</b>	•Circuit Size Minimum/Maximum: 20/25 •Breaker Size In Main Panel: 25

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

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

### General Comments

The system shows no visible evidence of major defects. As the system is an older unit a higher level of maintenance can be expected.

## RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

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

## 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.
- 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

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

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

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

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

## 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>	•Kitchen
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Steel
<b>Water Heater</b>	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Reliance •Serial Number: E03410769
<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 above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

### RECOMMENDATIONS / OBSERVATIONS

**Fixtures** **New kitchen faucet installed, new supply lines installed, snake cleaned drain in garage**

- **Repair:** The faucet in the hall bathroom is leaking. **Repaired**
- **Monitor:** The sink is cracked. This is a cosmetic condition.
- **Repair:** The bathroom sink drain plug is inoperative or missing and needs repair.
- **Improve:** The toilet runs on after flushing. Improvement to the tank mechanism is likely to be needed.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk should be replaced. **Repaired**

## 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.
- The main shut off valve was not found during the course of the inspection.

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

# Interior

## DESCRIPTION OF INTERIOR

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

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

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

### General Condition of Windows and Doors

The majority of the doors and windows are good quality.

### General Condition of Floors

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

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Evidence of patching was detected. Minor cracks were noted. Minor damage noted at southwest bedroom behind doorknob.
- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.
- **Repair:** The bathroom closet threshold is loose.
- **Repair:** Missing grout at sunroom near windows should be replaced. **Repaired and installed new base trim**

### Floors

- **Monitor:** The tile floor in the kitchen is cracked.
- **Repair:** The tile floor grouting in the bathroom is loose and/or cracked. **Repaired**

### Windows

- **Monitor:** The window in the garage is inoperative. Improvement can be undertaken as desired.
- **Monitor, Repair:** The front storm window is cracked. Improvement is not a high priority. **Repaired**
- **Repair:** Damaged screens were noted on front window.
- **Repair:** Window trim damage was noted on back sunroom window frame interior. **Repaired**

### Doors

- **Repair:** Doors to bedrooms and kitchen closet should be trimmed or adjusted as necessary to work properly. **Repaired**
- **Monitor, Repair:** Minor damage was noted on the southeast bedroom door. **New door installed**
- **Monitor:** The screen for the back storm door is missing.
- **Repair:** The garage door opener button does not function properly (button must be held down for door to close).

### Kitchen Counters

- **Improve:** Damaged, missing or loose grouting of the tile countertops backsplash in the kitchen should be improved.

## LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

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

# Appliances

## DESCRIPTION OF APPLIANCES

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**Appliances Tested:**

•Electric Range •Electric Cooktop •Microwave Oven •Waste Disposer

**Laundry Facility:**

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

## APPLIANCES OBSERVATIONS

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**Positive Attributes**

All appliances that were tested responded satisfactorily.

**RECOMMENDATIONS / OBSERVATIONS**

## 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.