



**Star  
Home  
Inspection Services**

*Home Inspection Report*

**5434 W 140th St, Overland Park, KS 66224**

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**Inspection Date: 7/22/2008**

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**Report Number: 07222008-2L**

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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.**

**Comments in Red are made by the seller on 3/2/2009**

### Sloped Roofing

- **Repair:** The life expectancy of wood roofs is generally 15 to 20 years. This will depend on several factors such as the quality of shingle or shake, the slope of the roof (steeper is better), the amount of exposed shingle, and the amount of sun or shade. As with all roofs, annual maintenance is needed. Cracked, curled, or displaced shingles or shakes should be repaired. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the wood roof requires repair. Some minor to moderate curling and exposed felt sheathing was observed during the inspection. It's recommended a roofing contractor be consulted for a second opinion on the condition of the roof and for an estimate of any repairs. A roof tune-up is most likely needed. **Roof has been tuned up**

### Exterior Walls

- **Repair:** Caulking is needed around the kick out flashing on the north side by the chimney. **Repaired**

**Windows**

- **Repair:** The front windows require caulking. **Repaired**
- **Repair:** Localized evidence of rot was visible on some window trim/frames. Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing. **Repaired**

**Garage**

- **Repair, Safety Issue:** The garage door openers did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* Adjustments are needed.
- **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.
- **Repair:** Painting is needed on the garage door frame and around the panel bolts.

**Driveway**

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

**Walkway**

- **Monitor:** The walkway has settled and cracked at the front porch. Persisting movement may result in the need for repairs.

**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.

**Fencing**

- **Repair:** The fencing is in fair condition. Minor repairs are needed to the gate latch on the interior fence. **Repaired**

**Distribution Wiring**

- **Repair:** The conduit has pulled loose from the air conditioner quick disconnect box and needs repair.
- **Repair:** Extension cords should not be used as permanent wiring was the case in the garage. This wiring should be removed and replaced with permanent wiring and an outlet(s).

**Outlets**

- **Repair:** Damage outlet cover plate in the garage should be replaced to avoid a shock hazard.

**Switches**

- **Repair:** The basement rheostat light switches are missing the knobs.

**Lights**

- **Repair:** The front porch and some basement lights are inoperative. If the bulbs are not blown, the circuit should be repaired. **New fixtures installed**
- **Monitor, Repair:** The master bedroom closet light fixture is missing the glass cover. Repair is discretionary.

**Water Heater**

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.

**Plumbing Fixtures**

- **Repair:** The half bath sink drain plug is inoperative and needs repair.
- **Repair:** The master bedroom shower head is in less than ideal condition. **Repaired**
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk around the whirlpool bathtub could be improved.(minor) **Repaired**
- **Note:** There is no access to the whirlpool motor.

**Sump Pump**

- **Note:** There was no access to the sump pump at the time of the inspection and could therefore not be tested.

**Wall / Ceiling Finishes**

- **Monitor:** Water staining was noted on the garage ceiling.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.

**Floors**

- **Monitor:** The basement carpet has a few minor stains.

**Windows**

- **Monitor, Repair:** The basement window does not lock. Improvement can be undertaken as desired.

**Doors**

- **Repair:** The rear door should be trimmed or adjusted as necessary for the dead bolt to work freely.
- **Repair:** Doors to the master bedroom and basement closet should be adjusted as necessary to latch properly.
- **Monitor, Repair:** the rear door is missing the plate on the bottom edge.

**Cabinets**

- **Repair:** The kitchen desk drawers need repair of put back on the track. **Repaired**
- **Repair:** Missing vanity handles in the master bedroom bath should be repaired. **Repaired**
- **Repair:** The master bedroom bath has pulled away from the wall and needs repair. **Repaired**

**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.

**Microwave Oven**

- **Repair:** The surface light on the bottom of the microwave oven is inoperative. **AS IS**

**Fireplaces**

- **Repair:** The grout between the heath brick and fireplace screen needs repair.

**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 90 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 •90% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage |
| <b>Columns:</b>           | •Steel   |
| <b>Floor Structure:</b>   | •Wood Joist  |
| <b>Wall Structure:</b>    | •Wood Frame  |
| <b>Ceiling Structure:</b> | •Joist   |
| <b>Roof Structure:</b>    | •Rafters •Spaced 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. 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. No repair to structural components is necessary at this time.

### RECOMMENDATIONS / OBSERVATIONS

## 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>        | •Wood Shingle                               |
| <b>Roof Flashings:</b>       | •Metal                                      |
| <b>Chimneys:</b>             | •Metal below siding                         |
| <b>Roof Drainage System:</b> | •Aluminum •Downspouts discharge above grade |
| <b>Skylights:</b>            | •Curb-Type                                  |
| <b>Method of Inspection:</b> | •Viewed with binoculars                     |

## ROOFING OBSERVATIONS

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### Positive Attributes

The roof coverings are to be in generally good condition. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order.

### 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:** The life expectancy of wood roofs is generally 15 to 20 years. This will depend on several factors such as the quality of shingle or shake, the slope of the roof (steeper is better), the amount of exposed shingle, and the amount of sun or shade. As with all roofs, annual maintenance is needed. Cracked, curled, or displaced shingles or shakes should be repaired. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the wood roof requires repair. Some minor to moderate curling and exposed felt sheathing was observed during the inspection. It's recommended a roofing contractor be consulted for a second opinion on the condition of the roof and for an estimate of any repairs. A roof tune-up is most likely needed. **Roof has been tuned up**

## 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.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.

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 •Hardboard                    |
| <b>Eaves, Soffits, And Fascias:</b>     | •Wood                                |
| <b>Exterior Doors:</b>                  | •Metal                               |
| <b>Window/Door Frames and Trim:</b>     | •Wood                                |
| <b>Entry Driveways:</b>                 | •Concrete                            |
| <b>Entry Walkways And Patios:</b>       | •Concrete •Pavers                    |
| <b>Porches, Decks, Steps, Railings:</b> | •Concrete •Wood                      |
| <b>Overhead Garage Door(s):</b>         | •Wood •Automatic Opener Installed    |
| <b>Surface Drainage:</b>                | •Level Grade •Graded Away From House |
| <b>Retaining Walls:</b>                 | •None                                |
| <b>Fencing:</b>                         | •Wood                                |

## EXTERIOR OBSERVATIONS

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### Positive Attributes

There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The lot drainage was good, conducting surface water away from the building. The driveway and walkways are in good condition. The garage appears to be fully insulated. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed.

### 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

- **Repair:** Caulking is needed around the kick out flashing on the north side by the chimney. **Repaired**



**Windows**

- **Repair:** The front windows require caulking. **Repaired**



- **Repair:** Localized evidence of rot was visible on some window trim/frames. Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing. **Repaired**



### Garage

- **Repair, Safety Issue:** The garage door openers did not automatically reverse under resistance to closing. *There is a serious risk of injury, particularly to children, under this condition.* Adjustments are needed.
- **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.
- **Repair:** Painting is needed on the garage door frame and around the panel bolts.



### Driveway

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

### Walkway

- **Monitor:** The walkway has settled and cracked at the front porch. Persisting movement may result in the need for repairs.

### 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.

### Fencing

- **Repair:** The fencing is in fair condition. Minor repairs are needed to the gate latch on the interior fence. **Repaired**

## 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

|  |  |
|--|--|
| <b>Size of Electrical Service:</b>                 | •120/240 Volt Main Service - Service Size: 200 Amps          |
| <b>Service Drop:</b>                               | •Underground   |
| <b>Service Entrance Conductors:</b>                | •Aluminum  |
| <b>Service Equipment &amp; Main Disconnects:</b>   | •Main Service Rating 200 Amps •Breakers •Located: Basement   |
| <b>Service Grounding:</b>                          | •Copper •Water Pipe Connection •Ground Rod Connection        |
| <b>Service Panel &amp; Overcurrent Protection:</b> | •Panel Rating: 200 Amp •Breakers •Located: Basement          |
| <b>Distribution Wiring:</b>                        | •Copper  |
| <b>Wiring Method:</b>                              | • Non-Metallic Cable "Romex"                                 |
| <b>Switches &amp; Receptacles:</b>                 | •Grounded  |
| <b>Ground Fault Circuit Interrupters:</b>          | •Bathroom(s) •Whirlpool •Exterior •Garage •Kitchen •Basement |
| <b>Smoke Detectors:</b>                            | •Present   |

## ELECTRICAL OBSERVATIONS

### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

### General Comments

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

### RECOMMENDATIONS / OBSERVATIONS

#### Distribution Wiring

- **Repair:** The conduit has pulled loose from the air conditioner quick disconnect box and needs repair.
- **Repair:** Extension cords should not be used as permanent wiring as is the case in the garage. This wiring should be removed and replaced with permanent wiring and an outlet(s).



### Outlets

- **Repair:** Damage outlet cover plate in the garage should be replaced to avoid a shock hazard.



### Switches

- **Repair:** The basement rheostat light switches are missing the knobs.

### Lights

- **Repair:** The front porch and some basement lights are inoperative. If the bulbs are not blown, the circuit should be repaired. **New fixtures installed**
- **Monitor, Repair:** The master bedroom closet light fixture is missing the glass cover. Repair is discretionary.

## 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: Lennox •Serial Number: 5193M13721 |
| <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. 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. No repairs to the heating system are necessary at this time.

### RECOMMENDATIONS / OBSERVATIONS

## 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.
- Although the heating system was operated, there are significant testing limitations at this time of year.

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: Lennox •Serial Number: 5893M27034                                   |
| <b>Size of Circuit:</b>        | •Circuit Size: Minimum Circuit Size 21.5 Amps/Maximum Circuit Breaker Size 35 Amps •Breaker Size In Main Panel: 35 Amps |
| <b>Through-Wall Equipment:</b> | •Not Present  |
| <b>Other Components:</b>       | •House Fan  |

## 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. The system responded properly to operating controls.

### General Comments

The system shows no visible evidence of major defects. No repairs are necessary at this time.

## RECOMMENDATIONS / OBSERVATIONS

## 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>   | •Not Visible                                 |
| <b>Basement Wall Insulation:</b>   | •None Visible                                |
| <b>Vapor Retarders:</b>            | •Unknown                                     |
| <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.

### General Comments

Upgrading insulation levels in a home is an improvement rather than a necessary repair.

## 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>       | •Front Wall of Basement   |
| <b>Interior Supply Piping:</b>          | •Copper •Plastic  |
| <b>Waste System:</b>                    | •Public Sewer System  |
| <b>Drain, Waste, &amp; Vent Piping:</b> | •Plastic  |
| <b>Water Heater</b>                     | •Gas •Approximate Capacity (in gallons): 50 •Manufacturer: Rheem •Serial Number: 1293A19630 |
| <b>Fuel Shut-Off Valves:</b>            | •Natural Gas Main Valve At Meter  |
| <b>Other Components:</b>                | •Sump Pump  |

## PLUMBING OBSERVATIONS

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### Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is 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.

#### Plumbing Fixtures

- **Repair:** The half bath sink drain plug is inoperative and needs repair.
- **Repair:** The master bedroom shower head is in less than ideal condition. **Repaired**
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk around the whirlpool bathtub could be improved.(minor) **Repaired**
- **Note:** There is no access to the whirlpool motor.

#### Sump Pump

- **Note:** There was no access to the sump pump at the time of the inspection and could therefore not be tested.

## 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

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|                                      |                                      |
|--------------------------------------|--------------------------------------|
| <b>Wall And Ceiling Materials:</b>   | •Drywall                             |
| <b>Floor Surfaces:</b>               | •Carpet •Tile •Vinyl/Resilient •Wood |
| <b>Window Type(s) &amp; Glazing:</b> | •Casement •Double/Single Hung        |
| <b>Doors:</b>                        | •Plastic-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 doors and windows are good quality. The windows have, for the most part, been well-maintained.

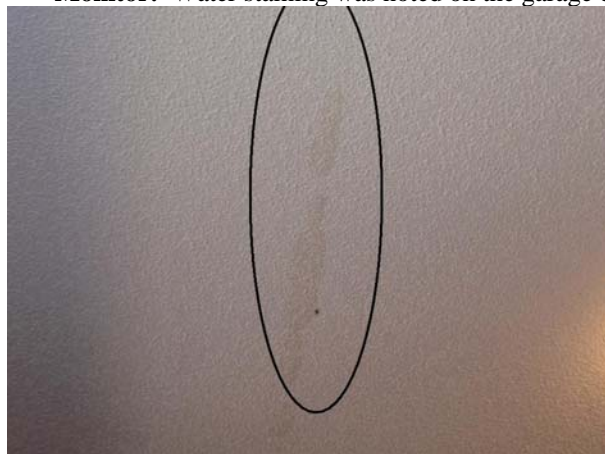
### General Condition of Floors

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 loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.

### Floors

- **Monitor:** The basement carpet has a few minor stains.

### Windows

- **Monitor, Repair:** The basement window does not lock. Improvement can be undertaken as desired.

### Doors

- **Repair:** The rear door should be trimmed or adjusted as necessary for the dead bolt to work freely.
- **Repair:** Doors to the master bedroom and basement closet should be adjusted as necessary to latch properly.
- **Monitor, Repair:** The rear door is missing the plate on the bottom edge.



### Cabinets

- **Repair:** The kitchen desk drawers need repair of put back on the track. **Repaired**
- **Repair:** Missing vanity handles in the master bedroom bath should be repaired. **Repaired**
- **Repair:** The master bedroom bath has pulled away from the wall and needs repair. **Repaired**



### 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.
- Portions of the foundation walls were concealed from view.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

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

# Appliances

## DESCRIPTION OF APPLIANCES

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|                                 |   |
|---------------------------------|---|
| <b>Appliances Tested:</b>       | •Electric Range •Microwave Oven •Dishwasher •Waste Disposer<br>•Refrigerator                            |
| <b>Laundry Facility:</b>        | •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer<br>•Waste Standpipe for Washer |
| <b>Other Components Tested:</b> | •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. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality.

### RECOMMENDATIONS / OBSERVATIONS

#### Microwave Oven

- **Repair:** The surface light on the bottom of the microwave oven is inoperative. **AS IS**

## 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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Fireplaces: •Gas  
Vents, Flues, Chimneys: •Metal Flue-Single Wall

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### Positive Attributes

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

### RECOMMENDATIONS / OBSERVATIONS

#### Fireplaces

- **Repair:** The grout between the heath brick and fireplace screen needs repair.

## 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.
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.

#### Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys

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