



# Star Home Inspection Services

## *Home Inspection Report*

**5601 Chadwick Rd Fairway, KS 66205**

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**Inspection Date: 01/08/2010**

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**Report Number: 01082010-1A**

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is an average quality 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 west.

## 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. Any items without seller comments should be considered “as is”**

### Foundation

- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Floors

- **Monitor:** Construction mold was visible on some floor and ceiling joists. This is mold that grows on the lumber while lying in the weather during construction. Most homes have some level of this mold and it goes dormant once removed from the elements and normally does not present any problems.

### Flashings

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

### Chimneys

- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.

### Sloped Roofing

- **Recommend:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks (i.e. at lower section of roof near deck area.)

### Gutters & Downspouts

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

### Garage

- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation. **REPAIRED – New springs installed.**
- **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

- **Monitor:** The grading should be maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.*

### Landscaping

- **Monitor:** Shrubs, bushes and/or vines growing on exterior walls should be kept trimmed away from the structure to reduce the risk of water damage and insect infestation.

### Distribution Wiring

- **Repair:** Improper electrical connections under the kitchen sink should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates. **REPAIRED – New dishwasher cord.**

### Outlets

- **Repair:** Ungrounded 3-prong outlet in the bath off the kitchen marked “OG” with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as replacing with two-holed outlets. **REPAIRED**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the kitchen and the bath off kitchen marked “FT” (Failed Test) did not respond correctly to testing during the inspection. These receptacles should be repaired or replaced. **REPAIRED**

### Switches

- **Monitor, Repair:** The two-way switches for the south ceiling light in the southwest front room are wired improperly. One switch will not work unless the other is in a certain position. Repair is discretionary.
- **Repair:** Missing switch cover plate in the furnace room should be replaced to avoid a shock hazard. **REPAIRED**

### Lights

- **Repair:** The light is inoperative (i.e. back exterior 3 lights and family room). If the bulbs are not blown, the circuit should be repaired. **REPAIRED – Replaced bulbs**

### Furnace

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

### Supply Air Ductwork

- **Repair:** Loose duct tape at duct connection openings in the ductwork should be improved. Duct tape is not the appropriate material for this purpose despite its name. **REPAIRED – Replaced with Foil Tape**

### Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired. **REPAIRED – New insulation**
- **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 have minor damage. This condition can reduce the efficiency of the system.

### Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing east unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The east water heater burner is dirty. It should be cleaned and adjusted.

### Plumbing Fixtures

- **Improve:** The master bath left sink faucet is loose. **REPAIRED**
- **Monitor, Repair:** The south hose bib was inoperative at the time of the inspection. Extreme cold may be the cause. **REPAIRED – Too cold at the time of inspection. Functions properly.**

### Refrigerator

- **Monitor, Repair:** The refrigerator door icemaker light is inoperative. **REPAIRED – Replaced light bulb.**

### Wall / Ceiling Finishes

- **Monitor:** Repaired ceiling damage was noted in the kitchen.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary. Overall condition is above average.

### Windows

- **Monitor:** The interior window trim at the southwest front room window is peeling. Repair is discretionary.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage. **Screens are in the basement**

### Doors

- **Repair:** Missing magnetic door closers at upstairs southeast bedroom closet was noted.

### 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. Effervescence was noted at crawl space back wall.*** 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. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.

## **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**

There was snow on the ground during the course of the inspection.

The estimated outside temperature was 3 degrees F.

### **RECENT WEATHER CONDITIONS**

Winter weather conditions have been experienced in the days leading up to the inspection.

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	<ul style="list-style-type: none"> <li>•Stone •Concrete Block (Back Addition) •Basement Configuration</li> <li>•70% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage</li> <li>•Crawl Space Configuration (Back room addition)</li> </ul>
<b>Columns:</b>	<ul style="list-style-type: none"> <li>•Not Visible</li> </ul>
<b>Floor Structure:</b>	<ul style="list-style-type: none"> <li>•Wood Joist •Concrete</li> </ul>
<b>Wall Structure:</b>	<ul style="list-style-type: none"> <li>•Wood Frame</li> </ul>
<b>Ceiling Structure:</b>	<ul style="list-style-type: none"> <li>•Joist •Rafters</li> </ul>
<b>Roof Structure:</b>	<ul style="list-style-type: none"> <li>•Rafters •Plywood Sheathing •Spaced Plank Sheathing</li> </ul>

## 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.

## RECOMMENDATIONS / OBSERVATIONS

### Foundation

- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Floors

- **Monitor:** Construction mold was visible on some floor and ceiling joists. This is mold that grows on the lumber while lying in the weather during construction. Most homes have some level of this mold and it goes dormant once removed from the elements and normally does not present any problems.



## LIMITATIONS OF STRUCTURE INSPECTION

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

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

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

# Roofing

## DESCRIPTION OF ROOFING

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<b>Roof Covering:</b>	•Asphalt Shingle •Multiple Layers(1 <sup>st</sup> is wood shingles at front section)
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•Masonry
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above & below grade
<b>Skylights:</b>	•Curb-Type
<b>Method of Inspection:</b>	•Walked on roof •Viewed from ladder at eave •Viewed with binoculars

## ROOFING OBSERVATIONS

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### Positive Attributes

The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. 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. Better than average quality materials have been employed as 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

#### Flashings

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

#### Chimneys

- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.

#### Sloped Roofing

- **Recommend:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks (i.e. at lower section of roof near deck area.)



### Gutters & Downspouts

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



## 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>	•Wood Siding
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Solid Wood •Sliding Glass
<b>Window/Door Frames and Trim:</b>	•Wood
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Concrete •Treated 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>	•Not visible due to snow
<b>Fencing:</b>	•Wood

## 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. The wood window frames are in generally good condition. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. 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.

### General Comments

The exterior of the home is generally in good condition.

## RECOMMENDATIONS / OBSERVATIONS

### Garage

- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation. **REPAIRED – New springs installed.**
- **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

- **Monitor:** The grading should be maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.*

### Landscaping

- **Monitor:** Shrubs, bushes and/or vines growing on exterior walls should be kept trimmed away from the structure to reduce the risk of water damage and insect infestation.

## LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Automobile(s) in the garage restricted the inspection.
- Access below decks and/or porches was not possible.
- Snow restricted an inspection of the lot and various other aspects of the exterior of the house.
- Unfavorable weather restricted the inspection of the roofing system.

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>	•Overhead
<b>Service Entrance Conductors:</b>	•Copper
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 200 Amps •Breakers •Located: Garage
<b>Service Grounding:</b>	•Ground Connection Not Visible
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 200 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>	•Grounded and Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •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 relative to the wiring. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. 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:** Improper electrical connections under the kitchen sink should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates. **REPAIRED – New dishwasher cord.**



### Outlets

- **Repair:** Ungrounded 3-prong outlet in the bath off the kitchen marked “OG” with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as replacing with two-holed outlets. **REPAIRED**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the kitchen and the bath off kitchen marked “FT” (Failed Test) did not respond correctly to testing during the inspection. These receptacle should be repaired or replaced. **REPAIRED**

### Switches

- **Monitor, Repair:** The two-way switches for the south ceiling light in the southwest front room are wired improperly. One switch will not work unless the other is in a certain position. Repair is discretionary.
- **Repair:** Missing switch cover plate in the furnace room should be replaced to avoid a shock hazard. **REPAIRED – New plate cover.**

### Lights

- **Repair:** The light is inoperative (i.e. back exterior 3 lights and family room). If the bulbs are not blown, the circuit should be repaired. **REPAIRED – Bulbs replaced**

## 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.
- Back generator not tested
- The ground connection for the electrical service was not visible at the time of the inspection.

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: Goodman •Serial Number: 0901701836
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•Humidifier

## HEATING OBSERVATIONS

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### Positive Attributes

The heating system is in generally good condition. Heating a home with 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. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

### General Comments

The heating system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

### Furnace

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

### Supply Air Ductwork

- **Repair:** Loose duct tape at duct connection openings in the ductwork should be improved. Duct tape is not the appropriate material for this purpose despite its name. **REPAIRED – Replaced with Foil Tape**



## **LIMITATIONS OF HEATING INSPECTION**

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

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

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

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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- Energy Source:** •Electricity
- Central System Type:** •Air Cooled Central Air Conditioning •Manufacturer: Lennox  
•Serial Number: 5193D15606
- Size of Circuit:** •Circuit Size: Minimum Circuit Size 27 Amps  
Maximum Circuit Breaker Size 45 Amps  
•Breaker Size In Main Panel: 30 Amps

## 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

As the system is an older unit a higher level of maintenance can be expected.

### RECOMMENDATIONS / OBSERVATIONS

#### Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired. **REPAIRED – New Insulation**
- **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 have minor damage. This condition can reduce the efficiency of the system.

## 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.**

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>	•Rolled Fiberglass in Main Attic
<b>Roof Cavity Insulation:</b>	•None Visible
<b>Exterior Wall Insulation:</b>	•R12 Fiberglass in Original Walls
<b>Basement Wall Insulation:</b>	•Fiberglass on Basement Walls
<b>Vapor Retarders:</b>	•Unknown
<b>Roof Ventilation:</b>	•Ridge Vents
<b>Crawl Space Ventilation:</b>	•Vents to Interior of House
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Dryer •Cooktop Down Draft

## 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.
- Exterior wall insulation type and levels were spot checked only.

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

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 40 each •Manufacturer: Bradford White •Serial Number: EM11340464 (West Unit) •Manufacturer: GE •Serial Number: 1299124858 (East Unit)
<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 above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded. The west 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.

### General Comments

The plumbing system requires some typical minor improvements.

## RECOMMENDATIONS / OBSERVATIONS

### Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing east unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The east water heater burner is dirty. It should be cleaned and adjusted.

### Plumbing Fixtures

- **Improve:** The master bath left sink faucet is loose. **REPAIRED**
- **Monitor, Repair:** The south hose bib was inoperative at the time of the inspection. Extreme cold may be the cause. **REPAIRED – Too cold at the time of inspection. Functions properly.**

## LIMITATIONS OF PLUMBING INSPECTION

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

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

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

# Interior

## DESCRIPTION OF INTERIOR

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<b>Wall And Ceiling Materials:</b>	•Drywall •Paneling
<b>Floor Surfaces:</b>	•Carpet •Wood •Concrete
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung •Sliders •Thermal Pane •Single Pane with Storm Window
<b>Doors:</b>	•Wood-Solid Core •Plastic-Hollow Core •Sliding Glass •French Doors •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 above average condition. Typical minor 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:** Repaired ceiling damage was noted in the kitchen.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary. Overall condition is above average.

### Windows

- **Monitor:** The interior window trim at the southwest front room window is peeling. Repair is discretionary.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage. **Screens are in the basement**

### Doors

- **Repair:** Missing magnetic door closers at upstairs southeast bedroom closet was noted.

### 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. Effervescence was noted at crawl space back wall.* 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. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.

## 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.

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>	•Gas Range •Gas Cooktop •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator
<b>Laundry Facility:</b>	•Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
<b>Other Components Tested:</b>	•Cooktop Exhaust Vent/Fan •Door Bell

## APPLIANCES OBSERVATIONS

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### Positive Attributes

All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are high quality. The appliances that have been installed in the kitchen are good quality.

### General Comments

Only minor improvements to the appliances are needed.

## RECOMMENDATIONS / OBSERVATIONS

### Refrigerator

- **Monitor, Repair:** The refrigerator door icemaker light is inoperative. **REPAIRED – Replaced light bulb**

## 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: •Ventless

## 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

## 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.

### 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.