



**Star
Home
Inspection Services**

Home Inspection Report

6010 Cherokee Dr, Fairway, KS 66205

Inspection Date: 10/14/2008

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Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces east.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **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.

Wood Boring Insects

- **Monitor, Repair:** Evidence of termite damage was observed and there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further termite activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.
- **Improve:** Wood/soil contact (at siding south side) 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

- **Monitor:** Prior repairs to the roofing are evident at ridge where small area has been caulked. This would suggest that problems have been experienced in the past. This area should be monitored.

Flashings

- **Monitor, Repair:** The plumbing vent flashing boot (2) are split making them vulnerable to leaks. It's recommended that the boots be caulked or the flashing replaced.
- **Repair:** Nail heads are exposed at the ridge cap. They should be sealed to reduce risk of leaks.
- **Monitor:** The flashing should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.

Chimneys

- **Monitor:** The masonry chimney shows evidence of spalling (surface deterioration of the masonry). Repair is not necessary at this time but this condition should be monitored.
- **Repair:** The masonry cap of the masonry chimney should be replaced and the chimney flue should be checked for damage. Damaged flues can be unsafe.
- **Repair:** The chimney requires a cap to avoid damage.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Monitor, Repair:** Minor damage to the back gutter was noted.

Exterior Eaves

- **Repair:** Localized rot was observed in the fascia (the wooden board to which the gutter is typically fastened). Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building.

Windows

- **Monitor:** Localized evidence of rot was visible on window trim/frame (example at south side window trim). These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future.

Garage

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

Porch Cover

- **Monitor:** The bottom of the support post for the porch has some minor rot. This area is currently protected with paint, it is recommended this area be repaired when painting, remodeling is done in the future.

Lot Drainage

- **Recommend:** 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 ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

Deck

- **Monitor:** The deck has been built at grade level. This configuration is prone to rot and insect activity.

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.

Service / Entrance

- **Improve:** The service wires do not have adequate clearance from the ground. The top of the service mast and the service wires should be at least fifteen (15) feet from the ground.

Distribution Wiring

- **Repair:** Loose wiring in basement ceiling should be secured.
- **Repair:** Improper electrical connections at basement ceiling should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.

Outlets

- **Repair:** Outlets in the upstairs northeast bedroom marked “rev pol” with blue tape have reversed polarity (i.e. it is wired backwards). These outlets and the circuits should be investigated and repaired as necessary.
- **Repair:** Ungrounded 3-prong outlets marked 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 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 in the kitchen marked “test fail” with blue tape did not respond correctly to testing during the inspection. This receptacle should be replaced.

Lights

- **Repair:** The light is inoperative (examples in various locations in house). If the bulbs are not blown, the circuit should be repaired.
- **Monitor: Repair:** The glass cover for the front yard light is cracked. Repair is discretionary.
- **Repair:** It is suspected that the batteries in the smoke detectors are defunct. This should be investigated.

Furnace

- **Monitor:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- **Repair:** The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur. Rust was observed on ductwork around humidifier.
- **Improve:** The dirty air filter should be replaced.

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.

Crawl Space

- **Improve:** Loose or damaged insulation in the floor above the crawl space should be improved.

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.

Fixtures

- **Repair:** The front hose bib handle is leaky.

Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

Fireplaces

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

Wall / Ceiling Finishes

- **Monitor:** Damage to the interior finish was observed in garage at back wall.
- **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 carpet on the basement stairs is stained.

Windows

- **Repair:** Window locking hardware is missing and/or damaged on some windows.
- **Repair:** Damaged screens were noted on basement window(s).

Doors

- **Repair:** Door to the main electrical panel room should be trimmed or adjusted as necessary to work properly.
- **Repair:** The screen for the sliding glass door is damaged.

Kitchen Cabinets

- **Repair:** Damaged kitchen island trim.

Stairways

- **Repair:** Loose stairway handrail to basement should be better secured.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 58 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Stone •Basement Configuration •Crawl Space(s) Viewed From Entry Opening •30% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame, Brick Veneer
Ceiling Structure:	•Joist •Rafters
Roof Structure:	•Rafters •Plywood Sheathing •Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

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

General Comments

No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **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.

Wood Boring Insects

- **Monitor, Repair:** Evidence of termite damage was observed and there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further termite activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.
- **Improve:** Wood/soil contact (at siding south side) 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

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

Roof Covering:	•Asphalt Shingle •Single Ply Membrane
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above & below grade
Skylights:	•Curb-Type
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Monitor:** Prior repairs to the roofing are evident at ridge where small area has been caulked. This would suggest that problems have been experienced in the past. This area should be monitored.



Flashings

- **Monitor, Repair:** The plumbing vent flashing boot (2) are split making them vulnerable to leaks. It's recommended that the boot be caulked or the flashing replaced.



- **Repair:** Nail heads are exposed at the ridge cap. They should be sealed to reduce risk of leaks.
- **Monitor:** The flashing should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.

Chimneys

- **Monitor:** The masonry chimney shows evidence of spalling (surface deterioration of the masonry). Repair is not necessary at this time but this condition should be monitored.
- **Repair:** The masonry cap of the masonry chimney should be replaced and the chimney flue should be checked for damage. Damaged flues can be unsafe.
- **Repair:** The chimney requires a cap to avoid damage.



Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Monitor, Repair:** Minor damage to the back gutter was noted.



LIMITATIONS OF ROOFING INSPECTION

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

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

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Wood Siding
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood •Sliding Glass
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Gravel •Brick
Porches, Decks, Steps, Railings:	•Brick
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade
Retaining Walls:	•Wood
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

The wood window frames are in generally good condition. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The driveway and walkways are in good condition. The garage appears to be fully insulated. The garage completely finished.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Eaves

- **Repair:** Localized rot was observed in the fascia (the wooden board to which the gutter is typically fastened). Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.



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

Windows

- **Monitor:** Localized evidence of rot was visible on window trim/frame (example at south side window trim). These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future.

Garage

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

Porch Cover

- **Monitor:** The bottom of the support post for the porch has some minor rot. This area is currently protected with paint, it is recommended this area be repaired when painting, remodeling is done in the future.

Lot Drainage

- **Recommend:** 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 ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

Deck

- **Monitor:** The deck has been built at grade level. This configuration is prone to rot and insect activity.

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.
- .

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.
- Storage in the garage restricted the inspection.
- Access below decks and/or porches was extremely limited.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps •120/240 Volt Main Service - Service Size: 100 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Conductors Not Visible
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Basement Southwest
Service Grounding:	•Ground Connection Not Visible
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Located: Basement Southwest
Sub-Panel(s):	•Panel Rating 125 Amp •Breakers •Located: Basement (No access)
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Kitchen
Smoke Detectors:	•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. 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

Service / Entrance

- **Improve:** The service wires do not have adequate clearance from the ground. The top of the service mast and the service wires should be at least fifteen (15) feet from the ground.

Distribution Wiring

- **Repair:** Loose wiring in basement ceiling should be secured.
- **Repair:** Improper electrical connections at basement ceiling should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates.

Outlets

- **Repair:** Outlets in the upstairs northeast bedroom marked "rev pol" with blue tape have reversed polarity (i.e. it is wired backwards). These outlets and the circuits should be investigated and repaired as necessary.
- **Repair:** Ungrounded 3-prong outlets marked 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 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 in the kitchen marked "test fail" with blue tape did not respond correctly to testing during the inspection. This receptacle should be replaced.

Lights

- **Repair:** The light is inoperative (examples in various locations in house). If the bulbs are not blown, the circuit should be repaired.
- **Monitor: Repair:** The glass cover for the front yard light is cracked. Repair is discretionary.
- **Repair:** It is suspected that the batteries in the smoke detectors are defunct. This should be investigated.

LIMITATIONS OF ELECTRICAL INSPECTION

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

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.
- The auxiliary panel cover plate (dead front) could not be removed at the time of the inspection.
- Access was restricted.

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Rheem(Main flr) •Serial Number: GN3D207 F4686 6591
Heating System Type:	•Forced Air Furnace •Manufacturer: Lennox •Serial Number: 5878D15969 (Back Northwest Corner0
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier

HEATING OBSERVATIONS

Positive Attributes

Adequate heating capacity is provided by the system. 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. The heating system is old and may be approaching the end of its life.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Monitor:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace.
- **Repair:** The humidifier has lacked maintenance. Cleaning and repairs should be undertaken. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur. Rust was observed on ductwork around humidifier.



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

LIMITATIONS OF HEATING INSPECTION

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

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

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity
Central System Type:	•Air Cooled Central Air Conditioning •Manufacturer: Carrier
	•Serial Number: R089352
Central System Type:	•Air Cooled Central Air Conditioning •Manufacturer: Lennox
	•Serial Number: 5896F 06420

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

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

General Comments

The system shows no visible evidence of major defects. As the system is old, it will require repairs or replacement soon.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Loose Fiberglass/Mineral Wool in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
Crawl Space Insulation:	•R20 in Floor above Crawl Space
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Roof Vents •Gable Vents
Exhaust Fan/vent Locations:	•Bathroom •Kitchen •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Crawl Space

- **Improve:** Loose or damaged insulation in the floor above the crawl space should be improved.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron
Water Heater	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: Rheem •Serial Number: 0984A20607
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Sump Pump

PLUMBING OBSERVATIONS

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 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.

Fixtures

- **Repair:** The front hose bib handle is leaky.

LIMITATIONS OF PLUMBING INSPECTION

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

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

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Fixed Pane •Single Pane with Storm Window
Doors:	•Wood-Solid Core •Wood-Hollow Core •Plastic-Hollow Core •Sliding Glass •Storm Door(s)

INTERIOR OBSERVATIONS

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:** Damage to the interior finish was observed in garage at back wall.
- **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 carpet on the basement stairs is stained.

Windows

- **Repair:** Window locking hardware is missing and/or damaged on some windows.
- **Repair:** Damaged screens were noted on basement window(s).

Doors

- **Repair:** Door to the main electrical panel room should be trimmed or adjusted as necessary to work properly.
- **Repair:** The screen for the sliding glass door is damaged.

Kitchen Cabinets

- **Repair:** Damaged kitchen island trim.

Stairways

- **Repair:** Loose stairway handrail to basement should be better secured.

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

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

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

Other Components Tested:

•Cooktop Exhaust Vent/Fan •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

- | | |
|--------------------------------|------------------------|
| Fireplaces: | •Masonry Firebox |
| Vents, Flues, Chimneys: | •Masonry Chimney-Lined |

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

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

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

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