



**Star
Home
Inspection Services**

Home Inspection Report

6225 W 87th St, Overland Park, KS 66207

Inspection Date: 1/19/2009

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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 north.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

Seller comments are in red

Foundation

- **Monitor:** The basement/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.

Sloped Roofing

- **Repair:** 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. **Repaired**
- **Monitor:** The roofing is in fair condition. We did not see evidence of active leaks nor need for immediate major repair. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair.
- **Monitor, Repair:** Surface wear noted on ridge caps.

Flashings

- **Monitor, Repair:** The plumbing vent flashing boots are split making them vulnerable to leaks. It's recommended that the boots be caulked or the flashing replaced. **Repaired**
- **Repair:** The rusted furnace vent and flashing should be caulked to extend its life and avoid leaks.
- **Repair:** Nail heads are exposed at the flashing. They should be sealed to reduce risk of leaks. **Repaired**
- **Monitor:** Damage to the roof vent was observed. Repairs are discretionary
- **Repair:** The chimney flashing should be caulked.

Chimneys

- **Repair:** The masonry chimney shows evidence of spalling (surface deterioration of the masonry). Repair of this chimney is needed.
- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.
- **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.

Windows

- **Repair:** Some of the windows are in need of glazing (putty) improvements (example in living room). **Repaired**
- **Repair:** Localized evidence of rot was visible on window trim/frame (example at east basement window). 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

- **Monitor, Repair:** The overhead garage door shows evidence of water damage. These areas should be monitored closely. Maintain with a good coat of paint and keeping any cracks or open areas closed up.
- **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

- **Recommend:** The grading should be maintained to promote the flow of storm water away from the house (example at southeast back corner). 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.

Deck

- **Repair:** The back deck should be better secured to the house using lag bolts to reduce risk of separating from the house.

Steps

- **Recommend, Safety Issue:** As there is a danger of falling, a railing should be provided for the walkway steps to driveway..

Driveway/Walkway

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

Retaining Wall

- **Monitor, Repair:** The retaining wall brickwork shows evidence of spalling.

Main Panel

- **Repair:** Any openings in the main panel should be covered.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps" and marked with blue tape) should be separated. Each circuit should be served by a separate fuse or breaker.

Outlets

- **Repair:** Ungrounded 3-prong outlets should be repaired (example in basement bathroom at GFCI outlets). In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. These receptacles in the basement bathroom should be repaired or replaced. **Repaired**
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (Renovation in progress at time of inspection). **Repaired**

Switches

- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard. (Renovation in progress at time of inspection). **Repaired**

Lights

- **Repair:** The light is inoperative (examples at kitchen counter, exterior garage lights and main floor bathroom). If the bulbs are not blown, the circuit should be repaired. **Replaced bulbs**
- **Monitor:** The function of the light switch at living room entry is unknown, Further investigation is required.
- **Repair:** Light fixture at back deck is missing. **Repaired**

Central Air Conditioning

- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

Attic / Roof

- **Repair:** Gable vent screens appear to be damaged. They should be repaired or replaced to prevent vermin activity.

Gas Piping

- **Repair:** The gas pipe at the fireplace should be capped when not in use or fireplace extension pipe installed.
- **Repair:** Copper tubing is no longer suitable for gas piping. It’s recommended this pipe servicing the dryer and the fireplace be replaced with one of suitable material. **Dryer piping was replaced and the service company professional advised homeowner the copper tubing to the fireplace was ok as installed.**
- **Repair:** Flexible gas appliance connections should not pass through walls, floors or the appliance housing as is the case of the furnace. This connector should be replaced with one of suitable solid gas piping. **Repaired**

Clothes Dryer

- **Repair:** The clothes dryer should be vented to the building exterior.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (example at garage ceiling).
- **Monitor:** Evidence of patching was detected (example in garage).
- **Monitor:** Typical drywall flaws were observed that could include, minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor:** The carpet is stained. **Master bedroom, basement and basement bedrooms have new carpet installed Carpets cleaned in spare bedroom and bedroom east of master bedroom**
- **Repair:** Carpet is missing in northwest front room. **New carpet installed New vinyl flooring was installed in the utility room and furnace area hallway**

Windows

- **Repair:** Damaged screens were noted on some windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Repair:** The trim is loose (example at window in northwest main floor room). **Repaired**

Doors

- **Repair:** Doors are missing on some closet doors in the basement and main floor (Renovations in progress at time of inspection). **Folding doors installed in basement closet, and bedroom closets have curtains installed.**
- **Repair:** Damage noted on north front room sliding doors and window. **Repaired**
- **Repair:** French doors to bedrooms should be trimmed or adjusted to latch properly. **Repaired**
- **Repair:** Damaged or non-functional door hardware should be improved at door to garage and northwest front room door. **Repaired**
- **Monitor:** The screen for the sliding glass doors are missing. **Screen for deck door is stored under the deck and the patio door has no screen.**

Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the basement stairway. **Installed handrail(s)**

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.

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 30 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •75% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Steel
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Waferboard Sheathing Over 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:** The basement/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.

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:	•Roofing Material (Shingles)
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

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

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:** 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. **Repaired**
- **Monitor:** The roofing is in fair condition. We did not see evidence of active leaks nor need for immediate major repair. Older roofs are, by their nature, a high maintenance roof. Annual inspection and repair should be anticipated. In addition, the older flashings should be monitored. In some cases, a deteriorated flashing can result in expensive repairs, because sections of the roofing have to be removed. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the roof requires repair.
- **Monitor, Repair:** Surface wear noted on ridge caps.





Flashings

- **Monitor, Repair:** The plumbing vent flashing boots are split making them vulnerable to leaks. It's recommended that the boots be caulked or the flashing replaced. **Repaired**
- **Repair:** The rusted furnace vent and flashing should be caulked to extend its life and avoid leaks.
- **Repair:** Nail heads are exposed at the flashing. They should be sealed to reduce risk of leaks. **Repaired**
- **Monitor:** Damage to the roof vent was observed. Repairs are discretionary.
- **Repair:** The chimney flashing should be caulked.





Chimneys

- **Repair:** The masonry chimney shows evidence of spalling (surface deterioration of the masonry). Repair of this chimney is needed.
- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.
- **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.



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:	•Vinyl Siding
Eaves, Soffits, And Fascias:	•Vinyl
Exterior Doors:	•Metal •Sliding Glass
Window/Door Frames and Trim:	•Wood •Vinyl-Covered
Entry Driveways:	•Asphalt •Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Wood
Overhead Garage Door(s):	•Wood •Metal •Automatic Opener Installed
Surface Drainage:	•Graded Away From House
Retaining Walls:	•Concrete
Fencing:	•None

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home. 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 lot drainage was good, conducting surface water away from the building. 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.

RECOMMENDATIONS / OBSERVATIONS

Windows

- **Repair:** Some of the windows are in need of glazing (putty) improvements (example in living room). **Repaired**
- **Repair:** Localized evidence of rot was visible on window trim/frame (example at east basement window). 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

- **Monitor, Repair:** The overhead garage door shows evidence of water damage. These areas should be monitored closely. Maintain with a good coat of paint and keeping any cracks or open areas closed up.
- **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

- **Recommend:** The grading should be maintained to promote the flow of storm water away from the house (example at southeast back corner). 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.

Deck

- **Repair:** The back deck should be better secured to the house using lag bolts to reduce risk of separating from the house.

Steps

- **Recommend, Safety Issue:** As there is a danger of falling, a railing should be provided for the walkway steps to driveway.

Driveway/Walkway

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

Retaining Wall

- **Monitor, Repair:** The retaining wall brickwork shows evidence of spalling.

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.

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
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Laundry Room
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Located: Laundry Room
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s)
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

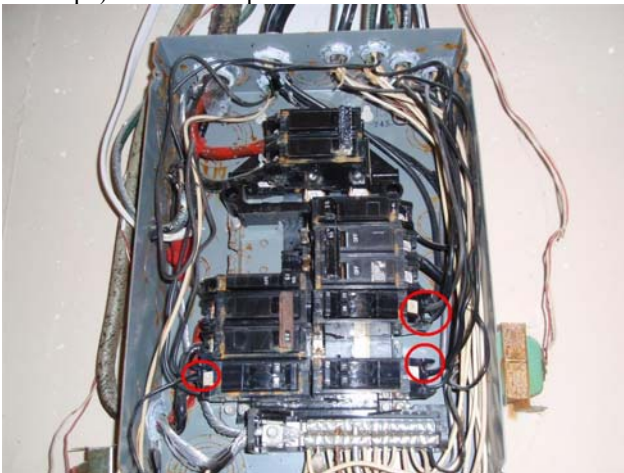
General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Repair:** Any openings in the main panel should be covered.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps" and marked with blue tape) should be separated. Each circuit should be served by a separate fuse or breaker.



Outlets

- **Repair:** Ungrounded 3-prong outlets should be repaired (example in basement bathroom at GFCI outlets). In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. These receptacles in the basement bathroom should be repaired or replaced. **Repaired**
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (Renovation in progress at time of inspection). **Repaired**

Switches

- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard. (Renovation in progress at time of inspection). **Repaired**

Lights

- **Repair:** The light is inoperative (examples at kitchen counter, exterior garage lights and main floor bathroom). If the bulbs are not blown, the circuit should be repaired. **Replaced bulbs**
- **Monitor:** The function of the light switch at living room entry is unknown, Further investigation is required.
- **Repair:** Light fixture at back deck is missing. **Repaired**

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Trane •Serial Number: Z324W6C1G
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. Heating a home with a this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. 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

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: Janitrol
	•Serial Number: 88100082
Size of Circuit:	•Circuit Size: Minimum Circuit Size 31.8 Amps Maximum Circuit Breaker Size 50 Amps
	•Breaker Size In Main Panel: Unmarked

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

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

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.
- The system was not tested.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Loose Fiberglass/Mineral Wool in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•Not Visible
Vapor Retarders:	•Unknown
Roof Ventilation:	•Roof Vents •Gable Vents •Power Ventilator
Exhaust Fan/vent Locations:	•Bathroom •Dryer (vents to garage)

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Repair:** Gable vent screens appear to be damaged. They should be repaired or replaced to prevent vermin activity.



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.
- The power ventilator was not tested.

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:	•Back wall of garage
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Copper •Cast Iron
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Reliance •Serial Number: 9211703011
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Backflow Preventers on Hose Bibs

PLUMBING OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / OBSERVATIONS

Gas Piping

- **Repair:** The gas pipe at the fireplace should be capped when not in use or fireplace extension pipe installed.
- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe servicing the dryer and the fireplace be replaced with one of suitable material. **Dryer piping was replaced and the service company professional advised homeowner the copper tubing to the fireplace was ok as installed.**
- **Repair:** Flexible gas appliance connections should not pass through walls, floors or the appliance housing as is the case of the furnace. This connector should be replaced with one of suitable solid gas piping. **Repaired**



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 •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing:	•Sliders •Double Glazed
Doors:	•Wood-Hollow Core •Metal •French Doors

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (example at garage ceiling).
- **Monitor:** Evidence of patching was detected (example in garage).
- **Monitor:** Typical drywall flaws were observed that could include, minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor:** The carpet is stained. **Master bedroom, basement and basement bedrooms have new carpet installed Carpets cleaned in spare bedroom and bedroom east of master bedroom**
- **Repair:** Carpet is missing in northwest front room (renovations in progress at time of inspection). **New carpet installed New vinyl flooring was installed in the utility room and furnace area hallway**

Windows

- **Repair:** Damaged screens were noted on some windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.
- **Repair:** The trim is loose (example at window in northwest main floor room). **Repaired**

Doors

- **Repair:** Doors are missing on some closet doors in the basement and main floor (Renovations in progress at time of inspection). **Folding doors installed in basement closet, and bedroom closets have curtains installed.**
- **Repair:** Damage noted on north front room sliding doors and window. **Repaired**
- **Repair:** French doors to bedrooms should be trimmed or adjusted to latch properly. **Repaired**
- **Repair:** Damaged or non-functional door hardware should be improved at door to garage and northwest front room door. **Repaired**
- **Monitor:** The screen for the sliding glass doors are missing. **Screen for deck door is stored under the deck and the patio door has no screen.**

Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the basement stairway. **Installed handrail(s)**

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 •Dishwasher •Waste Disposer •Refrigerator
- 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:** •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality.

RECOMMENDATIONS / OBSERVATIONS

Clothes Dryer

- **Repair:** The clothes dryer should be vented to the building exterior.

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 •Gas
Vents, Flues, Chimneys: •Masonry Chimney-Lined

FIREPLACES / WOOD STOVES OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / OBSERVATIONS

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.
- 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.