



**Star  
Home  
Inspection Services**

*Home Inspection Report*

**6522 Ridgeway, Kansas City, MO 64133**

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**Inspection Date: 10/1/2007**

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**Report Number: 10012007-2A**

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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

## CONVENTIONS USED IN THIS REPORT

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

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

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

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

**Improve:** denotes improvements which are recommended but not required.

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

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

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

## 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.**

### Basement

- **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.

### Roofing

- **Repair:** Minor repairs to the roofing are needed at back peak where shingle damage was observed discovered (see picture). Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.
- **Repair:** Furnace chimney cap is missing and should be repaired.
- **Repair:** Power ventilator has a hole in cover and should be repaired.

### Flashings

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

### Gutters & Downspouts

- **Repair:** Loose gutter nails on back side of house at deck gutter should be repaired.

### Exterior Walls

- **Repair:** Damaged stone work on the front porch should be repaired to preserve the wall.

- **Repair:** Cracks were observed in the exterior stucco walls. These cracks should be filled or repaired. There is risk of damage if water can penetrate the walls.

### Windows

- **Repair:** Localized evidence of rot was visible on window trim/frames. Repair to the window frames 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.

### 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.
- **Monitor:** Minor trim damage was noted at upper garage door exterior.

### Lot Drainage

- **Improve, Repair:** The grading should be improved 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.

### Deck

- **Repair:** The deck should be painted or stained to improve durability.
- **Repair, Safety Issue:** Nail pops in the deck floor were observed. This is a safety issue and the nails should be hammered flush.
- **Repair:** The deck should be better secured to the house using lag bolts to reduce risk of separating from the house.
- **Repair:** The deck joist hangers should have nails in all joist hanger nail holes.

### Deck Steps

- **Repair, Safety Issue:** The deck stair tread is cracked and loose. This is a safety concern that should be addressed promptly.

### Driveway

- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs.
- **Monitor, Repair:** The lower driveway surface is in a deteriorated condition. Resurfacing is necessary to correct this condition.

### Walkway

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

### Retaining Wall

- **Monitor:** The retaining wall is cracked and shows evidence of movement. This condition should be monitored. It is impossible to determine the rate of movement during a one time visit to the house.

### Landscaping

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

### Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.

### Auxiliary Panel(s)

- **Repair:** Circuits within the auxiliary panel in furnace room that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.

### Outlets

- **Repair:** An outlet is loose in the workshop ceiling. It should be repaired.
- **Repair:** An outlet in workshop area marked "rev pol" with blue tape has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.

- **Repair:** Ungrounded 3-prong outlets in workshop area marked “OG” 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:** Missing outlet cover plates should be replaced to avoid a shock hazard.
- **Repair:** The electrical junction in the attic is exposed and should be repaired.

#### Switches

- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard.

#### Lights

- **Repair:** The light is inoperative on the east lower exterior door and in northeast upstairs bedroom. If the bulbs are not blown, the circuit should be repaired.

#### Air Conditioner

- **Repair:** The breaker servicing the air conditioner is a 40 amp breaker and the maximum breaker size recommended by manufacturer is 25, this should be repaired.

#### Furnace

- **Repair:** The electronic air cleaner in the basement did not appear to be functioning at the time of inspection.

#### Central Air Conditioning

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

#### Fixtures

- **Repair:** The faucet at main floor half bath is leaking at base of faucet.
- **Improve:** Cracked, deteriorated and/or missing bathtub caulk in the northwest basement tub and upstairs east tub should be replaced.
- **Repair:** Upstairs west bathtub/whirlpool was inoperative and undergoing repairs at the time of inspection.
- **Improve:** Kitchen counter and bathroom counters backsplash seam caulking should be replaced/repaired.

#### Wall / Ceiling Finishes

- **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

- **Repair:** The tile floor grouting is loose and/or missing outside the laundry room area.
- **Monitor:** The carpet is stained.
- **Monitor, Repair:** The carpet flooring is damaged

#### Windows

- **Monitor:** Some of the window(s) are stuck shut. Improvement can be undertaken as desired.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

#### Doors

- **Repair:** Doors marked with blue tape “trim 2 latch” should be trimmed or adjusted as necessary to work properly.
- **Repair:** Missing striker plate on door(s) in basement workshop entry door & northwest basement bath closet doors & furnace room.

#### Kitchen Cabinets

- **Repair:** Loose or damaged cabinet door hinges in the kitchen, basement bar sink and main floor bar sink area should be repaired.

#### Skylights

- **Monitor:** The interior wallpaper below the skylight is peeling. This condition suggests that the skylight may have leaked in the past. This area should be carefully monitored.

**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.

**Gas Cooktop**

- **Repair:** A burner on the gas cooktop (front right) is inoperative.

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**THE SCOPE OF THE INSPECTION**

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

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

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

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

**WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 77 degrees F.

**RECENT WEATHER CONDITIONS**

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

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Poured Concrete •Basement Configuration
<b>Columns:</b>	•Steel
<b>Floor Structure:</b>	•Wood Joist •Concrete
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Joist •Rafters
<b>Roof Structure:</b>	•Rafters •Waferboard Sheathing

## STRUCTURE OBSERVATIONS

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### Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The visible joist spans appear to be within typical construction practices. .

### RECOMMENDATIONS / OBSERVATIONS

#### Basement

- **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.

## 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
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•Masonry
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above grade
<b>Skylights:</b>	•Curb-Type
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

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### Positive Attributes

The roof coverings are to be in generally good condition. 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 steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order. The chimneys do not show signs of significant deterioration. The gutters are clean.

### RECOMMENDATIONS

#### Roofing

- **Repair:** Minor repairs to the roofing are needed at back peak where shingle damage was observed discovered (see picture). Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.



#### Flashings

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

#### Gutters & Downspouts

- **Repair:** Loose gutter nails on back side of house at deck gutter should be repaired.
- **Repair:** Furnace chimney cap is missing and should be repaired.



- **Repair:** Power ventilator has a hole in cover and should be repaired.



## 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>	•Stucco
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Metal •Solid Wood •French Doors
<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
<b>Retaining Walls:</b>	•Concrete
<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. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The decking appears to be constructed from pressure treated wood. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed.

### RECOMMENDATIONS / OBSERVATIONS

#### Exterior Walls

- **Repair:** Damaged stone work on the front porch should be repaired to preserve the wall.
- **Repair:** Cracks were observed in the exterior stucco walls. These cracks should be filled or repaired. There is risk of damage if water can penetrate the walls.

#### Windows

- **Repair:** Localized evidence of rot was visible on window trim/frames. Repair to the window frames 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.

#### 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.
- **Monitor:** Minor trim damage was noted at upper garage door exterior.

#### Lot Drainage

- **Improve, Repair:** The grading should be improved 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.

#### Deck

- **Repair:** The deck should be painted or stained to improve durability.
- **Repair, Safety Issue:** Nail pops in the deck floor were observed. This is a safety issue and the nails should be hammered flush.
- **Repair:** The deck should be better secured to the house using lag bolts to reduce risk of separating from the house.
- **Repair:** The deck joist hangers should have nails in all joist hanger nail holes.

### **Deck Steps**

- **Repair, Safety Issue:** The deck stair tread is cracked and loose. This is a safety concern that should be addressed promptly.

### **Driveway**

- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs.
- **Monitor, Repair:** The lower driveway surface is in a deteriorated condition. Resurfacing is necessary to correct this condition.

### **Walkway**

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

### **Retaining Wall**

- **Monitor:** The retaining wall is cracked and shows evidence of movement. This condition should be monitored. It is impossible to determine the rate of movement during a one time visit to the house.

### **Landscaping**

- **Repair:** Shrubs, bushes and/or vines growing near exterior walls need to be 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.

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

# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amps •120/240 Volt Second Service - Service Size: 200 Amps
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Copper
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 200 Amps •Second Service Rating 200 Amps •Breakers •Located: Basement Northwest corner
<b>Service Grounding:</b>	•Copper •Water Pipe Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 200 Amp •Breakers •Located: Basement Northwest Corner
<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 •Basement •Electrical Panel
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

### RECOMMENDATIONS / OBSERVATIONS

- **Important Safety Notice:** *All electrical repairs listed in this report should be considered as important safety items as they present risk of fire or shock. These items should receive high priority for action.*

#### Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.

#### Auxiliary Panel(s)

- **Repair:** Circuits within the auxiliary panel in furnace room that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.

#### Outlets

- **Repair:** An outlet is loose in the workshop ceiling. It should be repaired.
- **Repair:** An outlet in workshop area marked "rev pol" with blue tape has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.
- **Repair:** Ungrounded 3-prong outlets in workshop area marked "OG" 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:** Missing outlet cover plates should be replaced to avoid a shock hazard.

- **Repair:** The electrical junction in the attic is exposed and should be repaired.



#### **Switches**

- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard.

#### **Lights**

- **Repair:** The light is inoperative on the east lower exterior door and in northeast upstairs bedroom. If the bulbs are not blown, the circuit should be repaired.

#### **Air Conditioner**

- **Repair:** The breaker servicing the air conditioner is a 40 amp breaker and the maximum breaker size recommended by manufacturer is 25, this should be repaired.

## **LIMITATIONS OF ELECTRICAL INSPECTION**

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

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

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

# Heating

## DESCRIPTION OF HEATING

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<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Bryant (basement) •Serial Number: Info plate is unreadable
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Bryant (upper level) •Serial Number: Info plate is unreadable
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•An electronic air cleaner has been installed on this forced air system. This feature provides better air cleaning than conventional filters.

## HEATING OBSERVATIONS

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### Positive Attributes

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. •An electronic air cleaner has been installed on this forced air system. This feature provides better air cleaning than conventional filters. The chimney has been lined. This is an important safety consideration for a heating system of this type. The distribution of heat is divided into “zones,” allowing for greater ease of balancing heat flow.

### RECOMMENDATIONS / OBSERVATIONS

#### Furnace

- **Repair:** The electronic air cleaner in the basement did not appear to be functioning at the time of inspection.

## LIMITATIONS OF HEATING INSPECTION

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

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

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

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning •Manufacturer: Trane •Serial Number: P2121X32F
<b>Size of Circuit:</b>	•Circuit Size: 16.4/25 •Breaker Size In Main Panel: 40
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning •Manufacturer: Goodman •Manufacturer: Trane •Serial Number: 0704094287
<b>Size of Circuit:</b>	•Circuit Size: 40/50 •Breaker Size In Main Panel: 40
<b>Other Components:</b>	•House Fan

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

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

### RECOMMENDATIONS / OBSERVATIONS

#### Central Air Conditioning

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

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•Not Visible
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Basement Wall Insulation:</b>	•Not Visible
<b>Vapor Retarders:</b>	•Unknown
<b>Roof Ventilation:</b>	•Roof Vents •Gable Vents •Power Ventilator
<b>Exhaust Fan/vent Locations:</b>	•Bathrooms •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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### 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.
- No access was gained to the attic.
- 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

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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>	•Furnace Room
<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): 50 •Manufacturer: GE •Serial Number: GELN 0205520203
<b>Water Heater</b>	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: American •Serial Number: A 881301709
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter
<b>Other Components:</b>	•Sump Pump •Sprinkler System •Pressure Regulator on Main Line

## PLUMBING OBSERVATIONS

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### Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. 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

#### Fixtures

- **Repair:** The faucet at main floor half bath is leaking at base of faucet.
- **Improve:** Cracked, deteriorated and/or missing bathtub caulk in the northwest basement tub and upstairs east tub should be replaced.
- **Repair:** Upstairs west bathtub/whirlpool was inoperative and undergoing repairs at the time of inspection.
- **Improve:** Kitchen counter and bathroom counters backsplash seam caulking should be replaced/repared.

## 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.
- An inspection of the lawn sprinkler system 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.

# Interior

## DESCRIPTION OF INTERIOR

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<b>Wall And Ceiling Materials:</b>	•Drywall
<b>Floor Surfaces:</b>	•Carpet •Tile •Concrete
<b>Window Type(s) &amp; Glazing:</b>	•Awning •Fixed Pane
<b>Doors:</b>	•Wood-Solid Core •Wood-Hollow Core •Metal •French Doors

## 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:** 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

- **Repair:** The tile floor grouting is loose and/or missing outside the laundry room area.
- **Monitor:** The carpet is stained.
- **Monitor, Repair:** The carpet flooring is damaged

### Windows

- **Monitor:** Some of the window(s) are stuck shut. Improvement can be undertaken as desired.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

### Doors

- **Repair:** Doors marked with blue tape "trim 2 latch" should be trimmed or adjusted as necessary to work properly.
- **Repair:** Missing striker plate on door(s) in basement workshop entry door & northwest basement bath closet doors & furnace room.

### Kitchen Cabinets

- **Repair:** Loose or damaged cabinet door hinges in the kitchen, basement bar sink and main floor bar sink area should be repaired.

### Skylights

- **Monitor:** The interior wallpaper below the skylight is peeling. This condition suggests that the skylight may have leaked in the past. This area should be carefully monitored.

### Basement Leakage

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

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

## LIMITATIONS OF INTERIOR INSPECTION

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

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

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

## APPLIANCES OBSERVATIONS

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### Positive Attributes

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

### RECOMMENDATIONS / OBSERVATIONS

#### Gas Cooktop

- **Repair:** A burner on the gas cooktop (front right ) is inoperative.

## 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:** •Masonry Firebox  
**Vents, Flues, Chimneys:** •Masonry Chimney-Lined

## 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.

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