



Star Home Inspection Services

Home Inspection Report

7020 Walmer, Overland Park, KS 66204

Inspection Date: 09/22/2009

Prepared For: Steve Mullins

Prepared By: Star Home Inspection Services LLC
705B SE Melody Lane, Suite 124
Lee's Summit, MO 64063
(816) 554-1110
(816) 554-2135 Fax

Report Number: 09222009-2A

Inspector: Alan DeMoss



© 2009 Star Home Inspection Services LLC

Table Of Contents

| | |
|---------------------------------|-----------|
| REPORT OVERVIEW | 3 |
| STRUCTURE | 7 |
| ROOFING | 9 |
| EXTERIOR | 11 |
| ELECTRICAL | 14 |
| HEATING | 17 |
| COOLING / HEAT PUMPS | 18 |
| INSULATION / VENTILATION | 19 |
| PLUMBING | 20 |
| INTERIOR | 22 |
| APPLIANCES | 23 |

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.

Seller comments are in red. Any items without seller comments should be considered “as is”

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.

Floors

- **Monitor:** Prior repairs to the subflooring below the kitchen was observed. The repairs appear to have been properly installed.

Furnace Flue (This is a previous flue not in use)

- **Repair:** The unused metal flue has a birds nest in it. This should be capped off to prevent bird and/or vermin entry.
Repaired

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **Repaired**
- **Improve:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

Exterior Walls

- **Repair:** Any openings in the exterior siding should be sealed. An example is where the air conditioner refrigerant lines enter the house and at top northeast and southwest corners of siding. Caulking is needed. **Repaired**
- **Improve:** Damage to the dryer vent cover louvers was observed.
- **Improve:** The crawl space hatch cover and door trim is loose.

Windows

- **Repair:** Some of the window frames require caulking. **Repaired**

Doors

- **Repair:** The paint on the front door trim is peeling and requires painting. **Repaired**

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 cosmetic damage to the overhead garage door was noted.

Lot Drainage

- **Monitor:** The grading should be maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Porch / Deck Cover

- **Monitor:** A support post for the front porch cover appears to have been removed.

Driveway/Porch/Patio

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

Landscaping

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

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.

Main Panel

- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 20 Amps and the one in the panel is 30 Amps. **Repaired**
- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings. **Repaired**
- **Repair:** The main distribution panel does not appear to be properly grounded/bonded. This should be investigated. **Repaired**

Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. attic). **Repaired**

Outlets

- **Repair:** An outlet is inoperative (marked “INOP” with blue tape in living room and southeast bedroom). These outlets and circuits should be investigated. **Repaired**
- **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. **Repaired**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet under the kitchen sink and at hall bath did not respond correctly to testing during the inspection. This receptacle should be replaced. **Repaired**

Switches

- **Repair:** A service technician safety switch should be provided for the furnace. **Repaired**

Lights

- **Repair:** The light is inoperative (i.e. front porch, hall, southeast bedroom and bath). If the bulbs are not blown, the circuit should be repaired. **Repaired**

Smoke Detectors

- **Repair:** It is suspected that the batteries in the smoke detector are defunct. This should be investigated. **Repaired**

Furnace

- **Repair:** The heating system requires service (suspect gas was not on at the time of inspection). **Repaired**
- **Improve:** The dirty air filter should be replaced. **Repaired**

Supply Air Ductwork

- **Monitor:** No heat supply was found in the laundry room. If this area proves to be cool, a heat supply or some form of supplemental heat should be provided.

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired. **Repaired**
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.

Attic / Roof

Recommend: There is a large bird nest at both ends of the attic. It’s recommended these be removed.

Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor. **Repaired**

Gas Piping

- **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**
- **Repair:** The gas pipe in the furnace room should be capped when not in use. **Repaired**

Waste / Vent

- **Repair:** The waste drain pipe in the crawl space is leaking. **Repaired**
- **Repair:** The tub drain pipe is leaking in the crawl space. **Repaired**

Plumbing Fixtures

- **Monitor:** The hall bath sink was observed to drain slowly, suggesting that an obstruction may exist.
- **Repair:** The toilet is loose. **Repaired**

Wall / Ceiling Finishes

- **Monitor, Repair:** Minor damage to the drywall at the garage ceiling was observed.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include minor cracks, rough seams, nail popping, minor patching,, etc. Any repairs would be discretionary.

Windows

- **Monitor:** Some of the window(s) are painted shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window in the living room is cracked. Improvement is not a high priority.
- **Repair:** Damaged screens were noted on the southeast and southwest bedroom 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.

Doors

- **Repair:** Doors to the southeast bedroom, bath and northeast bedroom should be trimmed or adjusted as necessary to work properly.

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 68 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

| | |
|---------------------------|--|
| Foundation: | •Concrete Block •Crawl Space Configuration |
| Columns: | •Concrete Block |
| Floor Structure: | •Wood Joist |
| Wall Structure: | •Wood Frame |
| Ceiling Structure: | •Joist |
| Roof Structure: | •Trusses •Plywood 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.

Floors

- **Monitor:** Prior repairs to the subflooring below the kitchen was observed. The repairs appear to have been properly installed.



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

ROOFING OBSERVATIONS

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 steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.

RECOMMENDATIONS / OBSERVATIONS

Furnace Flue (This is a previous flue not in use)

- **Repair:** The unused metal flue has a birds nest in it. This should be capped off to prevent bird and/or vermin entry.

Repaired



Gutters & Downspouts

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



- **Improve:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

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 •Aluminum |
| Exterior Doors: | •Metal |
| Window/Door Frames and Trim: | •Wood |
| Entry Driveways: | •Concrete |
| Entry Walkways And Patios: | •Concrete |
| Porches, Decks, Steps, Railings: | •Concrete |
| Overhead Garage Door(s): | •Metal |
| Surface Drainage: | •Level Grade •Graded Away From House |
| Retaining Walls: | •None |
| Fencing: | •Chain Link |

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. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The garage completely finished.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** Any openings in the exterior siding should be sealed. An example is where the air conditioner refrigerant lines enter the house and at top northeast and southwest corners of siding. Caulking is needed. **Repaired**



- **Improve:** Damage to the dryer vent cover louvers was observed.



- **Improve:** The crawl space hatch cover and door trim is loose.

Windows

- **Repair:** Some of the window frames require caulking. **Repaired**

Doors

- **Repair:** The paint on the front door trim is peeling and requires painting. **Repaired**

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 cosmetic damage to the overhead garage door was noted.

Lot Drainage

- **Monitor:** The grading should be maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Porch / Deck Cover

- **Monitor:** A support post for the front porch cover appears to have been removed.

Driveway/Porch/Patio

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

Landscaping

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

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Landscape components restricted a view of some exterior areas of the house.

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: | •Copper |
| Service Equipment & Main Disconnects: | •Main Service Rating 100 Amps •Breakers •Located: Laundry Room |
| Service Grounding: | •Ground Connection Not Visible |
| 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) •Kitchen |
| Smoke Detectors: | •Present |

ELECTRICAL OBSERVATIONS

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. 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.

Main Panel

- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 20 Amps and the one in the panel is 30 Amps. **Repaired**
- **Repair:** Cable clamps (sometimes referred to as bushings or grommets) are required where wiring passes into the main distribution panel. Cable clamps serve to protect the wiring from the metal edges of the panel openings. **Repaired**



- **Repair:** The main distribution panel does not appear to be properly grounded/bonded. This should be investigated.
Repaired

Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. attic).
Repaired



Outlets

- **Repair:** An outlet is inoperative (marked “INOP” with blue tape in living room and southeast bedroom). These outlets and circuits should be investigated. **Repaired**
- **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. **Repaired**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet under the kitchen sink and at hall bath did not respond correctly to testing during the inspection. This receptacle should be replaced. **Repaired**

Switches

- **Repair:** A service technician safety switch should be provided for the furnace. **Repaired**

Lights

- **Repair:** The light is inoperative (i.e. front porch, hall, southeast bedroom and bath). If the bulbs are not blown, the circuit should be repaired. **Repaired**

Smoke Detectors

- **Repair:** It is suspected that the batteries in the smoke detector are defunct. This should be investigated. **Repaired**

Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI’s as they offer protection from shock or electrocution.

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 ground connection for the electrical service was not visible at the time of the inspection.

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

Heating

DESCRIPTION OF HEATING

| | |
|-----------------------------------|--|
| Energy Source: | •Gas |
| Heating System Type: | •Forced Air Furnace •Manufacturer: Heil •Serial Number: A051502804 |
| Vents, Flues, Chimneys: | •Metal-Single Wall |
| Heat Distribution Methods: | •Ductwork |

HEATING OBSERVATIONS

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.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Repair:** The heating system requires service (suspect gas was not on at the time of inspection). **Repaired**
- **Improve:** The dirty air filter should be replaced.

Supply Air Ductwork

- **Monitor:** No heat supply was found in the laundry room. If this area proves to be cool, a heat supply or some form of supplemental heat should be provided.

LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- Although the heating system was operated, there are significant testing limitations at this time of year.
- The thermostat was activated but did not respond.

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: Haier |
| | •Serial Number: AA51L0E0200AV44C0327 |
| Size of Circuit: | •Circuit Size: Minimum Circuit Size 12.9 Amps Maximum Circuit Breaker Size 20 Amps •Breaker Size In Main Panel: 30 |

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.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired. **Repaired**
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.

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 |
| Crawl Space Insulation: | •None Visible |
| Vapor Retarders: | •Plastic |
| Roof Ventilation: | •Gable Vents |
| Crawl Space Ventilation: | •Exterior Wall Vents |
| Exhaust Fan/vent Locations: | •Dryer |

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

Recommend: There is a large bird nest at both ends of the attic. It's recommended these be removed.



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.

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: | •Crawl Space |
| Interior Supply Piping: | •Plastic |
| Waste System: | •Public Sewer System |
| Drain, Waste, & Vent Piping: | •Plastic •Cast Iron |
| Water Heater: | •Electric •Approximate Capacity (in gallons): 40 •Manufacturer: Rheem •Serial Number: RH 0406245851 |
| Fuel Shut-Off Valves: | •Natural Gas Main Valve At Meter |

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is reasonably good. A typical 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. 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.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor. **Repaired**

Gas Piping

- **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**



- **Repair:** The gas pipe in the furnace room should be capped when not in use. **Repaired**



Waste / Vent

- **Repair:** The waste drain pipe in the crawl space is leaking. **Repaired**
- **Repair:** The tub drain pipe is leaking in the crawl space. **Repaired**



Plumbing Fixtures

- **Monitor:** The hall bath sink was observed to drain slowly, suggesting that an obstruction may exist.
- **Repair:** The toilet is loose. **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 •Plaster •Paneling |
| Floor Surfaces: | •Tile •Wood |
| Window Type(s) & Glazing: | •Double/Single Hung •Single Pane with Storm Window |
| Doors: | •Wood-Solid Core •Plastic-Hollow Core •Metal •Storm Door(s) |

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, Repair:** Minor damage to the drywall at the garage ceiling was observed.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

Windows

- **Monitor:** Some of the window(s) are painted shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window in the living room is cracked. Improvement is not a high priority.
- **Repair:** Damaged screens were noted on the southeast and southwest bedroom 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.

Doors

- **Repair:** Doors to the southeast bedroom, bath and northeast bedroom should be trimmed or adjusted as necessary to work properly.

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.
- Recent renovations and/or interior painting concealed historical evidence.

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:

•Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer
•Waste Standpipe for Washer

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

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.