



Star Home Inspection Services

Home Inspection Report

723 Ash, Lawrence, KS 66044

Inspection Date: 10/01/2009

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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 south.

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:** Metal and wood support posts have been added in the crawl space. These areas should be monitored. If additional movement and/or sagging are observed additional repairs may be necessary.

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. **Roofer looked at roof and said no repairs are needed.**

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**
- **Repair:** Minor leaks in the gutters should be repaired. **Repaired**
- **Monitor, Repair:** Minor localized damage to the gutters was noted.

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (i.e. bottom edge of siding). These areas should be painted to prevent water damage or rot in the future. **Repaired**
- **Monitor:** Siding of this type requires monitoring and maintenance. It has a tendency to pop out past nail heads creating a space where two panels join together. Re-securing and caulking the seams and nail holes is standard maintenance for **Repair:** Localized rot was observed in the siding (i.e. bottom edge). Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage. **Repaired**
- this type of siding.
- **Repair:** Any openings in the exterior siding, soffits and fascia should be sealed. An example is at the northeast back soffit. Caulking is needed. **Repaired**
- **Improve:** Damage to the dryer vent cover was observed. **Repaired**

Exterior Eaves

- **Monitor, Repair:** Localized rot was observed in the soffit (i.e. northwest side of house) **Repaired**

Windows

- **Repair:** The window frames require painting (top edge of trim) and caulking. **Repaired**
- **Monitor:** Localized evidence of rot was visible on the back window trim/frame. These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and repaired when painting is done in the future.

Garage

- **Monitor:** Minor cosmetic damage to the overhead door was noted.
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation. **Overhead door company came out and said it was fine**
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

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

Deck

- **Recommend:** The porch deck should be painted or stained to improve durability.

Steps

- **Recommend, Safety Issue:** As there is a danger of falling, a railing should be provided for the crawl space/basement steps.

Driveway

- **Monitor:** The driveway, walkway pavers and porch have typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage and settlement cracks are very common and are not normally a concern.

Main Panel

- **Repair:** Any openings in the garage main panel should be covered. **Repaired**

Distribution Wiring

- **Repair:** Improper electrical connections in the attic should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates (i.e. attic). **Repaired**
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (i.e. attic). **Repaired**
- **Improve:** Exposed wiring was noted at the 220 outlet in the laundry room. **Repaired**

Outlets

- **Repair:** An outlet in the bath 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. **Repaired**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the bath and the garage marked with blue tape did not respond correctly to testing during the inspection. This receptacle should be replaced. **Repaired**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the kitchen marked "INOP" with blue tape is inoperative. This circuit should be repaired. **Repaired**
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard. **Repaired**

Switches

- **Monitor:** The light switch in the family room and kitchen marked with blue tape is not in use.

Lights

- **Repair:** The light is inoperative (i.e. garage and bath). If the bulbs are not blown, the circuit should be repaired. **Repaired (Replaced bulbs)**
- **Monitor, Repair:** The light fixture at the back porch is missing the glass cover. Repair is discretionary.

Furnace

- **Monitor:** The unit was tested for carbon monoxide spillage and gas leaks using a TIF 8800 gas and CO2 sniffer and no positive readings were observed.
- **Monitor:** Surface rust inside the furnace suggest the condensate line leading from the furnace has leaked in the past. This area should be monitored in the spring when the air conditioning is operating and maintained as needed.

Supply Air Ductwork

- **Repair:** Loose fitting joints and/or openings in the ductwork (i.e. near the furnace where foil tape has come loose) should be improved. **Repaired**

Combustion / Exhaust

- **Monitor:** The exhaust flue pipe for the furnace shows evidence of surface rust.

Heat Pump

- **Improve:** The outdoor unit of the heat pump requires cleaning. **Repaired**
- **Monitor:** The fins of the outdoor portion of the heat pump were observed to be damaged. This condition can reduce the efficiency of the system.

Attic / Roof

- **Repair:** Insulation improvements may be cost effective at the north end of the home, depending on the anticipated term of ownership. **Repaired (added insulation).**
- **Repair:** Evidence of previous condensation, mildew/mold was observed in attic. This condition is usually the result of insufficient ventilation and/or insulation. Ventilation and insulation should be improved and this area should be monitored. Mold usually goes dormant once the moisture source is removed. This can be easily mitigated if desired. If ignored, this situation could worsen and cause substantial rot. Consider adding roof vent over this area when re-roofing. **Repaired (added insulation and installed soffit vents) Will clean mildew/mold on attic sheathing with bleach and water mixture.**

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.

Supply Plumbing

- **Improve:** A supply valve handle under the kitchen sink is missing.
- **Repair:** The kitchen sink vegetable sprayer is inoperative. **Removed Sprayer**

Wall / Ceiling Finishes

- **Monitor:** Typical drywall and/or plaster flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.

Windows

- **Repair:** Window locking hardware is missing and/or damaged on the laundry room window. **Repaired**
- **Repair:** Damaged screens were noted on windows. **Repaired (Replaced screens)**
- **Repair:** Sash cords (the ropes that hold up the windows) are missing on the main floor southwest bedroom window.
- **Monitor:** Some of the windows are painted shut. Improvement can be undertaken as desired.

Doors

- **Repair:** Door to the southwest main floor bedroom should be trimmed or adjusted as necessary to work properly. **Repaired**
- **Repair:** Missing door hardware at the overhead doors should be improved. **No handles installed for security**
- **Monitor:** Minor cosmetic damage was noted on the metal doors.

Stairways

- **Repair, Safety Issue:** The openings in the spiral stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

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

Wet weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 64 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	<ul style="list-style-type: none"> •Poured Concrete •Concrete Block •Stone •Brick •Basement Configuration •Crawl Space Configuration
Columns:	<ul style="list-style-type: none"> •Steel •Wood
Floor Structure:	<ul style="list-style-type: none"> •Wood Joist
Wall Structure:	<ul style="list-style-type: none"> •Wood Frame
Ceiling Structure:	<ul style="list-style-type: none"> •Joist •Rafters
Roof Structure:	<ul style="list-style-type: none"> •Rafters •Trusses (Garage) •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:** 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:** Metal and wood support posts have been added in the crawl space. These areas should be monitored. If additional movement and/or sagging are observed additional repairs may be necessary.



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

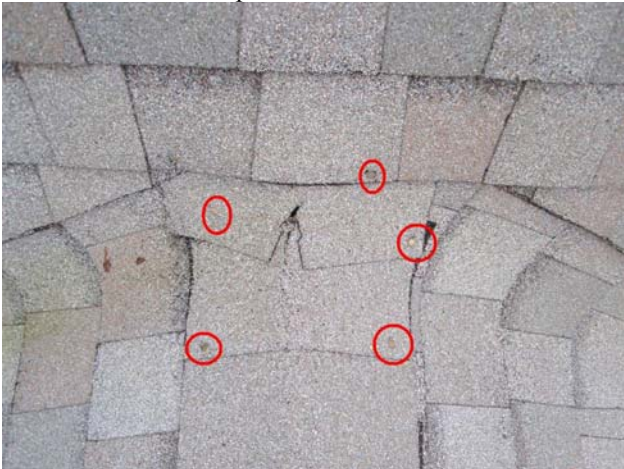
Positive Attributes

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. 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.

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. **Roofer looked at roof and said no repairs are needed.**



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**
- **Repair:** Minor leaks in the gutters should be repaired. **Repaired**
- **Monitor, Repair:** Minor localized damage to the gutters was noted.

LIMITATIONS OF ROOFING INSPECTION

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

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

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Hardboard
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal
Window/Door Frames and Trim:	•Wood •Metal
Entry Driveways:	•Concrete •Gravel
Entry Walkways And Patios:	•Concrete •Pavers
Porches, Decks, Steps, Railings:	•Concrete •Treated Wood
Overhead Garage Door(s):	•Metal
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

Window frames are clad, for the most part, with a low maintenance material. The driveway and walkways are in good condition.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (i.e. bottom edge of siding). These areas should be painted to prevent water damage or rot in the future. **Repaired**
- **Monitor:** Siding of this type requires monitoring and maintenance. It has a tendency to pop out past nail heads creating a space where two panels join together. Re-securing and caulking the seams and nail holes is standard maintenance for **Repair:** Localized rot was observed in the siding (i.e. bottom edge). Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage. **Repaired**
- this type of siding.
- **Repair:** Any openings in the exterior siding, soffits and fascia should be sealed. An example is at the northeast back soffit. Caulking is needed. **Repaired**



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



Exterior Eaves

- **Monitor, Repair:** Localized rot was observed in the soffit (i.e. northwest side of house) **Repaired**

Windows

- **Repair:** The window frames require painting (top edge of trim) and caulking. **Repaired**



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

Garage

- **Monitor:** Minor cosmetic damage to the overhead door was noted.
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

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

Deck

- **Recommend:** The porch deck should be painted or stained to improve durability.

Steps

- **Recommend, Safety Issue:** As there is a danger of falling, a railing should be provided for the crawl space/basement steps.

Driveway

- **Monitor:** The driveway, walkway pavers and porch have typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage and settlement cracks are very common and are not normally a concern.

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.
- Access below decks and/or porches was extremely limited.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	<ul style="list-style-type: none"> •120/240 Volt Main Service - Service Size: 200 Amps •120/240 Volt Second Service - Service Size: 200 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: 200
Service Grounding:	•Copper •Ground Rod Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Family Room & Garage
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Garage •Kitchen
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. 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

Main Panel

- **Repair:** Any openings in the garage main panel should be covered. **Repaired**



Distribution Wiring

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



- **Improve:** Exposed wiring was noted at the 220 outlet in the laundry room. **Repaired**

Outlets

- **Repair:** An outlet in the bath 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. **Repaired**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the bath and the garage marked with blue tape did not respond correctly to testing during the inspection. This receptacle should be replaced. **Repaired**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the kitchen marked "INOP" with blue tape is inoperative. This circuit should be repaired. **Repaired**
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard. **Repaired**

Switches

- **Monitor:** The light switch in the family room and kitchen marked with blue tape is not in use.

Lights

- **Repair:** The light is inoperative (i.e. garage and bath). If the bulbs are not blown, the circuit should be repaired. **Repaired (Replaced bulbs)**
- **Monitor, Repair:** The light fixture at the back porch is missing the glass cover. Repair is discretionary.

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 •Electricity (Heat Pump)
Heating System Type:	•Forced Air Furnace •Manufacturer: Heil •Serial Number: L923267783
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.

General Comments

The heating system is old and may be approaching the end of its life.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Monitor:** The unit was tested for carbon monoxide spillage and gas leaks using a TIF 8800 gas and CO2 sniffer and no positive readings were observed.
- **Monitor:** Surface rust inside the furnace suggest the condensate line leading from the furnace has leaked in the past. This area should be monitored in the spring when the air conditioning is operating and maintained as needed.

Supply Air Ductwork

- **Repair:** Loose fitting joints and/or openings in the ductwork (i.e. near the furnace where foil tape has come loose) should be improved. **Repaired**



Combustion / Exhaust

- **Monitor:** The exhaust flue pipe for the furnace shows evidence of surface rust.



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 Source Heat Pump System Manufacturer: Heil •Serial Number: L912115341
Size of Circuit:	•Circuit Size: Minimum Circuit Size 18.2 Amps Maximum Circuit Breaker Size 30 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 heat pump serves to air-condition the home and provide heat during cooler weather conditions. The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Heat Pump

- **Improve:** The outdoor unit of the heat pump requires cleaning. **Repaired**
- **Monitor:** The fins of the outdoor portion of the heat pump 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 heat pump was operated in the heating mode only.**

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:	•Not Visible
Roof Cavity Insulation:	•Not Visible
Exterior Wall Insulation:	•R12 Fiberglass in Original Walls
Basement Wall Insulation:	•Fiberglass on Basement/Crawl Space Rim Joists
Vapor Retarders:	•Unknown
Roof Ventilation:	•Roof Vents •Soffit Vents
Crawl Space Ventilation:	•No Ventilation Found
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

General Comments

As is typical of homes of this age and construction, insulation levels are relatively modest.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Repair:** Insulation improvements may be cost effective at the north end of the home, depending on the anticipated term of ownership. **Repaired (Added insulation in attic)**



- **Repair:** Evidence of previous condensation, mildew/mold was observed in attic. This condition is usually the result of insufficient ventilation and/or insulation. Ventilation and insulation should be improved and this area should be monitored. Mold usually goes dormant once the moisture source is removed. This can be easily mitigated if desired. If ignored, this situation could worsen and cause substantial rot. Consider adding roof vent over this area when re-roofing. **Repaired (added insulation and installed soffit vents) Will clean mildew/mold on attic sheathing with bleach and water mixture.**

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:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Reliance •Serial Number: L97169603
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Sump Pump

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The plumbing fixtures appear to have been well-maintained.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.

Supply Plumbing

- **Improve:** A supply valve handle under the kitchen sink is missing.



- **Repair:** The kitchen sink vegetable sprayer is inoperative. **Removed (Capped off)**

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 •Suspended Tile
Floor Surfaces:	•Carpet •Vinyl/Resilient
Window Type(s) & Glazing:	•Double/Single Hung •Awning •Fixed Pane •Thermal Pane •Single Pane with Storm Window
Doors:	•Wood-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:** Typical drywall and/or plaster flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.

Windows

- **Repair:** Window locking hardware is missing and/or damaged on the laundry room window. **Repaired**
- **Repair:** Damaged screens were noted on windows. **Repaired**
- **Repair:** Sash cords (the ropes that hold up the windows) are missing on the main floor southwest bedroom window.
- **Monitor:** Some of the windows are painted shut. Improvement can be undertaken as desired.

Doors

- **Repair:** Door to the southwest main floor bedroom should be trimmed or adjusted as necessary to work properly. **Repaired**
- **Repair:** Missing door hardware at the overhead doors should be improved. **No handles installed for security**
- **Monitor:** Minor cosmetic damage was noted on the metal doors.

Stairways

- **Repair, Safety Issue:** The openings in the spiral stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

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.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

Laundry Facility:

Other Components Tested:

- Refrigerator
- Dryer Vented to Building Exterior
- Hot and Cold Water Supply for Washer
- Waste Standpipe for Washer
- Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

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.