



# Star Home Inspection Services

## *Home Inspection Report*

**7237 Marty, Overland Park, KS 66204**

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**Inspection Date: 1/6/2009**

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**Report Number: 01062009-2A**

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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 west.

## 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 with this report prior to closing. This report and the findings listed herein are intended for the client only and is not transferable without a signed written agreement.**

**Seller comments are in red**

### Foundation

- **Monitor:** Minor horizontal cracking was observed in the foundation. Cracks of this nature are usually the result of soil or frost pressure. The size, pattern, and location of these cracks does not suggest a serious problem at present. Keep water away from the foundation: review the lot and roof drainage improvements in the Exterior and Roofing sections of this report. If these cracks should worsen, repairs may be necessary.

### Floors

- **Monitor:** Damaged subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found at area below hall bathroom floor. Limited areas of damage exist, this repair can be deferred until combined with other carpentry work at the property.

### Sloped Roofing

- **Repair:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks. **Repaired**

### Flat Roofing

- **Monitor, Repair:** The flat roofing over the back porch is near the end of its life. Watch for leaks and expect to replace the roof soon. All exposed nail heads should be caulked. **Repaired**
- **Note:** Rolled roofing is prone to leaking and requires close monitoring and higher than normal maintenance.

### Flashings

- **Repair:** The furnace vent flashing should be caulked to avoid leaks. **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**
- **Repair:** 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:** Hole in the siding where hose reel was removed should be sealed to prevent insect entry. **Repaired**
- **Repair:** Top corners of siding should be sealed. **Repaired**

### Windows

- **Repair:** The windows frames and garage door trim require caulking. **Repaired**
- **Monitor:** Localized evidence of rot was visible on window trim/frame at back porch east window. 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

- **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.

### Porch

- **Monitor:** The porch 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.

### Back step

- **Repair, Safety Issue:** Nail pops in the step floor were observed. This is a safety issue and the nails should be hammered flush.
- **Repair:** The area under back porch should be sealed to prevent debris/leaves from gathering and vermin activity under porch. **Repaired**

### Distribution Wiring

- **Repair:** Improper electrical connections (example in 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 (example at furnace room ceiling). **Repaired**

### Outlets

- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the hall bathroom did not respond correctly to testing during the inspection. This receptacle should be replaced. **Replaced**
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (example at dryer outlet). **Repaired**

**Furnace**

- **Repair:** The heating system requires service, rust flakes were observed below the burners. This should be a regular maintenance item to assure safe, reliable heat. **Cleaned and serviced – good condition**

**Central Air Conditioning**

- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- **Repair:** Damaged insulation on refrigerant lines should be repaired. **Repaired**
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.

**Water Heater**

- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

**Plumbing Fixtures**

- **Monitor:** The faucet in the hall bathroom sink is showing signs of age (chrome peeling). Updating faucet over time should be anticipated.
- **Repair:** The hall sink drain plug is inoperative or missing and needs repair. **drain plug available**
- **Repair:** The hall shower head is leaky. **Replaced**
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced. **Repaired**

**Waste / Vent**

- **Monitor:** The lead waste piping is old and prone to leakage at the connections.

**Wall / Ceiling Finishes**

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

**Floors**

- **Monitor, Repair:** The vinyl flooring is damaged in the hall bathroom and laundry room.
- **Monitor:** The carpet is stained. **Living and dining area floor has been recarpeted**

**Windows**

- **Monitor:** Water staining was observed below the window sill(s) at back porch. Caulking should be improved as a first step. Refer also to the Exterior section of this report. **Caulked**
- **Monitor:** Some window(s) fold in for cleaning feature is inoperative. Improvement can be undertaken as desired.
- **Monitor:** The window in the southwest bedroom has lost its seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **Repair:** Loose screen noted on southeast bedroom window. **Repaired**

**Doors**

- **Repair:** Door to furnace room should be trimmed or adjusted as necessary to work properly. **Repaired**
- **Repair:** The back storm door lower closer mechanism is disconnected. **Removed closer**

**Kitchen Counters**

- **Repair:** Damaged, missing or loose caulk of the countertops backsplash in the kitchen should be improved. **Repaired**

**Gas Range**

- **Monitor:** The gas range is an old unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.

## **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 38 degrees F.

### **RECENT WEATHER CONDITIONS**

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

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Concrete Block •Crawl Space Configuration
<b>Columns:</b>	•Concrete
<b>Floor Structure:</b>	•Wood Joist
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters •Plywood 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. 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:** Minor horizontal cracking was observed in the foundation. Cracks of this nature are usually the result of soil or frost pressure. The size, pattern, and location of these cracks does not suggest a serious problem at present. Keep water away from the foundation: review the lot and roof drainage improvements in the Exterior and Roofing sections of this report. If these cracks should worsen, repairs may be necessary.



## Floors

- **Monitor:** Damaged subflooring (supporting layer of flooring atop floor joists and below finish flooring or carpeting) was found at area below hall bathroom floor. Limited areas of damage exist, this repair can be deferred until combined with other carpentry work at the property.



## 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

<b>Roof Covering:</b>	•Asphalt Shingle •Single Ply Membrane
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•Metal
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above & below grade
<b>Skylights:</b>	•None
<b>Method of Inspection:</b>	•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. 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. **Repaired**



### Flat Roofing

- **Monitor, Repair:** The flat roofing over the back porch is near the end of its life. Watch for leaks and expect to replace the roof soon. All exposed nail heads should be caulked. **Repaired (Caulked)**
- **Note:** Rolled roofing is prone to leaking and requires close monitoring and higher than normal maintenance.



### Flashings

- **Repair:** The furnace vent flashing should be caulked to avoid leaks. **Repaired (Caulked)**



### 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:** 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

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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

<b>Wall Covering:</b>	•Metal Siding
<b>Eaves, Soffits, And Fascias:</b>	•Metal
<b>Exterior Doors:</b>	•Metal •Sliding Glass
<b>Window/Door Frames and Trim:</b>	•Wood •Metal-Covered
<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>	•Metal •Automatic Opener Installed
<b>Surface Drainage:</b>	•Level Grade •Graded Away From House
<b>Retaining Walls:</b>	•None
<b>Fencing:</b>	•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 auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The lot drainage was good, conducting surface water away from the building. The driveway and walkways are in good condition. Freeze resistant hose bibs (exterior faucets) have been installed.

### General Comments

The exterior of the home is generally in good condition.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Repair:** Hole in the siding where hose reel was removed should be sealed to prevent insect entry. **Repaired**
- **Repair:** Top corners of siding should be sealed. **Repaired**



### Windows

- **Repair:** The windows frames and garage door trim require caulking. **Repaired**
- **Monitor:** Localized evidence of rot was visible on window trim/frame at back porch east window. 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

- **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.

### Porch

- **Monitor:** The porch 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.

### Back step

- **Repair, Safety Issue:** Nail pops in the step floor were observed. This is a safety issue and the nails should be hammered flush.
- **Repair:** The area under back porch should be sealed to prevent debris/leaves from gathering and vermin activity under porch. **Repaired**



## 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.
- Storage in the garage restricted the inspection.

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

# Electrical

## DESCRIPTION OF ELECTRICAL

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 100 Amps
<b>Service Drop:</b>	•Overhead
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 100 Amps •Breakers •Located: Garage
<b>Service Grounding:</b>	•Copper •Water Pipe Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 100 Amp •Breakers •Located: Garage
<b>Sub-Panel(s):</b>	•None Visible
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s)
<b>Smoke Detectors:</b>	•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. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. 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.

### 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

#### Distribution Wiring

- **Repair:** Improper electrical connections (example in 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 (example at furnace room ceiling). **Repaired**



### Outlets

- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the hall bathroom did not respond correctly to testing during the inspection. This receptacle should be replaced. **Replaced**
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (example at dryer outlet). **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.

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: Rheem •Serial Number: M2590 6579
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork

## 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.

### RECOMMENDATIONS / OBSERVATIONS

#### Furnace

- **Repair:** The heating system requires service, rust flakes were observed below the burners. This should be a regular maintenance item to assure safe, reliable heat. **Cleaned and serviced – good condition**

## 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: Rheem
	•Serial Number: 4729 F3190 9529
<b>Size of Circuit:</b>	•Circuit Size: Minimum Circuit Size 25 Amps/Max Breaker Size 30 Amps
	•Breaker Size In Main Panel: Unmarked

## 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.

### General Comments

As the system is old, it will require repairs or replacement soon.

## RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- **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

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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.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.
- The system was not tested.

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

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•Loose Fiberglass/Mineral Wool in Main Attic
<b>Roof Cavity Insulation:</b>	•None Visible
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Basement Wall Insulation:</b>	•None Visible
<b>Crawl Space Insulation:</b>	•None Visible
<b>Vapor Retarders:</b>	•Plastic
<b>Roof Ventilation:</b>	•Roof Vents •Soffit Vents
<b>Crawl Space Ventilation:</b>	•Exterior Wall Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

This is a well insulated home.

### 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.

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>	•Steel
<b>Main Water Valve Location:</b>	•Crawl Space
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic •Cast Iron •Lead
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons):40 •Manufacturer: Reliance •Serial Number: G89532385
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter
<b>Other Components:</b>	•Backflow Preventers on Hose Bibs

## PLUMBING OBSERVATIONS

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### 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.

### General Comments

The plumbing system requires some typical minor improvements.

### RECOMMENDATIONS / OBSERVATIONS

#### Water Heater

- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

#### Plumbing Fixtures

- **Monitor:** The faucet in the hall bathroom sink is showing signs of age (chrome peeling). Updating faucet over time should be anticipated.
- **Repair:** The hall sink drain plug is inoperative or missing and needs repair. **Drain plug is available**
- **Repair:** The hall shower head is leaky. **Replaced**
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced. **Repaired**

#### Waste / Vent

- **Monitor:** The lead waste piping is old and prone to leakage at the connections.



## **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.

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 •Vinyl/Resilient
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung •Fixed Pane •Double Glazed
<b>Doors:</b>	•Wood-Hollow Core •Metal •Sliding Glass •Storm Door(s)

## INTERIOR OBSERVATIONS

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### 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 flaws were observed that could include, minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

### Floors

- **Monitor, Repair:** The vinyl flooring is damaged in the hall bathroom and laundry room.
- **Monitor:** The carpet is stained. **New carpet installed in living and dining rooms**

### Windows

- **Monitor:** Water staining was observed below the window sill(s) at back porch. Caulking should be improved as a first step. Refer also to the Exterior section of this report. **Caulked**
- **Monitor:** Some window(s) fold in for cleaning feature is inoperative. Improvement can be undertaken as desired.
- **Monitor:** The window in the southwest bedroom has lost its seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **Repair:** Loose screen noted on southeast bedroom window. **Repaired**

### Doors

- **Repair:** Door to furnace room should be trimmed or adjusted as necessary to work properly. **Repaired**
- **Repair:** The back storm door lower closer mechanism is disconnected. **Closer removed**

### Kitchen Counters

- **Repair:** Damaged, missing or loose caulk of the countertops backsplash in the kitchen should be improved. **Repaired**

## 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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**Appliances Tested:**

•Gas Range •Gas Cooktop •Microwave Oven •Dishwasher •Waste Disposer

**Laundry Facility:**

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

•Waste Standpipe for Washer

## APPLIANCES OBSERVATIONS

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**Positive Attributes**

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

**RECOMMENDATIONS / OBSERVATIONS**

**Gas Range**

- **Monitor:** The gas range is an old unit. While replacement is not needed right away, it would be wise to budget for a new range. In the interim, a higher level of maintenance can be expected.

## 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.