



Star Home Inspection Services

Home Inspection Report

8405 Richards Rd, Lenexa, KS 66215

Inspection Date: 3/24/2009

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Table Of Contents

REPORT OVERVIEW	3
STRUCTURE	8
ROOFING	10
EXTERIOR	12
ELECTRICAL	15
HEATING	17
COOLING / HEAT PUMPS	18
INSULATION / VENTILATION	19
PLUMBING	20
INTERIOR	22
APPLIANCES	24
FIREPLACES / WOOD STOVES	25

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 west.

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.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Floors

- **Monitor:** Floor joists at northwest corner of unfinished basement is notched and or cut. This weakens the joist and risks structural damage; if any further movement is or cracking is observed repairs or additional support will be needed. This work appears to have been done during the original construction.

Sloped Roofing

- **Repair:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads and any minor cracks at shingles should be caulked to reduce the potential of leaks. **Repaired**
- **Improve:** Debris should be removed from the roofing to reduce risk of leaks and early roof wear. **Repaired**

Flashings

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

Gutters & Downspouts

- **Repair:** Minor leaks in the gutters should be repaired (example at front north side of garage). **Repaired**

Chimneys

- **Repair:** A rain cap and vermin screen should be installed on the uncapped portion of the masonry chimney. **Repaired**

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas. These areas should be painted to prevent water damage or rot in the future (example under front windows). **Repaired/Repainted**
- **Repair:** The paint on the horizontal trim around the siding is peeling at localized area on south side of house upper trim. These areas should be painted to prevent water damage and rot. **Repaired/Repainted**
- **Repair:** Localized rot was observed in the trim around siding (example under front windows and minor damage at lower edge of some siding trim pieces). 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/Repainted**
- **Repair:** Localized damage of the stucco exterior walls should be repaired (example under front windows). There is extra risk of hidden damage in such areas. **Repaired/Repainted**
- **Monitor, Note:** Synthetic stucco was noted on the house. While synthetic stucco is an aesthetically appealing and maintenance free product, it has a tendency to present moisture issues, especially when not applied properly or when the surface has been compromised. Testing for moisture using invasive methods (probing) is not part of this inspection. There were no visible signs during the inspection that raises any concerns.

Windows

- **Repair:** Localized evidence of rot was visible on window trim/frame (example at front window). Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing. **Repaired**

Doors

- **Repair:** Localized damage was observed on the back slider door frame. **Repaired/Repainted**

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. **Will Repair**
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

- **Recommend:** Cover should be provided for the large basement window well for child safety reason. It should be one that can be easily removed from the bottom side.

Driveway/Walkway/Porch

- **Monitor:** The driveway, walkway and porch have 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.

Outlets

- **Repair:** An outlet is inoperative. This outlet and circuit should be investigated (example at upstairs south bathroom, suspect it is tied into north upstairs bedroom inoperative GFCI outlet). **Repaired**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet is inoperative (example at unfinished basement northwest corner ceiling and upstairs north bathroom). These circuits should be repaired.

Switches

- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard (example at upstairs west bedroom closet). **Repaired**

Lights

- **Repair:** The light is inoperative (examples in basement, back screened porch, master bathroom and upstairs south bathroom) . 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 in the furnace room are defunct. This should be investigated. **Will repair**

Combustion / Exhaust

- **Repair, Safety Issue:** *Damaged exhaust flue at furnace should be improved immediately.* Poor exhausting risk flue gas and carbon monoxide leakage or other unsafe conditions. **Repaired**

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Repair:** The outdoor unit of the air conditioning system is out of level. This should be improved.
- **Improve:** The outdoor unit of the air conditioning system requires cleaning. **Will repair**

Attic / Roof

- **Repair:** Insulation should be evened out (example at south upstairs bedroom side attic).

Water Heater

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

Plumbing Fixtures

- **Monitor:** The master bath sink has some surface cracks. This is cosmetic in nature.
- **Repair:** The upstairs south bathroom and basement bathroom bathtub drain plugs are inoperative or missing and need repair. **Using drain plug cover**
- **Repair:** The basement bathroom toilet is loose.
- **Monitor:** The upstairs south bedroom bathroom toilet tank flushing mechanism needs adjustment.
- **Improve:** Cracked, deteriorated and/or missing shower stall caulk should be replaced (examples at upstairs bathrooms). **Repaired**
- **Improve:** Cracked, deteriorated and/or missing sink counter caulk should be replaced (examples in master bathroom and upstairs south bathroom). **Repaired**
- **Repair:** The master bath shower head is leaking. **Will repair**

Oven

- **Repair:** A control knob for the oven is damaged. **Working to replace knob**

Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (examples at basement ceiling, garage ceiling). **Repaired/ Painted**
- **Monitor:** Repaired ceiling damage was noted (example in master bedroom).
- **Monitor:** Repaired drywall damage was noted (example at upstairs hallway).
- **Monitor:** Damage to the interior finish was observed (examples in upstairs west bedroom and upstairs south bedroom).
- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.
- **Monitor** Minor surface wear was noted on some of the trim/woodwork.

Floors

- **Monitor:** The tile floor in the upstairs south bathroom is cracked.
- **Monitor, Repair:** The vinyl flooring in the basement bathroom is damaged.
- **Monitor:** Vinyl staining was noted at the master bathroom near the toilet suggesting a previous leak has occurred.
- **Monitor:** The carpet is stained (example at upstairs south bedroom).

Windows

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

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (examples at basement door between finished areas, and upstairs south bedroom closet).

Kitchen Cabinets

- **Repair:** Missing cabinet handles in the kitchen should be repaired (renovations were in progress at the time of the inspection). **Repaired**

Stairways

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

Basement Leakage

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

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

THE SCOPE OF THE INSPECTION

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

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

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

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

WEATHER CONDITIONS

Wet weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 50 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •50% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Steel
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame, Artificial Stone Veneer
Ceiling Structure:	•Joist •Rafters
Roof Structure:	•Rafters •Plywood 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.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Floors

- **Monitor:** Floor joists at northwest corner of unfinished basement is notched and or cut. This weakens the joist and risks structural damage; if any further movement is or cracking is observed repairs or additional support will be needed. This work appears to have been done during the original construction.



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:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Galvanized Steel •Downspouts discharge above grade
Skylights:	•Curb-Type
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order. The chimneys do not show signs of significant deterioration. The gutters are clean.

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age. The roof coverings are to be in generally good condition. **Roofing company that made the following minor repairs has provided a 2 year- seller transferable roof warranty**

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

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



- **Improve:** Debris should be removed from the roofing to reduce risk of leaks and early roof wear.



Flashings

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

Gutters & Downspouts

- **Repair:** Minor leaks in the gutters should be repaired (example at front north side of garage). **Repaired**

Chimneys

- **Repair:** A rain cap and vermin screen should be installed on the uncapped portion of the masonry chimney. **Repaired**



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.
- The roof surface was wet. This condition can restrict a proper assessment of the condition of the roofing materials.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Stucco •Synthetic Stucco •Artificial Stone
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •Sliding Glass
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•Prefab Masonry
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

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 garage appears to be fully insulated. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas. These areas should be painted to prevent water damage or rot in the future (example under front windows). **Repaired/Repainted**
- **Repair:** The paint on the horizontal trim around the siding is peeling at localized area on south side of house upper trim. These areas should be painted to prevent water damage and rot. **Repaired/Repainted**



- **Repair:** Localized rot was observed in the trim around siding (example under front windows and minor damage at lower edge of some siding trim pieces). 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/Repainted**
- **Repair:** Localized damage of the stucco exterior walls should be repaired (example under front windows). There is extra risk of hidden damage in such areas. **Repaired/Repainted**



- **Monitor, Note:** Synthetic stucco was noted on the house. While synthetic stucco is an aesthetically appealing and maintenance free product, it has a tendency to present moisture issues, especially when not applied properly or when the surface has been compromised. Testing for moisture using invasive methods (probing) is not part of this inspection. There were no visible signs during the inspection that raises any concerns.

Windows

- **Repair:** Localized evidence of rot was visible on window trim/frame (example at front window). Repair to the window frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing. **Repaired/Repainted**

Doors

- **Repair:** Localized damage was observed on the back slider door frame. **Repaired/Repainted**



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. **Will repair**
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

- **Recommend:** Cover should be provided for the large basement window well for child safety reason. It should be one that can be easily removed from the bottom side.

Driveway/Walkway/Porch

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

LIMITATIONS OF EXTERIOR INSPECTION

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

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

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: Basement north wall
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Basement north wall
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 •Basement
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. 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

Outlets

- **Repair:** An outlet is inoperative. This outlet and circuit should be investigated (example at upstairs south bathroom, suspect it is tied into north upstairs bedroom inoperative GFCI outlet). **Repaired**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet is inoperative (example at unfinished basement northwest corner ceiling and upstairs north bathroom). These circuits should be repaired.

Switches

- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard (example at upstairs west bedroom closet). **Repaired**

Lights

- **Repair:** The light is inoperative (examples in basement, back screened porch, master bathroom and upstairs south bathroom) . 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 in the furnace room are defunct. This should be investigated.

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Trane •Serial Number: L203JU41G
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. Heating a home with a this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

General Comments

The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Combustion / Exhaust

- **Repair, Safety Issue:** *Damaged exhaust flue at furnace should be improved immediately.* Poor exhausting risk flue gas and carbon monoxide leakage or other unsafe conditions. **Repaired**



LIMITATIONS OF HEATING INSPECTION

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

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

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity
Central System Type:	•Air Cooled Central Air Conditioning •Manufacturer: Lennox
	•Serial Number: 5193F32276
Size of Circuit:	•Circuit Size: Minimum Circuit Size 37.7 Amps/Maximum Circuit Breaker Size 60 Amps •Breaker Size In Main Panel: 40
Other Components:	•House Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

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

General Comments

The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Repair:** The outdoor unit of the air conditioning system is out of level. This should be improved.
- **Improve:** The outdoor unit of the air conditioning system requires cleaning. **Will repair**

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Loose Fiberglass/Mineral Wool in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not visible
Basement Wall Insulation:	•Not Visible
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Repair:** Insulation should be evened out (example at south upstairs bedroom side attic).



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:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 each •Manufacturer: State (two water heaters) •Serial Number: D99474546 I (west unit), D99474550 (east unit)
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

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.

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 units are approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.

Plumbing Fixtures

- **Monitor:** The master bath sink has some surface cracks. This is cosmetic in nature.
- **Repair:** The upstairs south bathroom and basement bathroom bathtub drain plugs are inoperative or missing and need repair. **Using drain plug cover**
- **Repair:** The basement bathroom toilet is loose.
- **Monitor:** The upstairs south bedroom bathroom toilet tank flushing mechanism needs adjustment.
- **Improve:** Cracked, deteriorated and/or missing shower stall caulk should be replaced (examples at upstairs bathrooms) **Repaired**
- **Improve:** Cracked, deteriorated and/or missing sink counter caulk should be replaced (examples in master bathroom and upstairs south bathroom). **Repaired**
- **Repair:** The master bath shower head is leaking. **Will repair**

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 •Carpet •Tile •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing:	•Casement •Double/Single Hung •Fixed Pane •Thermal Pane
Doors:	•Wood-Solid Core •Wood-Hollow Core •Metal •Sliding Glass •French Doors

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (examples at basement ceiling, garage ceiling). **Repaired/repainted**
- **Monitor:** Repaired ceiling damage was noted (example in master bedroom).
- **Monitor:** Repaired drywall damage was noted (example at upstairs hallway).
- **Monitor:** Damage to the interior finish was observed (examples in upstairs west bedroom and upstairs south bedroom).
- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.
- **Monitor** Minor surface wear was noted on some of the trim/woodwork.

Floors

- **Monitor:** The tile floor in the upstairs south bathroom is cracked.
- **Monitor, Repair:** The vinyl flooring in the basement bathroom is damaged.
- **Monitor:** Vinyl staining was noted at the master bathroom near the toilet suggesting a previous leak has occurred.
- **Monitor:** The carpet is stained (example at upstairs south bedroom).

Windows

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

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (examples at basement door between finished areas, and upstairs south bedroom closet).

Kitchen Cabinets

- **Repair:** Missing cabinet handles in the kitchen should be repaired (renovations were in progress at the time of the inspection). **Repaired**

Stairways

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

Basement Leakage

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

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

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Portions of the foundation walls were concealed from view.

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 •Gas Cooktop •Microwave Oven •Dishwasher •Waste Disposer
- Laundry Facility:** •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer
- Other Components Tested:** •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. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are high quality. The appliances that have been installed in the kitchen are good quality.

RECOMMENDATIONS / OBSERVATIONS

Oven

- **Repair:** A control knob for the oven is damaged. **Working to replace knob**

LIMITATIONS OF APPLIANCES INSPECTION

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

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

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

FIREPLACES / WOOD STOVES OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.

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