



# Star Home Inspection Services

## *Home Inspection Report*

**8410 Lewis Dr, Lenexa, KS 66227**

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**Inspection Date: 3/30/2009**

**Prepared For: James Matney**

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**Report Number: 03302009-1A**

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is a well built home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *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 east.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

**All issues found in this report should be addressed with the appropriate parties to make any improvements, corrections or repairs necessary. All improvements, corrections and repairs should meet the satisfaction of the client named on this report and the inspection agreement associated with this report prior to closing. This report and the findings listed herein are intended for the client only and is not transferable without a signed written agreement.**

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

### Foundation

- **Monitor:** Larger than typical foundation settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.
- **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.

### Roof

- **Monitor:** The roof sheathing is delaminating at a localized area at southwest side of attic (deterioration caused by moisture). In most cases, damaged roof sheathing must be replaced prior to re-roofing. Improved roof and attic ventilation (see Insulation and Ventilation) reduce moisture levels and cut future damage to the roof structure. Recommend amaged sheathing be replaced when re-roofing.

### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** Minor leaks in the gutters should be repaired.
- **Monitor, Repair:** Damaged and/or missing gutters and downspouts were observed. Repair or replace as necessary to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **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:** 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.
- **Repair:** Localized rot was observed in the siding. 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.
- **Repair:** Localized rot was observed in the trim (bat boards) around siding. Some missing siding trim was noted. 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.
- **Repair:** All openings at the siding should be sealed. (Examples at lower corner of front door, back previous air conditioning lines entry into siding and at siding and trim).

### Exterior Eaves

- **Repair:** Localized damage was observed in the soffit at the back. Repairs and painting is needed.

### Windows/Doors

- **Repair:** The window and door frame trim is incomplete at back door(s) and window(s).
- **Monitor:** Storm door not installed (example at front door).

### Garage

- **Repair, Safety Issue:** The overhead garage door is damaged and needs repair. Hardware is missing on this door.
- **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

- **Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.
- **Monitor:** The back steps/patio and air conditioner concrete pad at south side appears to slope towards the house. This condition can cause water entry in the building. It is difficult to improve this situation without re-grading these areas adjacent to the foundation.

### Porch/Steps

- **Possible Major Concern, Monitor:** The back porch and steps have settled relative to the house proper. This is a common condition that should be monitored. If the porch supports have not already been repaired, replacement may be needed.
- **Monitor, Repair:** The porch and front steps masonry is deteriorating noticeably. Repairs or rebuilding may eventually be needed here and may involve significant expense. **Repaired**

### Landscaping

- **Repair:** Shrubs, bushes and/or vines growing on exterior walls need to be trimmed away from the structure to reduce the risk of water damage and insect infestation.
- **Repair, Safety Issue:** Bolts sticking up at air conditioner pad should be cut flush with the pad. This is a safety concern.

### Fencing

- **Repair:** The fencing is in fair condition. Minor repairs are needed.

### Main Panel

- **Repair:** The main panel cover plate (sometimes called the “Dead Front”) is missing. It should be replaced. **Repaired**

### Distribution Wiring

- **Repair:** Loose wiring should be secured (example in furnace room).
- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates (example at connection in attic).
- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (examples in furnace room).
- **Repair:** Water heater and back patio flood lighting electrical wiring should be made in conduit.

### Outlets

- **Repair:** An outlet is inoperative (examples in lower level north room marked “inop” with blue tape and at front yard lamp post. These outlets and circuits should be investigated.
- **Repair:** An outlet is loose (example in southeast bedroom). It should be replaced.
- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards). This outlet in the hall bathroom and the circuit should be investigated and repaired as necessary.
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (renovations were in progress at the time of the inspection).

### Switches

- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard (renovations in progress at time of inspection).

### Lights

- **Repair:** Several of the lights are inoperative (examples in basement, front exterior, front exterior lamp post, back exterior patio and north lower level). If the bulbs are not blown, the circuit should be repaired.
- **Monitor, Repair:** The light fixture is missing the glass cover and/or the top cover (examples at back exterior, front porch and front lamp post).

### Smoke Detectors

- **Repair:** It is suspected that the batteries in some of the smoke detectors are defunct. This should be investigated.

### Supply Air Ductwork

- **Repair:** Missing or damaged vent register(s) covers should be replaced (renovation were in progress at time of inspection).

### Thermostat

- **Repair:** The thermostat temperature control buttons are inoperative. **Repaired (New thermostat installed)**

### Central Air Conditioning

- **Improve:** The outdoor unit of the air conditioning system requires cleaning.

### Attic

- **Monitor, Improve:** The level of ventilation is marginal (soffit vents only, no roof vents observed). It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.

### Water Heater

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

### Supply Plumbing

- **Repair:** A water valve handle is missing near the main supply shutoff.

### Waste / Vent

- **Repair:** The waste piping is leaking at the north lower level north sink.

### Plumbing Fixtures

- **Repair:** The north lower level sink is loose on the vanity.
- **Repair:** The hall bathroom sink drain plug is inoperative or missing and needs repair.
- **Repair:** The toilet is loose.
- **Monitor:** The toilet in the laundry room was observed to flush slowly at the time of the inspection.
- **Repair:** The bathtub drain plug is inoperative or missing and needs repair. **Repaired**

### Sump Pump

- **Repair:** The discharge piping on the sump pump is leaking.

### Dishwasher

- **Repair:** The dishwasher door is damaged or missing. **Repaired (Replaced dish washer)**

### Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (examples at master bedroom bathroom and closet).
- **Monitor, Repair:** Water damage was noted (example at southeast bedroom wall near attic access).
- **Monitor:** Evidence of patching was detected.
- **Monitor:** Damage to the interior finish was observed at several locations (renovations were in progress at time of inspection).
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.

### Floors

- **Monitor, Repair:** The vinyl flooring is damaged in the north lower level.
- **Monitor:** The carpet is stained.
- **Monitor, Repair:** The carpet flooring is damaged (example at basement stairs)
- **Repair:** The installation of the trim is incomplete in some areas (examples at basement door and laundry room doorway). **Laundry room trim replaced and new light fixture installed**

### Windows

- **Monitor:** Some of the window(s) are painted shut (examples at hall bathroom and north bedrooms). Improvement can be undertaken as desired.
- **Monitor, Repair:** The basement window is cracked. Improvement is not a high priority.
- **Monitor:** It may be desirable to replace window screens where missing or damaged (examples at basement windows and master bedroom).

### Doors

- **Repair:** Several doors latch mechanism is painted and these doors hardware should be cleaned or adjusted as necessary to work/latch properly.
- **Repair:** Missing striker plate on door(s) (example at door from kitchen to lower level).
- **Repair:** Damaged or non-functional door hardware should be improved. **Replaced exterior door knobs and locks**
- **Monitor, Repair:** Door damage was observed on several of the doors.

### Kitchen Cabinets

- **Repair:** Missing or damaged cabinet handles in the kitchen should be repaired. **Repaired**

### Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the stairways.

### 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

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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 50 degrees F.

### RECENT WEATHER CONDITIONS

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

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Poured Concrete •Basement Configuration •75% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
<b>Columns:</b>	•Steel
<b>Floor Structure:</b>	•Wood Joist •Concrete
<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:** Larger than typical foundation settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.
- **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.

#### Roof

- **Monitor:** The roof sheathing is delaminating at a localized area at southwest side of attic (deterioration caused by moisture). In most cases, damaged roof sheathing must be replaced prior to re-roofing. Improved roof and attic ventilation (see Insulation and Ventilation) reduce moisture levels and cut future damage to the roof structure. Recommend amaged sheathing be replaced when re-roofing.



## **LIMITATIONS OF STRUCTURE INSPECTION**

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

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

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

# Roofing

## DESCRIPTION OF ROOFING

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<b>Roof Covering:</b>	•Asphalt Shingle
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•None
<b>Roof Drainage System:</b>	•Galvanized Steel •Downspouts discharge above grade
<b>Skylights:</b>	•None
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

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### Positive Attributes

The roof coverings are to be in generally good condition. During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials. Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter. Roof flashing details appear to be in good order.

### RECOMMENDATIONS / OBSERVATIONS

#### Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** Minor leaks in the gutters should be repaired.
- **Monitor, Repair:** Damaged and/or missing gutters and downspouts were observed. Repair or replace as necessary to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **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

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<b>Wall Covering:</b>	•Wood Shingle •Board & Bat •Hardboard
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Metal •French Doors
<b>Window/Door Frames and Trim:</b>	•Vinyl Clad •Metal
<b>Entry Driveways:</b>	•Concrete •Gravel
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Concrete
<b>Overhead Garage Door(s):</b>	•Plastic
<b>Surface Drainage:</b>	•Level Grade •Graded Towards House
<b>Retaining Walls:</b>	•Concrete •Stone
<b>Fencing:</b>	•Wood •Chain Link

## EXTERIOR OBSERVATIONS

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### Positive Attributes

Window frames are clad, for the most part, with a low maintenance material. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot.

### General Comments

The exterior of the home has lacked some maintenance; repairs are needed.

## 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.
- **Repair:** Localized rot was observed in the siding. 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.
- **Repair:** Localized rot was observed in the trim (bat boards) around siding. Some missing siding trim was noted. 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.
- **Repair:** All openings at the siding should be sealed. (Examples at lower corner of front door, back previous air conditioning lines entry into siding and at siding and trim).

### Exterior Eaves

- **Repair:** Localized damage was observed in the soffit at the back. Repairs and painting is needed.

### Windows/Doors

- **Repair:** The window and door frame trim is incomplete at back door(s) and window(s).
- **Monitor:** Storm door not installed (example at front door).

### Garage

- **Repair, Safety Issue:** The overhead garage door is damaged and needs repair. Hardware is missing on this door.
- **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

- **Repair:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.
- **Monitor:** The back steps/patio and air conditioner concrete pad at south side appears to slope towards the house. This condition can cause water entry in the building. It is difficult to improve this situation without re-grading these areas adjacent to the foundation.

### Porch/Steps

- **Possible Major Concern, Monitor:** The back porch and steps have settled relative to the house proper. This is a common condition that should be monitored. If the porch supports have not already been repaired, replacement may be needed.
- **Monitor, Repair:** The porch and front steps masonry is deteriorating noticeably. Repairs or rebuilding may eventually be needed here and may involve significant expense. **Repaired**

### Landscaping

- **Repair:** Shrubs, bushes and/or vines growing on exterior walls need to be trimmed away from the structure to reduce the risk of water damage and insect infestation.
- **Repair, Safety Issue:** Bolts sticking up at air conditioner pad should be cut flush with the pad. This is a safety concern.

### Fencing

- **Repair:** The fencing is in fair condition. Minor repairs are needed.

## 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.
- Automobile(s) in the garage restricted the inspection.
- Storage in the garage restricted the inspection.
- Tree house not inspected (suspect this structure to be unsafe).

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

# Electrical

## DESCRIPTION OF ELECTRICAL

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<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amps
<b>Service Drop:</b>	•Overhead
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 200 Amps •Breakers •Located: Furnace room
<b>Service Grounding:</b>	•Ground Connection Not Visible
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 200 Amp •Breakers •Located: Furnace room
<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 and Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s)
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. 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:** The main panel cover plate (sometimes called the "Dead Front") is missing. It should be replaced. **Repaired**

#### Distribution Wiring

- **Repair:** Loose wiring should be secured (example in furnace room).
- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates (example at connection in attic).



- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (examples in furnace room).
- **Repair:** Water heater and back patio flood lighting electrical wiring should be made in conduit.

#### Outlets

- **Repair:** An outlet is inoperative (examples in lower level north room marked “inop” with blue tape and at front yard lamp post. These outlets and circuits should be investigated.
- **Repair:** An outlet is loose (example in southeast bedroom). It should be replaced.
- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards). This outlet in the hall bathroom and the circuit should be investigated and repaired as necessary.
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (renovations were in progress at the time of the inspection).

#### Switches

- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard (renovations in progress at time of inspection).

#### Lights

- **Repair:** Several of the lights are inoperative (examples in basement, front exterior, front exterior lamp post, back exterior patio and north lower level). If the bulbs are not blown, the circuit should be repaired.
- **Monitor, Repair:** The light fixture is missing the glass cover and/or the top cover (examples at back exterior, front porch and front lamp post).

#### Smoke Detectors

- **Repair:** It is suspected that the batteries in some of the smoke detectors are defunct. This should be investigated.

#### 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

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

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

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

# Heating

## DESCRIPTION OF HEATING

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<b>Energy Source:</b>	•Electricity
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Lennox •Serial Number: 6008K10090
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

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### 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

### Supply Air Ductwork

- **Repair:** Missing or damaged vent register(s) covers should be replaced (renovation were in progress at time of inspection).

### Thermostat

- **Repair:** The thermostat temperature control buttons are inoperative. **Repaired (Installed new thermostat)**

## 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: Rudd
	•Serial Number: ? 5461F419906915
<b>Size of Circuit:</b>	•Circuit Size: Minimum Circuit Size 30 Amps/Maximum Circuit Breaker Size 40 Amps •Breaker Size In Main Panel: unmarked
<b>Other Components:</b>	•House Fan

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

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

### General Comments

The system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

- **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>	•Not Visible
<b>Vapor Retarders:</b>	•Kraft Paper
<b>Roof Ventilation:</b>	•Soffit Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

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

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

#### Attic

- **Monitor, Improve:** The level of ventilation is marginal (soffit vents only, no roof vents observed). It is generally recommended that one (1) square foot of free vent area be provided for every one hundred and fifty (150) square feet of ceiling area. Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials. In cold climates, it will help reduce the potential for ice dams on the roof and condensation within the attic.

## 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>	•Copper
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Private Sewage System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic •Cast Iron
<b>Water Heater:</b>	•Electric •Approximate Capacity (in gallons): 50 •Manufacturer: Whirlpool •Serial Number: 0827T424075
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter
<b>Other Components:</b>	•Sump Pump

## PLUMBING OBSERVATIONS

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### 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 reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

### General Comments

The plumbing system requires some typical minor improvements.

## RECOMMENDATIONS / OBSERVATIONS

### Water Heater

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

### Supply Plumbing

- **Repair:** A water valve handle is missing near the main supply shutoff.

### Waste / Vent

- **Repair:** The waste piping is leaking at the north lower level north sink.

### Plumbing Fixtures

- **Repair:** The north lower level sink is loose on the vanity.
- **Repair:** The hall bathroom sink drain plug is inoperative or missing and needs repair.
- **Repair:** The toilet is loose.
- **Monitor:** The toilet in the laundry room was observed to flush slowly at the time of the inspection.
- **Repair:** The bathtub drain plug is inoperative or missing and needs repair. **Repaired**

### Sump Pump

- **Repair:** The discharge piping on the sump pump is leaking.

## **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.
- Septic tank and lateral systems not inspected.

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 •Wood •Concrete
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung •Sliders •Awning •Fixed Pane •Thermal Pane •Single Pane
<b>Doors:</b>	•Wood-Hollow Core •Metal •French Doors

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

On the whole, the interior finishes of the home are in 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 mater bedroom bathroom and closet).
- **Monitor, Repair:** Water damage was noted (example at southeast bedroom wall near attic access).
- **Monitor:** Evidence of patching was detected.
- **Monitor:** Damage to the interior finish was observed at several locations (renovations were in progress at time of inspection).
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.

### Floors

- **Monitor, Repair:** The vinyl flooring is damaged in the north lower level.
- **Monitor:** The carpet is stained.
- **Monitor, Repair:** The carpet flooring is damaged (example at basement stairs)
- **Repair:** The installation of the trim is incomplete in some areas (examples at basement door and laundry room doorway). **Laundry room trim replaced and new light fixture installed**

### Windows

- **Monitor:** Some of the window(s) are painted shut (examples at hall bathroom and north bedrooms). Improvement can be undertaken as desired.
- **Monitor, Repair:** The basement window is cracked. Improvement is not a high priority.
- **Monitor:** It may be desirable to replace window screens where missing or damaged (examples at basement windows and master bedroom).

### Doors

- **Repair:** Several doors latch mechanism are painted and these doors hardware should be cleaned or adjusted as necessary to work/latch properly.
- **Repair:** Missing striker plate on door(s) (example at door from kitchen to lower level).
- **Repair:** Damaged or non-functional door hardware should be improved. **Replaced exterior door knobs and locks**
- **Monitor, Repair:** Door damage was observed on several of the doors.

### Kitchen Cabinets

- **Repair:** Missing or damaged cabinet handles in the kitchen should be repaired. **Repaired**

### Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a handrail be provided for the stairways.

### Basement Leakage

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

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

## LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Recent renovations and/or interior painting concealed historical evidence.
- Portions of the foundation walls were concealed from view.
- Not every room was not accessible at the time of the inspection.

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:**

•Electric Range •Electric Cooktop •Microwave Oven •Dishwasher

**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

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**Positive Attributes**

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

**RECOMMENDATIONS / OBSERVATIONS**

**Dishwasher**

- **Repair:** The dishwasher door is damaged or missing. **Repaired (replaced dishwasher)**

## 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.