Star
Home
Inspection Services

Home Inspection Report

8501 Redbud Ln Lenexa, KS 66220

Inspection Date: 12/10/2009

Prepared For: Jennifer Stoskopf

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Report Number: 12102009-2A

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Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality 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.

Flashings

- **Repair:** The chimney flashing should be caulked to avoid leaks. **Repaired (flashing caulking in progress as weather permits)**

Chimneys

- **Repair:** The masonry chimney shows evidence of spalling (surface deterioration of the masonry) and brick(s) missing. Repair of this chimney is needed. **Repaired (replaced missing bricks)**
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.

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**
- **Monitor, Repair:** Damage to localized area of gutters was noted.
- **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.
- **Repair:** Minor leaks in the gutters should be repaired.

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas. These areas should be painted or stained to prevent water damage or rot in the future.
- **Repair:** Any openings in the exterior siding should be sealed. An example is at the south side of house where light is v visible in attic. Caulking is needed. **Repaired**
- **Repair:** The paint on the trim around the siding is peeling in localized areas. These areas should be painted to prevent water damage and rot. **Repaired**
- **Monitor, Repair:** Cracks were observed in the exterior stucco walls. Repair is not critical at this time but these cracks should be filled or repaired when exterior painting is planned. There is risk of damage if water can penetrate the walls.
- **Monitor, Note:** While stucco is an aesthetically appealing and maintenance free product, it has a tendency to present moisture issues from water intrusion, especially when not applied properly or when the surface has been compromised.

How does water intrusion occur?

Water intrusion occurs through and/or around building components such as windows, doors, gable vents, penetrations, and a variety of flashing and construction details. Water intrusion also occurs when maintenance is ignored for these components and other critical areas, such as caulk joints. It is important to discover the occurrence of water intrusion, because water can enter behind the cladding and wet unprotected sheathing, and in some cases, the wood structural members. Depending upon climate and the overall make-up of the wall assembly, the wall may not readily dry out. As water intrusion continues to occur undetected in a particular area, it can accrue to levels substantial enough to cause damage. Early detection of water intrusion is the key to minimizing and preventing such damage.

Is the location of water entry visible, and is the damage visible?

The location of water entry is often difficult to see, and the damage to the substrate and structural members behind the exterior wall cladding frequently cannot be detected by a visual inspection.

Should I have my stucco home periodically checked for elevated moisture levels?

Yes, but testing for moisture using invasive methods (probing) is not part of this inspection. Testing should be done at least annually. A combination of two moisture meters should be used: (1) a non-invasive meter that scans through the wall without penetrating the stucco lamina, and (2) a probe-type meter that penetrates the stucco lamina and gives moisture readings of materials in contact with the probes. Only a professional experienced in stucco water intrusion inspections should perform these tests and consequently is not part of a general home inspection such as this.

Windows

- **Repair:** Some of the window frames require painting and caulking.
- **Repair:** The garage window(s) are in need of glazing (putty) improvements.
- **Repair:** Localized evidence of rot was visible on the living room and garage window trim/frame. 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.

Doors
- **Repair:** The paint on the door frame/ trims is peeling and requires painting and caulking.
- **Repair:** Localized rot was visible on the garage man door trim/frames. Repair to the door trim and frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window/door. 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.

Garage
- **Repair, Safety Issue:** The detached garage overhead garage door is damaged and needs repair or adjustment for easy safe operation. **Repaired**
- **Repair, Safety Issue:** No safety springs/cables were noted on the detached garage door springs. The installation of the springs/cables would improve safety during operation. **Repaired**
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage
- **Monitor:** The grading should be maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration***.

Porch
- **Monitor:** The front porch tile is cracked.

Deck
- **Monitor:** The southeast deck support post shows evidence of damage. This area does not require immediate repair but if further deterioration or damage occurs repair may be needed.
- **Repair, Safety Issue:** The deck railing is loose and needs repair. **Repaired**
- **Repair, Safety Issue:** The openings in the deck railing are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.
- **Repair:** The gate and/or latch mechanism needs adjustment to function properly. **Repaired**

Driveway/Walkway/Porch
- **Monitor:** The driveway, walkway and porch have settled and cracked. Persisting movement may result in the need for repairs.

Main Panel
- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 45 Amps and the one in the panel is 50 Amps. **Will Repair**
- **Repair:** Any openings in the main panel should be covered. **Repaired**

Outlets
- **Repair:** An outlet in the formal dining area marked "INOP" with blue tape is inoperative. This outlet and circuit should be investigated. **Repaired**
- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards). These outlets in the basement and upstairs north playroom marked "REV POL" with blue tape and the circuits should be investigated and repaired as necessary. **Repaired**
- **Repair:** Ungrounded 3-prong outlet in the basement office 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 replacing with two-holed outlets. **Repaired**
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard. Renovations were in progress at the time of the inspection. **Repaired**

Lights
- **Repair:** The light is inoperative (i.e. back exterior, basement, upstairs bedrooms, dining room, main floor hall bath and southwest main floor bedroom closet). If the bulbs are not blown, the circuit should be repaired. **Repaired**
- **Repair:** The ceiling fan in the upstairs southeast bedroom is out of balance and needs repair. **Will Repair**

Supply Air Ductwork
- **Monitor, Repair:** No heat supply was found in the upstairs north playroom addition. If this area proves to be cool, a heat supply or some form of supplemental heat should be provided.

Supply Plumbing
- **Monitor:** Supply piping at the west side of house at hose bib and main floor hall bath may be susceptible to freezing during extremely cold weather. Increased insulation levels, heating or insulating this area and or pipe would be wise. **r**

Plumbing Fixtures
- **Repair:** The kitchen sink faucet sprayer function is inoperative and needs repair. **Repaired**
- **Repair:** The main floor hall bath sink faucet and bathtub faucet are leaking. **Repaired**
- **Repair:** The master bath shower faucet handle is leaking. **Repaired**
- **Repair:** The main floor hall bath toilet is loose. **Repaired**
- **Repair:** The shower head in the master bath and hall bath are leaky. **Repaired**
- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced in the master bath and upstairs bath and at main floor hall bath sink and main floor hall bath tub. **Repaired**
- **Improve:** Cracked, deteriorated and/or missing caulk at the master bath tile floor should be improved. **Repaired**
- **Repair:** The front hose bib is inoperative. (suspect cold temperature prevents operation). **Repaired**

Fireplaces
- **Repair, Safety Issue:** The rear wall of the fireplace firebox mortar should be repaired for improved safety. **Repaired**

Wall / Ceiling Finishes
- **Repair:** Damage to the garage drywall was observed.
- **Repair:** The drywall in the basement office is incomplete.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.
- **Monitor, Repair:** The carpet flooring in the basement is damaged.
- **Repair:** The flooring installation at the main floor hall bath is incomplete. Renovations were in progress. **Repaired**
- **Repair:** The installation of the trim is incomplete in some areas. Renovations were in progress at the time of inspection. **Repaired**

Windows
- **Monitor:** The window in the southwest bedroom is painted or otherwise stuck 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 at the upstairs north bedroom should be trimmed or adjusted as necessary to work properly. **Repaired**
- **Repair:** Missing striker plate on door(s) was noted. **Repaired**
- **Repair:** Doors are missing in the main floor hall bath. **Repaired**
- **Improve:** Painting may be desirable on some of the doors (i.e. front and master bedroom). **Repaired**
- **Repair:** Damaged or non-functional door hardware should be improved (i.e. lock at front storm door). **Repaired**
- **Monitor, Repair:** Minor damage was noted on the door(s) to the north basement room. Door knobs are missing. **Repaired**
- **Monitor:** The sliding glass door at the master bedroom needs adjustment. **Repaired**
- **Repair:** The screen for the sliding glass door in the breakfast area needs adjustment. **Repaired**

Kitchen Counters

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

Cabinets

- **Repair:** Missing kitchen cabinets door should be repaired. **Repaired**
- **Improve:** Kitchen cabinet door closers are missing. Improvement is discretionary. **Repaired**
- **Improve:** Painting of the master bath cabinets may be desireable. **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. Effervesence was noted at the front basement wall.*** 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. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.

THE SCOPE OF THE INSPECTION

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

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

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

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

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 20 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •60% 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
Ceiling Structure:	•Joist •Rafters
Roof Structure:	•Rafters •Waferboard Sheathing Over Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good.
The visible joist spans appear to be within typical construction practices.
The inspection did not discover evidence of substantial structural movement.

General Comments

No major defects were observed in the accessible structural components of the house.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **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.

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:	•Aluminum •Galvanized Steel •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Viewed from ladder at eave •Viewed with binoculars

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are to be in generally good condition. 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.

RECOMMENDATIONS / OBSERVATIONS

Flashings

- **Repair:** The chimney flashing should be caulked to avoid leaks. **Repaired (flashing caulking in progress as weather permits)**

Chimneys

- **Repair:** The masonry chimney shows evidence of spalling (surface deterioration of the masonry) and brick(s) missing. Repair of this chimney is needed. **Repaired (replaced missing bricks)**
- **Repair:** A rain cap and vermin screen should be installed on the masonry chimney and the chimney flue should be checked for damage. Damaged flues can be unsafe.

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**
- **Monitor, Repair:** Damage to localized area of gutters was noted.
- **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.
- **Repair:** Minor leaks in the gutters should be 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.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.
- Snow on the roof restricted the inspection.

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 •Wood Siding
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood •Vinyl-Covered
Entry Driveways:	•Asphalt
Entry Walkways And Patios:	•Concrete •Pavers
Porches, Decks, Steps, Railings:	•Concrete •Tile Covered Concrete •Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•None
Fencing:	•None

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. 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 garage completely finished.

General Comments

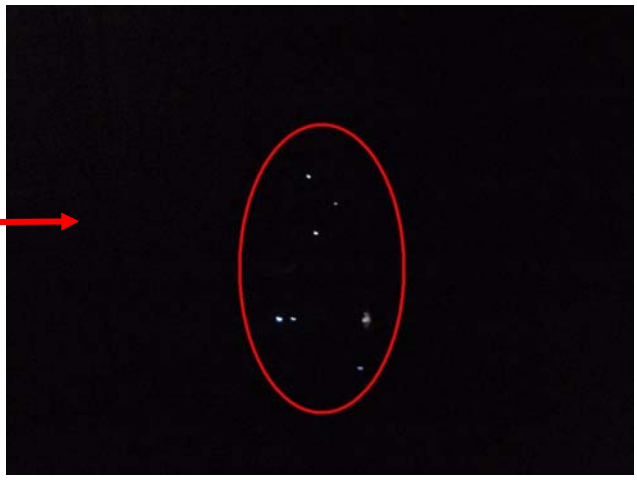
The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas. These areas should be painted or stained to prevent water damage or rot in the future.

- **Repair:** Any openings in the exterior siding should be sealed. An example is at the south side of house where light is v visible in attic. Caulking is needed. **Repaired**

- **Repair:** The paint on the trim around the siding is peeling in localized areas. These areas should be painted to prevent water damage and rot. **Repaired**
- **Monitor, Repair:** Cracks were observed in the exterior stucco walls. Repair is not critical at this time but these cracks should be filled or repaired when exterior painting is planned. There is risk of damage if water can penetrate the walls.


- **Monitor, Note:** While stucco is an aesthetically appealing and maintenance free product, it has a tendency to present moisture issues from water intrusion, especially when not applied properly or when the surface has been compromised.

How does water intrusion occur?

Water intrusion occurs through and/or around building components such as windows, doors, gable vents, penetrations, and a variety of flashing and construction details. Water intrusion also occurs when maintenance is ignored for these components and other critical areas, such as caulk joints. It is important to discover the occurrence of water intrusion, because water can enter behind the cladding and wet unprotected sheathing, and in some cases, the wood structural members. Depending upon climate and the overall make-up of the wall assembly, the wall may not readily dry out. As water intrusion continues to occur undetected in a particular area, it can accrue to levels substantial enough to cause damage. Early detection of water intrusion is the key to minimizing and preventing such damage.

Is the location of water entry visible, and is the damage visible?

The location of water entry is often difficult to see, and the damage to the substrate and structural members behind the exterior wall cladding frequently cannot be detected by a visual inspection.

Should I have my stucco home periodically checked for elevated moisture levels?

Yes, but testing for moisture using invasive methods (probing) is not part of this inspection. Testing should be done at least annually. A combination of two moisture meters should be used: (1) a non-invasive meter that scans through the wall without penetrating the stucco lamina, and (2) a probe-type meter that penetrates the stucco lamina and gives moisture

readings of materials in contact with the probes. Only a professional experienced in stucco water intrusion inspections should perform these tests and consequently is not part of a general home inspection such as this.

Windows

- **Repair:** Some of the window frames require painting and caulking.
- **Repair:** The garage window(s) are in need of glazing (putty) improvements.
- **Repair:** Localized evidence of rot was visible on the living room and garage window trim/frame. 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.

Doors

- **Repair:** The paint on the door frame/ trims is peeling and requires painting and caulking.
- **Repair:** Localized rot was visible on the garage man door trim/frames. Repair to the door trim and frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window/door. 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.

Garage

- **Repair, Safety Issue:** The detached garage overhead garage door is damaged and needs repair or adjustment for easy safe operation. **Repaired**
- **Repair, Safety Issue:** No safety springs/cables were noted on the detached garage door springs. The installation of the springs/cables would improve safety during operation. **Repaired**
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

- **Monitor:** The grading should be maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration***.

Porch

- **Monitor:** The front porch tile is cracked.

Deck

- **Monitor:** The southeast deck support post shows evidence of damage. This area does not require immediate repair but if further deterioration or damage occurs repair may be needed.
- **Repair, Safety Issue:** The deck railing is loose and needs repair. **Repaired**
- **Repair, Safety Issue:** The openings in the deck railing are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.
- **Repair:** The gate and/or latch mechanism needs adjustment to function properly. **Repaired**

Driveway/Walkway/Porch

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

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Access was not gained to the garage.
- Automobile(s) in the garage restricted the inspection.
- Storage in the garage restricted the inspection.
- Access below decks and/or porches was extremely limited.
- Snow restricted an inspection of the lot and various other aspects of the exterior of the house.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: Basement
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Basement
Sub-Panel(s):	•Panel Rating: 100 Amp •Breakers •Located: Detached Garage
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s)
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. 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 unless otherwise noted below. 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:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 45 Amps and the one in the panel is 50 Amps. **Will Repair**
- **Repair:** Any openings in the main panel should be covered. **Repaired**

Outlets

- **Repair:** An outlet in the formal dining area marked "INOP" with blue tape is inoperative. This outlet and circuit should be investigated. **Repaired**
- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards). These outlets in the basement and upstairs north playroom marked "REV POL" with blue tape and the circuits should be investigated and repaired as necessary. **Repaired**
- **Repair:** Ungrounded 3-prong outlet in the basement office 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 replacing with two-holed outlets. **Repaired**
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard. Renovations were in progress at the time of the inspection. **Repaired**

Lights

- **Repair:** The light is inoperative (i.e. back exterior, basement, upstairs bedrooms, dining room, main floor hall bath and southwest main floor bedroom closet). If the bulbs are not blown, the circuit should be repaired. **Repaired (replaced bulbs)**
- **Repair:** The ceiling fan in the upstairs southeast bedroom is out of balance and needs repair. **Will Repair**

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

Energy Source: •Gas
Heating System Type: •Forced Air Furnace •Manufacturer: Trane •Serial Number: 7214LP31G
Vents, Flues, Chimneys: •Metal-Single Wall
Heat Distribution Methods: •Ductwork

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

Supply Air Ductwork

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

LIMITATIONS OF HEATING INSPECTION

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

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

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source: •Electricity

Central System Type: •Air Source Heat Pump System •Manufacturer: Trane Mfr Date: 2005
•Serial Number: 72232291F

Size of Circuit: •Circuit Size: Minimum Circuit Size 40 Amps
Maximum Circuit Breaker Size 45 Amps
•Breaker Size In Main Panel: 50 Amps

Other Components: •House Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home. This is a relatively new system that should have years of useful life remaining. Regular maintenance will, of course, be necessary. The heat pump serves to air-condition the home and provide heat during cooler weather conditions. The location of the return air vents is well suited to air conditioning.

General Comments

The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

House Fan

- **Note:** The house fan is covered with plastic and/or insulation. This must be removed before operating. The fan could not be tested for this reason.

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 house fan 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:	•Rolled Fiberglass in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•R11 Fiberglass in Original Walls
Basement Wall Insulation:	•Fiberglass on Basement Wall Rim Joists
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Roof Vents •Gable Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes
This is a well insulated home.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

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:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 50, 40 •Manufacturer: State North Unit •Serial Number: H07AD58424 •Manufacturer: Bradford White South Unit •Serial Number: DJ9575064
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Sump Pump •Pressure Regulator on Main Line

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 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

Supply Plumbing

- **Monitor:** Supply piping at the west side of house at hose bib and main floor hall bath may be susceptible to freezing during extremely cold weather. Increased insulation levels, heating or insulating this area and or pipe would be wise. **Repaired**

Plumbing Fixtures

- **Repair:** The kitchen sink faucet sprayer function is inoperative and needs repair. **Repaired**
- **Repair:** The main floor hall bath sink faucet and bathtub faucet are leaking. **Repaired**
- **Repair:** The master bath shower faucet handle is leaking. **Repaired**
- **Repair:** The main floor hall bath toilet is loose. **Repaired**
- **Repair:** The shower head in the master bath and hall bath are leaky. **Repaired**
- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced in the master bath and upstairs bath and at main floor hall bath sink and main floor hall bath tub. **Repaired**
- **Improve:** Cracked, deteriorated and/or missing caulk at the master bath tile floor should be improved. **Repaired**
- **Repair:** The front hose bib is inoperative. (suspect cold temperature prevents operation). **Repaired**

LIMITATIONS OF PLUMBING INSPECTION

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

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Awning •Fixed Pane •Thermal Pane •Single Pane with Storm Window
Doors:	•Wood-Solid Core •Wood-Hollow Core •Sliding Glass •Storm Door(s)

INTERIOR OBSERVATIONS

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

General Condition of Windows and Doors
The majority of the doors and windows are good quality.

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes
- **Repair:** Damage to the garage drywall was observed.
- **Repair:** The drywall in the basement office is incomplete.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.
- **Monitor, Repair:** The carpet flooring in the basement is damaged.
- **Repair:** The flooring installation at the main floor hall bath is incomplete. Renovations were in progress. **Repaired**
- **Repair:** The installation of the trim is incomplete in some areas. Renovations were in progress at the time of inspection **Repaired**.

Windows
- **Monitor:** The window in the southwest bedroom is painted or otherwise stuck 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 at the upstairs north bedroom should be trimmed or adjusted as necessary to work properly. **Repaired**
- **Repair:** Missing striker plate on door(s) was noted. **Repaired**
- **Repair:** Doors are missing in the main floor hall bath. **Repaired**
- **Improve:** Painting may be desirable on some of the doors (i.e. front and master bedroom). **Repaired**
- **Repair:** Damaged or non-functional door hardware should be improved (i.e. lock at front storm door). **Repaired**
- **Monitor, Repair:** Minor damage was noted on the door(s) to the north basement room. Door knobs are missing. **Repaired**
- **Monitor:** The sliding glass door at the master bedroom needs adjustment. **Repaired**
- **Repair:** The screen for the sliding glass door in the breakfast area needs adjustment. **Repaired**

Kitchen Counters

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

Cabinets

- **Repair:** Missing kitchen cabinets door should be repaired. **Repaired**
- **Improve:** Kitchen cabinet door closers are missing. Improvement is discretionary. **Repaired**
- **Improve:** Painting of the master bath cabinets may be desireable. **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. Effervesence was noted at the front basement wall.*** 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. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.

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 •Electric Cooktop •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator
Laundry Facility:	•Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

Most of the major appliances in the home are newer. 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.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

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

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

On the whole, the fireplace and it's components were found to be in average condition. Typical flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair, Safety Issue:** The rear wall of the fireplace firebox mortar should be repaired for improved safety. **Repaired**

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.