



**Star
Home
Inspection Services**

Home Inspection Report

8617 Westridge Rd Raytown, MO 64138

Inspection Date: 05/18/2010

Prepared For: Scoian Properties

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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.

Any comments on the issues listed are made by the seller. If no comments the item 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.

Wood Boring Insects

- **Monitor, Repair:** Evidence of termite activity was observed in the garage and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be engaged. Termites can do a substantial amount of damage to the wood structural components of a home. See termite report by Pest Management Professionals for additional information and recommendations if any.
- **Improve:** Wood/soil contact next to the walkway along the garage should be eliminated. This condition risks rot and wood boring insect activity. Where there is extensive material to be replaced significant cost could be involved.

Flashings

- **Monitor:** The plumbing vent boot on the northern most plumbing vent is vulnerable, has leaked in the past, and should be watched carefully for leaks.
- **Monitor:** A plumbing vent flashing boot has been heavily caulked, leaked in the past and may be vulnerable to leaks. These flashings should be monitored closely.
- **Repair:** Additional caulking is needed around the flashing on the chimney flue to avoid leaks.

Gutters & Downspouts

- **Repair:** A loose downspout on the northern side of the house should be repaired.

Exterior Walls

- **Repair:** Localized rot was observed in the siding primarily underneath the deck. 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 around the siding mainly at the board along the base of the siding on the south side of the front of the house. 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.
- **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.

Exterior Eaves

- **Monitor, Repair:** Localized peeling and rot were observed in the eaves. 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.

Windows

- **Repair:** The window frames require painting and caulking in localized areas.

Garage

- **Monitor, Repair:** The paint on the overhead garage door is peeling in localized areas.
- **Repair, Safety Issue:** The garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** Adjustment or replacement is needed if the opener has this feature. **Note:** The motion eyes responded properly to testing.
- **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 steps serving the porch have settled. Repair is discretionary at this time but if additional movement is observed repairs may be needed.

Deck

- **Repair:** The deck should be better secured to the house using lag bolts to reduce risk of separating from the house.

Driveway

- **Monitor:** The driveway has 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 25 Amps and the one in the panel is 30 Amps.

Lights

- **Repair:** The front exterior light is inoperative. If the bulbs are not blown, the circuit should be repaired.

Furnace

- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. The unit was tested for carbon monoxide spillage and gas leaks using a TIF 8800 gas and carbon monoxide sniffer and no positive readings were observed. Due to the age and/or overall condition it would be wise to reserve funds for the purchase a new furnace.

Supply Air Ductwork

- **Monitor, Repair:** Duct tape used to seal ductwork joints should be replaced with foil tape.

Central Air Conditioning

- **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 25 Amps and the one in the panel is 30 Amps.
- **Repair:** The temperature drop measured between the supply and return registers is lower than normal. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.

Attic / Roof

- **Monitor:** While in the attic water stains were observed on the lower sections of the furnace flue. The insulation below the elbow also showed signs of past moisture. It appears that rain blew in under the rain cap and came down the interior of the flue until it got to the first joint where it then transferred to the outside surface and dripped off the elbow. This is a common condition in 80% of homes but very seldom is enough to penetrate completely through the insulation to the drywall below. Monitor for any additional wetness after rains.

Gas Piping

- **Repair, Safety Issue:** *A gas leak was detected with a TIF 8800 gas/carbon monoxide detector and confirmed with soapy water. This is a serious safety concern. It is recommended that the gas utility, HVAC company or plumber be engaged as soon as possible to make the necessary repairs.*

Plumbing Fixtures

- **Monitor:** A crack in the master bathroom countertop has been properly sealed. This area should be monitored.
- **Repair:** The toilet tank is loose in the front bathroom.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted on the wall in the front bedroom below the window.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.

Windows

- **Monitor:** A window on the eastern wall of the basement is inoperative. Improvement can be undertaken as desired.
- **Monitor:** A damaged screen was noted on the basement window on the east wall.

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. 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 65 degrees F.

RECENT WEATHER CONDITIONS

Occasional rain has been experienced in the days leading up to the inspection.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration
Columns:	•Steel
Floor Structure:	•Wood Joist
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.

Wood Boring Insects

- **Monitor, Repair:** Evidence of termite activity was observed in the garage and there is risk of additional hidden damage. If the property has not already been treated, a licensed pest control specialist should be engaged. Termites can do a substantial amount of damage to the wood structural components of a home. See termite report by Pest Management Professionals for additional information and recommendations if any.



- **Improve:** Wood/soil contact next to the walkway along the garage should be eliminated. This condition risks rot and wood boring insect activity. Where there is extensive material to be replaced significant cost could be involved.

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:	•Metal below siding
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof •Viewed from ladder at eave •Viewed with binoculars

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are to be in generally good condition. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order. The gutters are clean.

RECOMMENDATIONS / OBSERVATIONS

Flashings

- **Monitor:** The plumbing vent boot on the northern most plumbing vent is vulnerable, has leaked in the past, and should be watched carefully for leaks.
- **Monitor:** A plumbing vent flashing boot has been heavily caulked, leaked in the past and may be vulnerable to leaks. These flashings should be monitored closely.
- **Repair:** Additional caulking is needed around the flashing on the chimney flue to avoid leaks.

Gutters & Downspouts

- **Repair:** A loose downspout on the northern side of the house 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 the ground using binoculars. Some sections of the roof could not be viewed.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.

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 •Board & Bat
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •French Doors
Window/Door Frames and Trim:	•Wood •Metal-Clad
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Treated 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. The decking appears to be constructed from pressure treated wood. The garage appears to be fully insulated. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed.

General Comments

The exterior of the home is generally in good condition. The exterior of the home shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** Localized rot was observed in the siding primarily underneath the deck. 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 around the siding mainly at the board along the base of the siding on the south side of the front of the house. 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.



- **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.

Exterior Eaves

- **Monitor, Repair:** Localized peeling and rot were observed in the eaves. 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.



Windows

- **Repair:** The window frames require painting and caulking in localized areas.

Garage

- **Monitor, Repair:** Localized rot and/or paint peeling was observed on the overhead garage door.



- **Repair, Safety Issue:** The garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** Adjustment or replacement is needed if the opener has this feature. **Note:** The motion eyes responded properly to testing.
- **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 steps serving the porch have settled. Repair is discretionary at this time but if additional movement is observed repairs may be needed.

Deck

- **Repair:** The deck should be better secured to the house using lag bolts to reduce risk of separating from the house.

Driveway

- **Monitor:** The driveway has 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.
- Interior finishes and/or insulation restricted the inspection of the garage.

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: Main Panel
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Side Basement Wall
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Kitchen
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. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly 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

- **Important Safety Notice:** *All electrical repairs listed in this report should be considered as important safety items as they present risk of fire or shock. These items should receive high priority for action.*

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 25 Amps and the one in the panel is 30 Amps.

Lights

- **Repair:** The front exterior light is inoperative. If the bulbs are not blown, the circuit should be repaired.

Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Lennox •Serial Number: 5887C08443
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

Positive Attributes

Heat distribution within the home is adequate.

General Comments

The heating system shows no visible evidence of major defects. No repairs to the heating system are necessary at this time. The heating system is old and may be approaching the end of its life.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. The unit was tested for carbon monoxide spillage and gas leaks using a TIF 8800 gas and carbon monoxide sniffer and no positive readings were observed. Due to the age and/or overall condition it would be wise to reserve funds for the purchase a new furnace.

Supply Air Ductwork

- **Monitor, Repair:** Duct tape used to seal ductwork joints should be replaced with foil tape.

Discretionary Improvements

The installation of a “set back” thermostat may help to reduce heating costs.

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.
- Although the heating system was operated, there are significant testing limitations at this time of year.

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:	Manufacturer: Haier •Serial Number: AA51M0E0200AV5450908
Size of Circuit:	•Circuit Size: Minimum Circuit Size 16.2 Amps/Maximum Circuit Breaker Size 25 Amps •Breaker Size In Main Panel: 30 Amps
Through-Wall Equipment:	•Not Present

COOLING / HEAT PUMPS OBSERVATIONS

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **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 25 Amps and the one in the panel is 30 Amps.
- **Repair:** The temperature drop measured between the supply and return registers is lower than normal. This usually indicates that servicing is needed. A qualified heating and cooling technician should be consulted to further evaluate this condition and the remedies available.

Discretionary Improvements

The installation of a “set back” thermostat may help to reduce heating costs.

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.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

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

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Monitor:** While in the attic water stains were observed on the lower sections of the furnace flue. The insulation below the elbow also showed signs of past moisture. It appears that rain blew in under the rain cap and came down the interior of the flue until it got to the first joint where it then transferred to the outside surface and dripped off the elbow. This is a common condition in 80% of homes but very seldom is enough to penetrate completely through the insulation to the drywall below. Monitor for any additional wetness after rains.



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:	•Side Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Whirlpool •Serial Number: 0442136662
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•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 pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded. The plumbing fixtures appear to have been well-maintained. 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.

RECOMMENDATIONS / OBSERVATIONS

Gas Piping

- **Repair, Safety Issue:** *A gas leak was detected with a TIF 8800 gas/carbon monoxide detector and confirmed with soapy water. This is a serious safety concern. It is recommended that the gas utility, HVAC company or plumber be engaged as soon as possible to make the necessary repairs.*



Plumbing Fixtures

- **Monitor:** A crack in the master bathroom countertop has been properly sealed. This area should be monitored.
- **Repair:** The toilet tank is loose in the front bathroom.

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
Window Type(s) & Glazing:	•Casement •Double/Single Hung •Fixed Pane •Thermal Pane
Doors:	•Wood-Hollow Core

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of the doors and windows are average 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 on the wall in the front bedroom below the window.



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

Windows

- **Monitor:** A window on the eastern wall of the basement is inoperative. Improvement can be undertaken as desired.
- **Monitor:** A damaged screen was noted on the basement window on the east wall.

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. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.

Discretionary Improvements

Install new exterior lock sets upon taking possession of the home.

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.
- Recent renovations and/or interior painting concealed historical evidence.

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 •Microwave Oven •Dishwasher •Waste Disposer

Laundry Facility:

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

Other Components Tested:

•Waste Standpipe for Washer

•Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

Most of the major appliances in the home are newer. The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The fixtures employed in the kitchen are high quality.

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: •Fireplace Insert
Vents, Flues, Chimneys: •Not Visible

FIREPLACES / WOOD STOVES OBSERVATIONS

Positive Attributes

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

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.

Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys
- Heat distribution assists (gravity or fan)

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