



**Star
Home
Inspection Services**

Home Inspection Report

9101 W 148th Terr Overland Park, KS 66221

Inspection Date: 04/27/2011

Prepared For: Peter Distler

Prepared By: Star Home Inspection Services LLC
705B SE Melody Lane, Suite 124
Lee's Summit, MO 64063
(816) 554-1110
(816) 554-2135 Fax

Report Number: 04272011-1A

Inspector: Alan DeMoss



Table Of Contents

REPORT OVERVIEW	3
STRUCTURE	9
ROOFING	11
EXTERIOR	14
ELECTRICAL	19
HEATING	21
COOLING / HEAT PUMPS	22
INSULATION / VENTILATION	23
PLUMBING	24
INTERIOR	27
APPLIANCES	30
FIREPLACES / WOOD STOVES	31

Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces north.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

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

Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Floors

- **Monitor:** Construction mold was visible on some floor and wall joists in the unfinished basement. This is mold that grows on the lumber while lying in the weather during construction. Most homes have some level of this mold and it goes dormant once removed from the elements and normally does not present any problems.

Roof

Repair: While investigating the roof structure, outside light was visible. Any openings in the roof should be repaired to avoid leaks. **Will Repair: Roof will be replaced by Larry Vaught Roofing.**

Sloped Roofing

- **Major Concern, Repair:** What appears to be hail damage was observed on the roof. Hail damage can shorten the life of a roof. This should be investigated further and may be eligible for an insurance claim. The life expectancy of wood roofs is generally 15 to 20 years with tune-ups normally needed around the 10th year. This will depend on several factors such as the quality of shingle or shake, the slope of the roof (steeper is better), the amount of exposed shingle, and the amount of sun or shade. As with all roofs, annual maintenance is needed. Cracked, curled, or displaced shingles or shakes should be repaired. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the wood roof requires repair. Split, loose or damaged ridge caps of the roofing require repair.
Will Repair: Roof will be replaced by Larry Vaught Roofing.

Flashings

- **Repair:** The installation of kickout flashings on the front of the home is incomplete and should be repaired when making roof repairs to avoid leaks.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** Disconnected gutter downspouts should be repaired or replaced as necessary to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** Loose downspout(s) should be repaired (i.e. northwest corner.)
- **Repair:** Damaged downspout extension on front of home should be repaired.

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (i.e. bottom edge of siding.) These areas should be painted to prevent water damage or rot in the future.
- **Monitor, Repair:** Localized loose nails should be secured. Siding of this type requires monitoring and maintenance. It has a tendency to pop out past nail heads creating a space where two panels join together. Re-securing and caulking the seams and nail holes is standard maintenance for this type of siding.
- **Repair:** Any openings in the exterior siding should be sealed. An example is where the air conditioner refrigerant lines enter the house. Caulking is needed.
- **Repair:** Localized rot was observed in the siding (i.e. southwest corner.) 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:** The siding trim needs caulking improvements in localized areas to prevent water damage and rot.
- **Repair:** The paint on the trim around the siding is peeling. These areas should be painted to prevent water damage and rot.
- **Repair:** Minor cracks were observed in the exterior walls. These areas should be repaired to prevent water intrusion. There is extra risk of hidden damage in such areas.
- **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:** Evidence of rot was visible on window trim/frames (i.e. two front bay windows and laundry room window.) This condition will worsen over time if left unattended. 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.
- **Repair:** What appears to be hail damage to the back southwest wrapped window frames was observed.

Doors

- **Repair:** The paint on the east basement exterior door frame/ trim is peeling and requires painting and caulking.

Garage

- **Repair:** The paint on the garage door, frame/ trim is peeling and requires painting and caulking.
- **Repair:** The overhead garage door shows evidence of localized rot and needs repairs.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

- **Recommend:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first 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.*

Steps

- **Recommend:** The patio steps should be painted or stained to improve durability.
- **Repair, Safety Issue:** Nail pops in the patio steps were observed. This is a safety issue and the nails should be hammered flush.
- **Monitor, Repair:** The patio steps shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.
- **Recommend:** The crack between the front steps should be sealed to extend the life of the steps.

Driveway/Patio

- **Recommend:** The driveway should be sealed where it meets the house.
- **Monitor:** The patio and driveway have typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage/settlement cracks are very common and are not normally a concern.

Landscaping

- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building.
- **Monitor:** Shrubs, bushes and/or vines growing on exterior walls should be kept trimmed away from the structure to reduce the risk of water damage and insect infestation.

Main Panel

- **Repair:** Oversized 35 amp breaker marked with blue tape within the main distribution panel should be replaced.

Distribution Wiring

- **Improve:** Loose cable wiring in front of the main electrical panel could be improved.

Outlets

- **Repair:** A ground fault circuit interrupter (GFCI) outlet on the front and east side exterior, marked "FT" (Failed Test) did not respond correctly to testing during the inspection. This receptacle should be replaced.

Lights

- **Repair:** Some of the lights are inoperative (i.e. basement, front entry, south living room, garage exterior, dining room and master bath.) If the bulbs are not blown, the circuit should be repaired.

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Repair:** The outdoor unit of the air conditioning systems are out of level. This should be improved.
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

Water Heater

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

Supply Plumbing

- **Note:** Polybutylene plumbing was noted in the house. While scientific evidence is scarce it is believed that oxidants in the public water supplies, such as chlorine, react with the polybutylene piping and acetal fittings causing them to scale and flake and become brittle. Micro-fractures result, and the basic structural integrity of the system is reduced. Thus, the system becomes weak and may fail without warning causing damage to the building structure and personal property. It is believed that other factors may also contribute to the failure of polybutylene systems, such as improper installation, but it is virtually impossible to detect installation problems throughout an entire system. Throughout the 1980's lawsuits were filed complaining of allegedly defective manufacturing and defective installation causing hundreds of millions of dollars in damages. Although the manufacturers have never admitted that poly is defective, they have agreed to fund the Class Action settlement with an initial and minimum amount of \$950 million. More detailed information can be found at <http://www.polybutylene.com/poly.html>.

Plumbing Fixtures

- **Monitor, Repair:** Low hot water pressure was observed at the east kitchen sink. This should be investigated further and repaired if necessary.
- **Repair:** The laundry room sprayer nozzle is inoperative and needs repair.
- **Monitor:** The upstairs east bath, south sink counter is stained.
- **Repair:** The upstairs east bath, south sink drain plug is inoperative and needs repair.
- **Repair:** The toilet is loose (i.e. basement bath, upstairs northwest bedroom bath and upstairs east bath.)
- **Repair:** The basement bath shower head is leaky.
- **Improve:** Cracked, deteriorated and/or missing shower stall caulk in the basement bath and master bath should be replaced.
- **Improve:** Cracked, deteriorated and/or missing bathtub and shower enclosure grout and/or caulk in the upstairs northwest bedroom bath shower and master bath tub could be improved.
- **Improve:** Cracked, deteriorated and/or missing shower stall grout in the upstairs east bath could be improved.
- **Improve:** The cap on the southwest hose bib is missing.

Refrigerator

- **Repair:** The kitchen refrigerator icemaker and water dispenser are inoperative.
- **Monitor:** The refrigerator door was observed to have surface wear.
- **Improve:** The basement refrigerator “change filter” indicator light is on.

Fireplaces

- **Note:** The east fireplace is not fully plumbed for gas. An extension tube is needed in the firebox to utilize the gas portion of the fireplace.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (i.e. garage ceiling and master bedroom ceiling.)
- **Monitor:** Repaired ceiling damage was noted in the garage.
- **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. Overall condition is above average.

Floors

- **Monitor, Repair:** The vinyl flooring in the laundry room is damaged
- **Monitor:** The carpet shows typical wear and/or minor stains (i.e. basement stairway.)

Windows

- **Monitor, Repair:** The interior window trim on the northeast basement window is peeling. Repair is discretionary.
- **Monitor:** A few of the basement window(s) are painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Repair:** Loose screen was noted on the south living room window.
- **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 to the master bath, upstairs hall closet and master bath side closet door should be adjusted as necessary to latch properly.

Cabinets

- **Monitor:** Caulking of some of the bath cabinet doors may be desirable. Repairs are discretionary.

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 55 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •65% 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
Roof Structure:	•Rafters •Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

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

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Floors

- **Monitor:** Construction mold was visible on some floor and wall joists in the unfinished basement. This is mold that grows on the lumber while lying in the weather during construction. Most homes have some level of this mold and it goes dormant once removed from the elements and normally does not present any problems.



Roof

- **Repair:** While investigating the roof structure, outside light was visible. Any openings in the roof should be repaired to avoid leaks.



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:	•Wood Shingle
Roof Flashings:	•Metal
Chimneys:	•Masonry •Metal below siding
Roof Drainage System:	•Aluminum •Downspouts discharge above & below grade
Skylights:	•None
Method of Inspection:	•Viewed from ladder at eave •Viewed with binoculars •Viewed from window

ROOFING OBSERVATIONS

Positive Attributes

The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. The chimneys do not show signs of significant deterioration.

General Comments

The roof coverings are damaged and are at or near end of useful life.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Major Concern, Repair:** What appears to be hail damage was observed on the roof. Hail damage can shorten the life of a roof. This should be investigated further and may eligible for an insurance claim. The life expectancy of wood roofs is generally 15 to 20 years with tune-ups normally needed around the 10th year. This will depend on several factors such as the quality of shingle or shake, the slope of the roof (steeper is better), the amount of exposed shingle, and the amount of sun or shade. As with all roofs, annual maintenance is needed. Cracked, curled, or displaced shingles or shakes should be repaired. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the wood roof requires repair. Split, loose or damaged ridge caps of the roofing require repair.

Will Repair: Roof will be replaced by Larry Vaught Roofing.



Flashings

- **Repair:** The installation of kickout flashings on the front of the home is incomplete and should be repaired when making roof repairs to avoid leaks.



Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** Disconnected gutter downspouts should be repaired or replaced as necessary to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.
- **Repair:** Loose downspout(s) should be repaired (i.e. northwest corner.)
- **Repair:** Damaged downspout extension on front of home 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.
- Unfavorable weather restricted the inspection of the roofing system.
- Some sections of the roofing surface were concealed from view.
- A chimney was not entirely visible during the inspection of the roofing system.

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 •Hardboard
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal
Window/Door Frames and Trim:	•Wood •Vinyl-Covered
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•Prefab Masonry
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The driveway and walkways are in good condition. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas (i.e. bottom edge of siding.) These areas should be painted to prevent water damage or rot in the future.
- **Monitor, Repair:** Localized loose nails should be secured. Siding of this type requires monitoring and maintenance. It has a tendency to pop out past nail heads creating a space where two panels join together. Re-securing and caulking the seams and nail holes is standard maintenance for this type of siding.



- **Repair:** Any openings in the exterior siding should be sealed. An example is where the air conditioner refrigerant lines enter the house. Caulking is needed.



- **Repair:** Localized rot was observed in the siding (i.e. southwest corner.) 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:** The siding trim needs caulking improvements in localized areas to prevent water damage and rot.



- **Repair:** The paint on the trim around the siding is peeling. These areas should be painted to prevent water damage and rot.



- **Repair:** Minor cracks were observed in the exterior walls. These areas should be repaired to prevent water intrusion. There is extra risk of hidden damage in such areas.



- **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:** Evidence of rot was visible on window trim/frames (i.e. two front bay windows and laundry room window.) This condition will worsen over time if left unattended. 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.



- **Repair:** What appears to be hail damage to the back southwest wrapped window frames was observed.

Doors

- **Repair:** The paint on the east basement exterior door frame/ trim is peeling and requires painting and caulking.

Garage

- **Repair:** The paint on the garage door, frame/ trim is peeling and requires painting and caulking.
- **Repair:** The overhead garage door shows evidence of localized rot and needs repairs.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

- **Recommend:** The grading should be improved to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first 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.*

Steps

- **Recommend:** The patio steps should be painted or stained to improve durability.
- **Repair, Safety Issue:** Nail pops in the patio steps were observed. This is a safety issue and the nails should be hammered flush.
- **Monitor, Repair:** The patio steps shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.
- **Recommend:** The crack between the front steps should be sealed to extend the life of the steps.



Driveway/Patio

- **Recommend:** The driveway should be sealed where it meets the house.
- **Monitor:** The patio and driveway have typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage/settlement cracks are very common and are not normally a concern.

Landscaping

- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building.
- **Monitor:** Shrubs, bushes and/or vines growing on exterior walls should be kept trimmed away from the structure to reduce the risk of water damage and insect infestation.

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.
- Automobile(s) in the garage restricted the inspection.
- Storage in the garage restricted the inspection.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: Finished Basement
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Finished Basement
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Whirlpool •Exterior •Garage •Kitchen •Basement
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. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

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 35 amp breaker marked with blue tape within the main distribution panel should be replaced.

Distribution Wiring

- **Improve:** Loose cable wiring in front of the main electrical panel could be improved.



Outlets

- **Repair:** A ground fault circuit interrupter (GFCI) outlet on the front and east side exterior, marked "FT" (Failed Test) did not respond correctly to testing during the inspection. This receptacle should be replaced.

Lights

- **Repair:** Some of the lights are inoperative (i.e. basement, front entry, south living room, garage exterior, dining room and master bath.) If the bulbs are not blown, the circuit should be repaired.

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: South Unit - 5895J 22561, North Unit - 5896C 14006
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier

HEATING OBSERVATIONS

Positive Attributes

Heating a home with a this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system on the main floor 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

LIMITATIONS OF HEATING INSPECTION

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

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

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity
Central System Type:	•Air Cooled Central Air Conditioning •Manufacturer: Lennox
	•Serial Number: North Unit - 5896D53787, South Unit - 5896G57398
Size of Circuit:	•Circuit Size: Minimum Circuit Size 23 & 21.4 Amps Maximum Circuit Breaker Size 40 & 35 Amps
Through-Wall Equipment:	•Not Present
Other Components:	•House Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

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

General Comments

As the system is a middle aged unit a higher level of maintenance can be expected.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Repair:** The outdoor unit of the air conditioning systems are out of level. This should be improved.
- **Monitor:** The fins of the outdoor portion of the air conditioning system were observed to be damaged. This condition can reduce the efficiency of the system.

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.**

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:	•Fiberglass on Basement Walls
Vapor Retarders:	•Unknown
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

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.
- No access was gained to the wall cavities of the home.

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:	•Plastic
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 50 & 40 •Manufacturer: Bradford White •Serial Number: DM9939744 •Manufacturer: Rheem •Serial Number: 0596144350
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Sump Pump •Backflow Preventers on Hose Bibs •Sprinkler System •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 above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The plumbing fixtures appear to have been well-maintained.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

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

Supply Plumbing

- **Note:** Polybutylene plumbing was noted in the house. While scientific evidence is scarce it is believed that oxidants in the public water supplies, such as chlorine, react with the polybutylene piping and acetal fittings causing them to scale and flake and become brittle. Micro-fractures result, and the basic structural integrity of the system is reduced. Thus, the system becomes weak and may fail without warning causing damage to the building structure and personal property. It is believed that other factors may also contribute to the failure of polybutylene systems, such as improper installation, but it is virtually impossible to detect installation problems throughout an entire system. Throughout the 1980's lawsuits were filed complaining of allegedly defective manufacturing and defective installation causing hundreds of millions of dollars in damages. Although the manufacturers have never admitted that poly is defective, they have agreed to fund the Class Action settlement with an initial and minimum amount of \$950 million. More detailed information can be found at <http://www.polybutylene.com/poly.html>.

Plumbing Fixtures

- **Monitor, Repair:** Low hot water pressure was observed at the east kitchen sink. This should be investigated further and repaired if necessary.
- **Repair:** The laundry room sprayer nozzle is inoperative and needs repair.
- **Monitor:** The upstairs east bath, south sink counter is stained.



- **Repair:** The upstairs east bath, south sink drain plug is inoperative and needs repair.
- **Repair:** The toilet is loose (i.e. basement bath, upstairs northwest bedroom bath and upstairs east bath.)
- **Repair:** The basement bath shower head is leaky.
- **Improve:** Cracked, deteriorated and/or missing shower stall caulk in the basement bath and master bath should be replaced.
- **Improve:** Cracked, deteriorated and/or missing bathtub and shower enclosure grout and/or caulk in the upstairs northwest bedroom bath shower and master bath tub could be improved.



- **Improve:** Cracked, deteriorated and/or missing shower stall grout in the upstairs east bath could be improved.
- **Improve:** The cap on the southwest hose bib is missing.

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.
- An inspection of the lawn sprinkler system 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.

Interior

DESCRIPTION OF INTERIOR

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

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 good quality.

General Condition of Floors

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (i.e. garage ceiling and master bedroom ceiling.)



- **Monitor:** Repaired ceiling damage was noted in the garage.
- **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. Overall condition is above average.

Floors

- **Monitor, Repair:** The vinyl flooring in the laundry room is damaged
- **Monitor:** The carpet shows typical wear and/or minor stains (i.e. basement stairway.)

Windows

- **Monitor, Repair:** The interior window trim on the northeast basement window is peeling. Repair is discretionary.



- **Monitor:** A few of the basement window(s) are painted or otherwise stuck shut. Improvement can be undertaken as desired.
- **Repair:** Loose screen was noted on the south living room window.



- **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 to the master bath, upstairs hall closet and master bath side closet door should be adjusted as necessary to latch properly.

Cabinets

- **Monitor:** Caulking of some of the bath cabinet doors may be desirable. Repairs are discretionary.

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.

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.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

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

Appliances

DESCRIPTION OF APPLIANCES

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

APPLIANCES OBSERVATIONS

Positive Attributes

Most 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.

General Comments

Only minor improvements to the appliances are needed.

RECOMMENDATIONS / OBSERVATIONS

Refrigerator

- **Repair:** The kitchen refrigerator icemaker and water dispenser are inoperative.
- **Monitor:** The refrigerator door was observed to have surface wear.
- **Improve:** The basement refrigerator “change filter” indicator light is on.

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:

•Metal Flue-Single Wall •Masonry Chimney-Lined

FIREPLACES / WOOD STOVES OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Note:** The east fireplace is not fully plumbed for gas. An extension tube is needed in the firebox to utilize the gas portion of the fireplace.

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

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