



**Star
Home
Inspection Services**

Home Inspection Report

9916 Lamar, Overland Park, KS 66207

Inspection Date: 6/2/2008

Prepared For: Jerry Gabel

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

Report Number: 06022008-1G

Inspector: Gregory Nyhus



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Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built home that has been lacking maintenance somewhat. Apart from the short term need to deal with this lacking maintenance, *the improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

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

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

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

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

Improve: denotes improvements which are recommended but not required.

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

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

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

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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.

Remarks in Red Font are made by seller

Foundation

- **Monitor/Repair:** Larger than typical foundation settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, more costly repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Wood Boring Insects

- **Repair:** Evidence of termite damage was observed and there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further termite activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.

Chimneys

- **Repair:** The masonry chimney needs re-pointing (replacing the mortar between the bricks) to avoid water damage.
- **Repair:** The cap of the masonry chimney should be replaced and the chimney flue should be checked for damage. Damaged flues can be unsafe.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **Cleaned out**

Exterior Walls

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

Garage

- **Repair, Safety Issue:** The overhead garage door requires adjustment for easy and safe operation. The auto reverse on the north door would not engage smoothly.
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.
- **Improve/Repair:** The mounting bracket for the north garage door opener is less than ideal. It should be repaired or reinforced to provide proper support to the opener.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab.

Lot Drainage

- **Recommend:** 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 ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for basement window wells to keep storm water out of the well.

Driveway/Walkway/Patio

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

Retaining Wall

- **Monitor:** The retaining wall shows evidence of movement and rot. This condition should be monitored. It is impossible to determine the rate of movement and/or deterioration during a one time visit to the house.

Landscaping

- **Repair:** Shrubs/bushes growing near exterior walls and vines growing on the exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.

Fencing

- **Repair:** The gate and/or latch mechanism needs adjustment to function properly.

Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.

Auxiliary Panel(s)

- **Repair:** Circuits within the auxiliary panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.

Distribution Wiring

- **Repair:** Extension cords should not be used as permanent wiring. This wiring should be removed.

Outlets

- **Repair:** A handful of outlets have reversed polarity (i.e. it is wired backwards) and are tagged RevPol. These outlets and the circuit should be investigated and repaired as necessary.
- **Repair:** The loose outlet at the back deck should be secured or replaced.
- **Repair:** Ungrounded 3-prong outlets should be repaired (tagged). In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a

separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.

- **Recommend:** The installation of a ground fault circuit interrupter (GFCI) is recommended at all locations within 6 feet of a water source; kitchen counter, bathroom sink; exterior, etc. A GFCI offers increased protection from shock or electrocution.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard. **Repaired – replaced missing covers**

Switches

- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard. **Repaired – replaced missing covers**

Lights

- **Repair:** The damaged light fixture should be repaired or replaced (rear lower patio).
- **Repair:** The incomplete light fixtures should be repaired or replaced (various cosmetic issues – globes/covers missing). **Repaired**

Furnace

- **Improve:** The dirty air filter should be replaced. **Replaced**

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary
- **Repair:** The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking slightly. Minor repairs or cleaning can usually rectify this condition.

Gas Piping

- **Repair:** Copper piping is no longer suitable for gas applications. The piping runs to the exterior yard light and is currently out of service. Should the light be renovated and used, the piping should be replaced with a suitable material.

Supply Plumbing

- **Repair:** The supply piping is leaking (cold side basement sink).

Waste / Vent

- **Repair:** The trap is leaking (disconnected, right side hall bathroom sinks). **Repaired**

Fixtures

- **Monitor:** The majority of plumbing fixtures are older.
- **Repair:** The tub faucets are leaking.
- **Improve:** The master shower fixtures are loose.
- **Repair:** The shower head is leaky in the tub.
- **Improve:** Cracked, deteriorated and/or missing bathroom grout and caulk should be replaced.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted.
- **Monitor:** Evidence of patching was detected.
- **Monitor:** Damage to the interior finish was observed.
- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall flaws were observed.
- **Monitor:** Signs of mildew/mold or other biogrowth were observed. **Cleaned and disinfected**

Floors

- **Monitor/Repair:** The vinyl flooring is damaged.
- **Monitor:** The carpet is stained. **Carpet removed/partially replaced – hardwood flooring exposed – no more odor**
- **Monitor:** The carpet appears to emit an odor. Cleaning and deodorizing may be desirable. **Carpet removed/partially replaced – hardwood flooring exposed – no more odor**

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (side storm door, rear lower patio storm door, hall bathroom and French doors in basement). **All work properly – replaced storm doors**

- **Repair:** Damaged or non-functional door hardware should be improved (storm closure mechanisms and basement rear patio door handle). **Door hardware replaced/repared**

Counters/Cabinets

- **Monitor:** The kitchen counters and cabinets are older. Improvement may ultimately be desirable.
- **Repair:** Damaged or inoperative bathroom vanity drawers should be repaired.

Stairways

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

Basement Leakage

- **Monitor:** It is very common for shrinkage and/or settling cracks to develop in foundation walls. It is also common for these cracks to leak. If leakage is experienced, improve lot drainage adjacent to the crack. If leakage persists, various methods of crack repair are available. These include interior patching with an epoxy resin or hydraulic cement and exterior repairs after excavation. The exterior repair, although more expensive, is more often successful in eliminating leakage.

Dishwasher

- **Improve:** The dishwasher soap door is in poor condition and may not be functioning as intended.

Waste Disposer

- **Repair:** The waste disposer is inoperative. **Disposal does work but switch on the wall needs a better connection**

Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation (see lower clean out area in basement).

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 70 degrees F.

RECENT WEATHER CONDITIONS

Weather conditions leading up to the inspection have been relatively dry.

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •50% Of Foundation Was Not Visible
Columns:	•Steel
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Spaced Plank Sheathing •Waferboard 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.

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor/Repair:** Larger than typical foundation settlement cracking was observed. The amount of movement which has occurred is not likely to have caused other damage to the structure but this area should be monitored. If additional movement occurs, more costly repairs might be necessary. The rate of movement cannot be predicted during a one-time inspection.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Wood Boring Insects

- **Repair:** Evidence of termite damage was observed and there is risk of additional hidden damage since termites can do a substantial amount of damage. If the property has not already been treated, a licensed pest control specialist should be engaged to eliminate further termite activity within the home. Damaged wood should be repaired or replaced. Any wood soil contact should be eliminated.



LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.

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

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above & below grade
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / OBSERVATIONS

Chimneys

- **Repair:** The masonry chimney needs re-pointing (replacing the mortar between the bricks) to avoid water damage.
- **Repair:** The cap of the masonry chimney should be replaced and the chimney flue should be checked for damage. Damaged flues can be unsafe.



Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **Cleaned out**

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.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Vinyl Siding
Eaves, Soffits, And Fascias:	•Aluminum
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Vinyl-Covered •Metal-Covered
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete •Brick
Porches, Decks, Steps, Railings:	•Concrete •Treated Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade
Retaining Walls:	•Wood •Block
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home. The garage appears to be fully insulated. The garage completely finished.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

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

Garage

- **Repair, Safety Issue:** The overhead garage door requires adjustment for easy and safe operation. The auto reverse on the north door would not engage smoothly.
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.
- **Improve/Repair:** The mounting bracket for the north garage door opener is less than ideal. It should be repaired or reinforced to provide proper support to the opener.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab.

Lot Drainage

- **Recommend:** 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 ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for basement window wells to keep storm water out of the well.

Driveway/Walkway/Patio

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

Retaining Wall

- **Monitor:** The retaining wall shows evidence of movement and rot. This condition should be monitored. It is impossible to determine the rate of movement and/or deterioration during a one time visit to the house.

Landscaping

- **Repair:** Shrubs/bushes growing near exterior walls and vines growing on the exterior walls should be kept trimmed away from siding, window trims, and the eaves to reduce risk of insect and water damage.

Fencing

- **Repair:** The gate and/or latch mechanism needs adjustment to function properly.

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.
- Access below decks and/or porches was extremely limited.

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 Amp
Service Drop:	•Underground
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: West wall of basement
Service Grounding:	•Copper •Water Pipe Connection •Ground Rod Connection
Sub-Panel(s):	•Panel Rating: 30 Amp •Breakers •Located: North exterior by pool equipment
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•None Found

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The distribution of electricity within the home is good. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor. 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:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.



Auxiliary Panel(s)

- **Repair:** Circuits within the auxiliary panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.



Distribution Wiring

- **Repair:** Extension cords should not be used as permanent wiring. This wiring should be removed.

Outlets

- **Repair:** A handful of outlets have reversed polarity (i.e. it is wired backwards) and are tagged RevPol. These outlets and the circuit should be investigated and repaired as necessary.
- **Repair:** The loose outlet at the back deck should be secured or replaced.



- **Repair:** Ungrounded 3-prong outlets should be repaired (tagged). In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Recommend:** The installation of a ground fault circuit interrupter (GFCI) is recommended at all locations within 6 feet of a water source; kitchen counter, bathroom sink; exterior, etc. A GFCI offers increased protection from shock or electrocution.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard. **Repaired – replaced missing covers**

Switches

- **Repair:** Missing switch cover plates should be replaced to avoid a shock hazard. **Repaired – replaced missing covers**

Lights

- **Repair:** The damaged light fixture should be repaired or replaced (rear lower patio).



- **Repair:** The incomplete light fixtures should be repaired or replaced (various cosmetic issues – globes/covers missing).
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: 5800M17326
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. Heating a home with this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Improve:** The dirty air filter should be replaced. **Replaced**

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: Goodman •Serial
Number: 9801502653

Other Components:

•House Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home. This is a relatively new system that should have years of useful life remaining. The system responded properly to operating controls.

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:

Exterior Wall Insulation:

Basement Wall Insulation:

Vapor Retarders:

Roof Ventilation:

Exhaust Fan/vent Locations:

- R12 Fiberglass in Original Walls
- None Visible
- Plastic •Kraft Paper
- Roof Vents •Gable Vents •Soffit Vents
- Bathroom •Kitchen •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated home.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic •Copper •Cast Iron •Steel
Water Heater:	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: State •Serial Number: C91181244
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Sump Pump •Pressure Regulator on Main Line

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. 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 unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary
- **Repair:** The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking slightly. Minor repairs or cleaning can usually rectify this condition.

Gas Piping

- **Repair:** Copper piping is no longer suitable for gas applications. The piping runs to the exterior yard light and is currently out of service. Should the light be renovated and used, the piping should be replaced with a suitable material.

Supply Plumbing

- **Repair:** The supply piping is leaking (cold side basement sink).

Waste / Vent

- **Repair:** The trap is leaking (disconnected, right side hall bathroom sinks). **Repaired**

Fixtures

- **Monitor:** The majority of plumbing fixtures are older.
- **Repair:** The tub faucets are leaking.
- **Improve:** The master shower fixtures are loose.
- **Repair:** The shower head is leaky in the tub.
- **Improve:** Cracked, deteriorated and/or missing bathroom grout and caulk should be replaced.



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 •Paneling •Suspended Tile
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung
Doors:	•Wood-Hollow Core •French Doors

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted.
- **Monitor:** Evidence of patching was detected.
- **Monitor:** Damage to the interior finish was observed.
- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall flaws were observed.
- **Monitor:** Signs of mildew/mold or other biogrowth were observed. Repaired: **Cleaned and disinfected**

Floors

- **Monitor/Repair:** The vinyl flooring is damaged.
- **Monitor:** The carpet is stained. **Carpet removed/partially replaced – hardwood flooring exposed – no more odor**
- **Monitor:** The carpet appears to emit an odor. Cleaning and deodorizing may be desirable. **Carpet removed/partially replaced – hardwood flooring exposed – no more odor**

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work properly (side storm door, rear lower patio storm door, hall bathroom and French doors in basement). **All work properly – replaced storm doors**
- **Repair:** Damaged or non-functional door hardware should be improved (storm closure mechanisms and basement rear patio door handle). **Door hardware replaced/repared**

Counters/Cabinets

- **Monitor:** The kitchen counters and cabinets are older. Improvement may ultimately be desirable.
- **Repair:** Damaged or inoperative bathroom vanity drawers should be repaired.

Stairways

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

Basement Leakage

- **Monitor:** It is very common for shrinkage and/or settling cracks to develop in foundation walls. It is also common for these cracks to leak. If leakage is experienced, improve lot drainage adjacent to the crack. If leakage persists, various methods of crack repair are available. These include interior patching with an epoxy resin or hydraulic cement and exterior repairs after excavation. The exterior repair, although more expensive, is more often successful in eliminating leakage.

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.

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:	•Refrigerator •Upright Freezer
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

The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

Dishwasher

- **Improve:** The dishwasher soap door is in poor condition and may not be functioning as intended.

Waste Disposer

- **Repair:** The waste disposer is inoperative. **Disposal does work but switch on the wall needs a better connection**

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

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

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The fireplace chimney should be inspected and cleaned prior to operation (see lower clean out area in basement).

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.

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