



**Star  
Home  
Inspection Services**

*Home Inspection Report*

**10 W 80th Terr, Kansas City, MO 64114**

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**Inspection Date: 3/6/2009**

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**Report Number: 03062009-1A**

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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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

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

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

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

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

**Improve:** denotes improvements which are recommended but not required.

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

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

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

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

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

### Foundation

- **Monitor:** 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.
- **Improve:** Wood/soil contact should be eliminated (examples at the outbuilding and east side of home) . This condition is risks rot and wood boring insect activity. Where there is extensive material to be replaced significant cost could be involved. **Repaired**

### Flashings

- **Monitor:** The skylight flashings should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.

### Gutters & Downspouts

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

### Outbuilding Sloped Roofing

- **Repair:** Minor repairs to the outbuilding roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.

### Exterior Walls

- **Monitor:** 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 these areas is standard maintenance for this type of siding.

### Exterior Trim

- **Improve:** The paint on the back exterior door trim is peeling.

### Exterior Eaves

- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building (example at front).  
**Repaired**

### 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 (example at west side). 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.

### Deck

- **Improve:** The front deck should be painted or stained to improve durability.
- **Repair, Safety Issue:** Nail pops in the deck floor were observed. This is a safety issue and the nails should be hammered flush. **Repaired**

### Driveway/Patio

- **Monitor:** The driveway and patio have typical cracks usually the result of shrinkage and/or settling of the slab. Shrinkage and minor settlement cracks are very common and are not normally a concern.

### Service / Entrance

- **Improve:** The service wires do not have adequate clearance from the ground. The top of the service mast and the service wires should be at least fifteen (15) feet from the ground.

### Main Panel

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

### Auxiliary Panel(s)

- **Repair:** Poor electrical connections of the wiring from the auxiliary panel at the back deck should be improved and removed or capped off with wire nuts. **Repaired (Removed wiring)**
- **Repair:** The ground fault circuit interrupter (GFCI) breaker at the auxiliary panel did not respond properly to testing. It should be replaced.

### Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (example in crawl space). **Repaired**

### Outlets

- **Repair:** The ground fault circuit interrupter (GFCI) outlet at the front and back porches did not respond correctly to testing during the inspection. These receptacles should be replaced. **Repaired**
- **Repair:** Missing outlet cover plate in kitchen cabinet for microwave should be replaced to avoid a shock hazard. **Repaired**

### Heat Pump

- **Repair:** Damaged insulation on refrigerant lines should be repaired. **Repaired (new insulation installed)**
- **Improve:** The outdoor unit of the heat pump requires cleaning. **Repaired**

#### **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.

#### **Plumbing Fixtures**

- **Repair:** The hall bathroom bathtub faucet handle is leaking. **Repaired**
- **Monitor:** Surface damage of the hallway bath bathtub was observed.

#### **Wall / Ceiling Finishes**

- **Monitor:** Typical drywall flaws were observed that could include nail popping, minor patching, etc. Any repairs would be discretionary. Overall condition is above average.

#### **Floors**

- **Monitor:** The carpet is stained. **Professionally cleaned**
- **Repair:** The installation of the trim in the hall bathroom is incomplete (i.e. round trim at cabinet base) .

#### **Doors**

- **Repair:** The door to the crawl space access closet is missing. **Repaired (reinstalled door)**

#### **Kitchen Counters**

- **Repair:** Damaged, cracked or deteriorated caulk of the kitchen countertops backsplash where counter meets the tile should be improved.

## **THE SCOPE OF THE INSPECTION**

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

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

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

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

#### **WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 60 degrees F.

#### **RECENT WEATHER CONDITIONS**

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

# Structure

## DESCRIPTION OF STRUCTURE

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|                           |   |
|---------------------------|---|
| <b>Foundation:</b>        | •Poured Concrete •Crawl Space Configuration |
| <b>Columns:</b>           | •Steel                                      |
| <b>Floor Structure:</b>   | •Wood Joist                                 |
| <b>Wall Structure:</b>    | •Wood Frame                                 |
| <b>Ceiling Structure:</b> | •Joist                                      |
| <b>Roof Structure:</b>    | •Rafters •Waferboard Sheathing              |

## STRUCTURE OBSERVATIONS

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### Positive Attributes

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

### General Comments

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

## RECOMMENDATIONS / OBSERVATIONS

### Foundation

- **Monitor:** 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.
- **Improve:** Wood/soil contact should be eliminated (examples at the outbuilding and east side of home) This condition is risks rot and wood boring insect activity. Where there is extensive material to be replaced significant cost could be involved. **Repaired (removed wood)**

## LIMITATIONS OF STRUCTURE INSPECTION

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

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

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

# Roofing

## DESCRIPTION OF ROOFING

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|                              |   |
|------------------------------|---|
| <b>Roof Covering:</b>        | •Asphalt Shingle                            |
| <b>Chimneys:</b>             | •None                                       |
| <b>Roof Drainage System:</b> | •Aluminum •Downspouts discharge above grade |
| <b>Skylights:</b>            | •Curb-Type                                  |
| <b>Method of Inspection:</b> | •Walked on roof                             |

## ROOFING OBSERVATIONS

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### Positive Attributes

The roof coverings are to be in generally good condition. Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings.

### General Comments

Trim away tree branches close to the roof.

## RECOMMENDATIONS / OBSERVATIONS

### Flashings

- **Monitor:** The skylight flashings should be carefully monitored. Skylight flashings are extremely vulnerable to leakage.

### Gutters & Downspouts

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



### Outbuilding Sloped Roofing

- **Repair:** Minor repairs to the outbuilding roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary.



## LIMITATIONS OF ROOFING INSPECTION

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

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

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

# Exterior

## DESCRIPTION OF EXTERIOR

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|   |                                      |
|---|--------------------------------------|
| <b>Wall Covering:</b>                   | •Hardboard                           |
| <b>Eaves, Soffits, And Fascias:</b>     | •Wood                                |
| <b>Exterior Doors:</b>                  | •Metal                               |
| <b>Window/Door Frames and Trim:</b>     | •Vinyl Clad                          |
| <b>Entry Driveways:</b>                 | •Concrete •Gravel                    |
| <b>Entry Walkways And Patios:</b>       | •Concrete                            |
| <b>Porches, Decks, Steps, Railings:</b> | •Concrete •Wood                      |
| <b>Overhead Garage Door(s):</b>         | •None                                |
| <b>Surface Drainage:</b>                | •Level Grade •Graded Away From House |
| <b>Retaining Walls:</b>                 | •Prefab Masonry                      |
| <b>Fencing:</b>                         | •Wood                                |

## EXTERIOR OBSERVATIONS

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### Positive Attributes

Window frames are clad, for the most part, with a low maintenance material. The wood window frames are in generally good condition. The driveway and walkways are in good condition. 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

- **Monitor:** 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 these areas is standard maintenance for this type of siding.

### Exterior Eaves

- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building (example at front).

**Repaired**



### 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 (example at west side). 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.

### Deck

- **Improve:** The front deck should be painted or stained to improve durability.
- **Repair, Safety Issue:** Nail pops in the deck floor were observed. This is a safety issue and the nails should be hammered flush. **Repaired**

### Driveway/Patio

- **Monitor:** The driveway and patio have typical cracks usually the result of shrinkage and/or settling of the slab. Shrinkage and minor settlement cracks are very common and are not normally a concern.

### Exterior Trim

- **Improve:** The paint on the back exterior door trim is peeling.

## LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

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

# Electrical

## DESCRIPTION OF ELECTRICAL

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|  |  |
|--|--|
| <b>Size of Electrical Service:</b>                 | •120/240 Volt Main Service - Service Size: 200 Amps                        |
| <b>Service Drop:</b>                               | •Overhead  |
| <b>Service Entrance Conductors:</b>                | •Aluminum  |
| <b>Service Equipment &amp; Main Disconnects:</b>   | •Main Service Rating 200 Amps •Breakers •Located: Northeast bedroom closet |
| <b>Service Grounding:</b>                          | •Aluminum-Insulated •Water Pipe Connection                                 |
| <b>Service Panel &amp; Overcurrent Protection:</b> | •Panel Rating: 200 Amp •Breakers •Located: Northeast bedroom closet        |
| <b>Sub-Panel(s):</b>                               | •Panel Rating 70 Amp •Breakers •Located: Back deck                         |
| <b>Distribution Wiring:</b>                        | •Copper  |
| <b>Wiring Method:</b>                              | • Non-Metallic Cable "Romex"   |
| <b>Switches &amp; Receptacles:</b>                 | •Grounded  |
| <b>Ground Fault Circuit Interrupters:</b>          | •Bathroom(s) •Exterior •Kitchen •Electrical Panel                          |
| <b>Smoke Detectors:</b>                            | •Present   |

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. 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. 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.

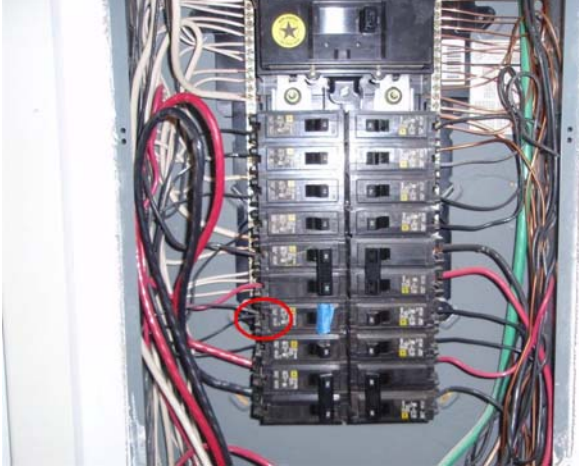
## RECOMMENDATIONS / OBSERVATIONS

### Service / Entrance

- **Improve:** The service wires do not have adequate clearance from the ground. The top of the service mast and the service wires should be at least fifteen (15) feet from the ground.

### Main Panel

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



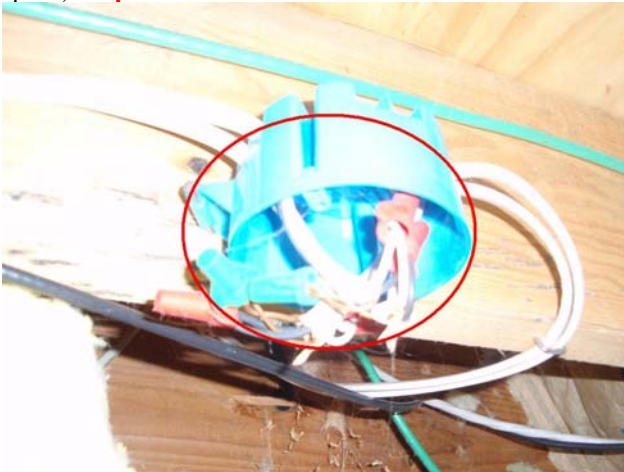
- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 25 Amps and the one in the panel is 30 Amps. **Repaired**

### Auxiliary Panel(s)

- **Repair:** Poor electrical connections of the wiring from the auxiliary panel at the back deck should be improved and removed or capped off with wire nuts. **Repaired (wiring removed)**
- **Repair:** The ground fault circuit interrupter (GFCI) breaker at the auxiliary panel did not respond properly to testing. It should be replaced.

### Distribution Wiring

- **Repair:** All junction boxes should be fitted with cover plates, in order to protect the wire connections (example in crawl space). **Repaired**



### Outlets

- **Repair:** The ground fault circuit interrupter (GFCI) outlet at the front and back porches did not respond correctly to testing during the inspection. These receptacles should be replaced. **Repaired**
- **Repair:** Missing outlet cover plate in kitchen cabinet for microwave should be replaced to avoid a shock hazard. **Repaired**

## LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

# Heating

## DESCRIPTION OF HEATING

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|                                   |  |
|-----------------------------------|--|
| <b>Energy Source:</b>             | •Gas   |
| <b>Heating System Type:</b>       | •Forced Air Furnace •Manufacturer: Trane •Serial Number: R1011RN2G |
| <b>Vents, Flues, Chimneys:</b>    | •Metal-Single Wall   |
| <b>Heat Distribution Methods:</b> | •Ductwork  |

## HEATING OBSERVATIONS

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### Positive Attributes

The heating system is in generally good condition. Heating a home with a this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

### General Comments

The heating system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF HEATING INSPECTION

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

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

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

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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|                             |  |
|-----------------------------|--|
| <b>Energy Source:</b>       | •Electricity   |
| <b>Central System Type:</b> | •Air Source Heat Pump System   |
| <b>Size of Circuit:</b>     | •Circuit Size: Minimum Circuit Size 20 Amps/Maximum Circuit Breaker Size 25 Amps •Breaker Size In Main Panel: 30 |

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

The heat pump serves to air-condition the home and provide heat during cooler weather conditions. The location of the return air vents is well suited to air conditioning.

### General Comments

The system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

### Heat Pump

- **Repair:** Damaged insulation on refrigerant lines should be repaired. **Repaired**
- **Improve:** The outdoor unit of the heat pump requires cleaning. **Repaired**

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.
- The system was not tested.

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

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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|                                    |  |
|------------------------------------|--|
| <b>Attic Insulation:</b>           | •Loose Fiberglass/Mineral Wool in Main Attic     |
| <b>Roof Cavity Insulation:</b>     | •None Visible                                    |
| <b>Exterior Wall Insulation:</b>   | •Not Visible                                     |
| <b>Crawl Space Insulation:</b>     | •Fiberglass insulation on crawl space rim joists |
| <b>Vapor Retarders:</b>            | •Plastic •Kraft Paper                            |
| <b>Roof Ventilation:</b>           | •Roof Vents •Soffit Vents                        |
| <b>Crawl Space Ventilation:</b>    | •Vents to Interior of House                      |
| <b>Exhaust Fan/vent Locations:</b> | •Bathroom •Dryer                                 |

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

This is a well insulated home.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

# Plumbing

## DESCRIPTION OF PLUMBING

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|   |   |
|---|---|
| <b>Water Supply Source:</b>             | •Public Water Supply  |
| <b>Service Pipe to House:</b>           | •Copper   |
| <b>Main Water Valve Location:</b>       | •Front Wall of Basement   |
| <b>Interior Supply Piping:</b>          | •Copper   |
| <b>Waste System:</b>                    | •Public Sewer System  |
| <b>Drain, Waste, &amp; Vent Piping:</b> | •Plastic  |
| <b>Water Heater:</b>                    | •Gas •Approximate Capacity (in gallons): 50 •Manufacturer: State<br>•Serial Number: 001521502 |
| <b>Fuel Shut-Off Valves:</b>            | •Natural Gas Main Valve At Meter  |
| <b>Other Components:</b>                | •Backflow Preventers on Hose Bibs •Pressure Regulator on Main Line                            |

## PLUMBING OBSERVATIONS

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### Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is above average. Only a slight 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.

### 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 unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.

### Plumbing Fixtures

- **Repair:** The hall bathroom bathtub faucet handle is leaking. **Repaired**
- **Monitor:** Surface damage of the hallway bath bathtub was observed.

## LIMITATIONS OF PLUMBING INSPECTION

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

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

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

# Interior

## DESCRIPTION OF INTERIOR

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|                                      |                                      |
|--------------------------------------|--------------------------------------|
| <b>Wall And Ceiling Materials:</b>   | •Drywall                             |
| <b>Floor Surfaces:</b>               | •Carpet •Tile •Vinyl/Resilient •Wood |
| <b>Window Type(s) &amp; Glazing:</b> | •Double/Single Hung •Thermal Pane    |
| <b>Doors:</b>                        | •Plastic-Hollow Core •Metal          |

## INTERIOR OBSERVATIONS

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### 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:** Typical drywall flaws were observed that could include nail popping, minor patching, etc. Any repairs would be discretionary. Overall condition is above average.

### Floors

- **Monitor:** The carpet is stained. **Professionally cleaned**
- **Repair:** The installation of the trim in the hall bathroom is incomplete (i.e. round trim at cabinet base)

### Doors

- **Repair:** The door to the crawl space access closet is missing. **Repaired (reinstalled door)**

### Kitchen Counters

- **Repair:** Damaged, cracked or deteriorated caulk of the kitchen countertops backsplash where counter meets the tile should be improved.

## LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

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

# Appliances

## DESCRIPTION OF APPLIANCES

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|                                 |   |
|---------------------------------|---|
| <b>Appliances Tested:</b>       | •Electric Range •Electric Cooktop •Microwave Oven •Dishwasher •Waste Disposer |
| <b>Laundry Facility:</b>        | •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer      |
| <b>Other Components Tested:</b> | •Waste Standpipe for Washer<br>•Door Bell                                     |

## APPLIANCES OBSERVATIONS

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### Positive Attributes

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 kitchen cabinetry is above average quality. The fixtures employed in the kitchen are high quality.

### RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

# Radon Test Report

SEE SEPARATE REPORT (AVAILABLE ONLINE 03/08/09)

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