



**Star
Home
Inspection Services**

Home Inspection Report

1003 N Dickinson Rd, Independence, MO 64050

Inspection Date: 06/25/2009

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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 west.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

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. Foundation bowing was observed. This is usually the result of excessive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be addressed to keep water away from the building, and additional supports for the foundation walls may be needed if further movement occurs. It's recommended that a qualified foundation repair company be consulted for a second opinion and an estimate of any necessary repairs.
- **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.

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Monitor:** Prior minor repair to the roof was noted.

Exterior Walls

- **Monitor:** The masonry exterior window sill at the north side at shows evidence of spalling (surface deterioration of the masonry). Repair is not necessary at this time but this condition should be monitored.
- **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.

Windows

- **Repair:** The two northwest basement window frames require caulking.

Doors

- **Repair:** The door frame at the south side garage man doors requires caulking.

Garage

- **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:** Cover should be provided for the basement window well to keep storm water out of the well.

Driveway/Walkway/Patio

- **Monitor:** The driveway, walkway and patio have 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.

Distribution Wiring

- **Repair:** The junction box at the basement ceiling should be fitted with a cover plate in order to protect the wire connections.

Outlets

- **Repair:** Ungrounded 3-prong outlets at garage gfcı and hall bath gfcı should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as 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.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. This receptacle should be replaced (examples at hall bath, basement and upper garage).
- **Repair:** The missing outlet cover plate under the kitchen sink should be replaced to avoid a shock hazard.

Lights

- **Repair:** The light is inoperative at storage area and lower garage. If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The loose light fixtures in the basement east storage area under the deck should be secured.

Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas at west side of home is recommended.

Switches

- **Repair:** Missing switch cover plate in the garage should be replaced to avoid a shock hazard.

Furnace

- **Monitor:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace. Heat exchanger replaced in 1996 (consult homeowner for paperwork).
- **Improve:** The dirty air filter should be replaced.

Central Air Conditioning

- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.

Attic / Roof

- **Repair:** Insulation should be evened out.

Water Heater

- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

Supply Plumbing

- **Repair:** The supply piping is leaking at the southwest corner of the basement ceiling.

Waste / Vent

- **Repair:** The drain pipe below the master bath sink is leaking.

Plumbing Fixtures

- **Improve:** The hall bath shower faucet handle is loose.
- **Repair:** The master bath shower head is leaky.
- **Repair:** The basement shower is inoperative.

Wall / Ceiling Finishes

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

Floors

- **Monitor:** Surface wear at the vinyl flooring in the basement garage was noted.

Windows

- **Monitor:** The window in the north middle bedroom has lost its seal. This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **Repair:** Damaged screens were noted on the north basement windows.
- **Repair:** Sash cords (the springs that hold up the windows) are missing on the northwest bedroom north window.

Doors

- **Repair:** The basement garage man door storm door should be trimmed or adjusted as necessary to lock properly.

Stairways

- **Repair, Safety Issue:** The openings in the stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

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 foundations. 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.

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 89 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Concrete Block •Basement Configuration
Columns:	•Concrete Block
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame, Brick Veneer
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Plywood 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. 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. Foundation bowing was observed. This is usually the result of excessive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be addressed to keep water away from the building, and additional supports for the foundation walls may be needed if further movement occurs. It's recommended that a qualified foundation repair company be consulted for a second opinion and an estimate of any necessary repairs.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

LIMITATIONS OF STRUCTURE INSPECTION

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

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

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above & below grade
Skylights:	•None
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. 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. Roof flashing details appear to be in good order. The chimneys do not show signs of significant deterioration.

RECOMMENDATIONS / OBSERVATIONS

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Monitor:** Prior minor repair to the roof was noted.



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:	•Vinyl
Exterior Doors:	•Metal •Sliding Glass
Window/Door Frames and Trim:	•Vinyl-Covered •Metal
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Wood
Overhead Garage Door(s):	•Plastic •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•Stone •Prefab Masonry
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. 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 appears to be fully insulated. The garage completely finished.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor:** The masonry exterior window sill at the north side at shows evidence of spalling (surface deterioration of the masonry). Repair is not necessary at this time but this condition should be monitored.



- **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.



Windows

- **Repair:** The two northwest basement window frames require caulking.

Doors

- **Repair:** The door frame at the south side garage man doors requires caulking.

Garage

- **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:** Cover should be provided for the basement window well to keep storm water out of the well.

Driveway/Walkway/Patio

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

LIMITATIONS OF 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.

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: 100 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Basement
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Located: Basement
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Garage •Kitchen •Basement
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. 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

Distribution Wiring

- **Repair:** The junction box at the basement ceiling should be fitted with a cover plate in order to protect the wire connections.



Outlets

- **Repair:** Ungrounded 3-prong outlets at garage gfci and hall bath gfci should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as 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.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection. This receptacle should be replaced (examples at hall bath, basement and upper garage).
- **Repair:** The missing outlet cover plate under the kitchen sink should be replaced to avoid a shock hazard

Lights

- **Repair:** The light is inoperative (at storage area and lower garage. If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The loose light fixtures in the basement east storage area under the deck should be secured.

Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas at west side of home is recommended.

Switches

- **Repair:** The missing switch cover plate under the kitchen sink should be replaced to avoid a shock hazard.

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Trane •Serial Number: 518540717
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 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 is old and may be approaching the end of its life.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Monitor:** Given the age of the furnace, it may be near the end of its useful life. You should reserve funds to be ready to purchase a new furnace. Heat exchanger replaced in 1996 (consult homeowner for paperwork).
- **Improve:** The dirty air filter should be 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: Trane
	•Serial Number: B31254238
Size of Circuit:	•Circuit Size: Minimum Circuit Size 20 Amps Maximum Circuit Breaker Size 30 Amps
	•Breaker Size In Main Panel: Unmarked
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. The system responded properly to operating controls.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **Monitor:** As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible.
- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Improve:** The outdoor unit of the air conditioning system requires cleaning.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

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

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Repair:** Insulation should be evened out.



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 •Cast Iron •Steel •Lead
Water Heater:	•Gas •Approximate Capacity (in gallons): 50 Manufacturer: Kenmore •Serial Number: D91612648
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Pressure Regulator on Main Line

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.

Supply Plumbing

- **Repair:** The supply piping is leaking at the southwest corner of the basement ceiling.



Waste / Vent

- **Repair:** The drain pipe below the master bath sink is leaking.

Plumbing Fixtures

- **Improve:** The hall bath shower faucet handle is loose.
- **Repair:** The master bath shower head is leaky.
- **Repair:** The basement shower is inoperative.

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
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing:	•Casement •Double/Single Hung •Sliders •Fixed Pane •Thermal Pane •Single Pane
Doors:	•Wood-Hollow Core •Metal •Sliding Glass •Storm Door(s)

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Minor cracks were noted.
- **Monitor:** Typical drywall were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor:** Surface wear was noted at the vinyl flooring in the basement garage.

Windows

- **Monitor:** The window in the north middle bedroom has lost its seal. This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **Repair:** Damaged screens were noted on the north basement windows.
- **Repair:** Sash cords (the springs that hold up the windows) are missing on the northwest bedroom north window.

Doors

- **Repair:** The basement garage man door storm door should be trimmed or adjusted as necessary to lock properly.

Stairways

- **Repair, Safety Issue:** The openings in the stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

Basement Leakage

- **Monitor:** The basement shows evidence of moisture penetration. *It should be understood that it is impossible to predict the severity or frequency of moisture penetration on a one-time visit to a home.* Virtually all basements exhibit signs of moisture penetration and virtually all basements will indeed leak at some point in time. The visible evidence is not unusual for a home of this age, construction and location. Further monitoring of the foundation will be required to determine what improvements, if any, will be required. Basement leakage rarely affects the structural integrity of a home.

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 foundations. 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.

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.
- 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:

•Gas Range •Gas Cooktop •Microwave Oven •Dishwasher •Refrigerator

Laundry Facility:

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

Other Components Tested:

•Waste Standpipe for Washer

•Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

- | | |
|--------------------------------|------------------------|
| Fireplaces: | •Masonry Firebox |
| Vents, Flues, Chimneys: | •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

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.