



**Star
Home
Inspection Services**

Home Inspection Report

19133 E 15th St North, Independence, MO 64056

Inspection Date: 4/27/2009

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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 north.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

Seller Comments are in Red as of 5/3/2009

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. **AS IS**
- **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. **AS IS**

Roof

- **Monitor:** Construction mold was visible on some roof rafters. This is mold that grows on the lumber while lying in the weather during construction as evidenced by the strap marks. Most homes have some level of this mold and it goes dormant once removed from the elements and normally does not present any problems. **AS IS**

Sloped Roofing

- **Monitor, Repair:** Missing shingles was observed on the corner of shed. Replacement is recommended **AS IS**
- **Monitor:** The roofing is in fair condition, with the south side wearing at different rates. The sides of the roof exposed to most sunlight wear more quickly than more shaded areas. Early repair or replacement may be needed in some areas prior to replacing the entire roof covering. **AS IS**

Chimneys

- **Monitor, Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked before next winter to prevent damage from freezing water. **Will repair**

Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. The one on the southwest corner needs to be extended away from the foundation and fence to stop the erosion.
- **Recommend:** It is recommended that gutters and downspouts be installed on the shed to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **AS IS**

Exterior Walls

- **Repair:** The exterior of the house needs to be painted. **Full exterior painting and repairs will be completed**
- **Repair:** Localized rot was observed in the siding and trim of the storage shed. 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. **Will repair with painting**
- **Repair:** Localized rot was observed in the bat trim around siding and caulking is needed. 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. **Will repair with painting**
- **Repair:** Cracks were observed in the exterior staccato board/stucco walls on the front of the house. These cracks should be repaired to prevent water from penetrating the wall and causing damage. **Will repair with painting**

Exterior Eaves

- **Monitor:** Localized rot and/or vermin damage was observed in the fascia (the wooden board to which the gutter is typically fastened) on the southwest corner. Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned. **Will repair with painting**

Windows

- **Repair:** The window frames require painting and caulking. **Will repair with painting**

Garage

- **Monitor, Repair:** The west overhead garage door lower panel shows evidence of minor water damage and is cracked. These areas should be monitored closely. Maintain with a good coat of paint and keeping any cracks or open areas closed up. **Will repair with painting**
- **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. **Repair completed**
- **Repair:** The east garage door opener safety sensors are inoperative. They should be repaired as necessary. **Will repair**
- **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. **AS IS**

Porch

- **Monitor:** The porch has settled and cracked. This is a common condition that should be monitored. **AS IS**

Deck

- **Monitor, Repair:** The deck skirt has ground contact. This configuration is prone to rot, termite and insect activity. **AS IS**

Driveway

- **Monitor:** The soil below the driveway has settled and/or heaved resulting is more than typical cracking. Persisting movement may result in the need for resurfacing. **AS IS**

Landscaping

- **Repair:** Shrubs, bushes and/or vines growing on exterior walls need to be trimmed away from the structure to reduce the risk of water damage and insect infestation. **Repaired**

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. **Will Repair**

Distribution Wiring

- **Recommend:** Loose wiring by the security system main panel should be secured. **Will Repair**

Outlets

- **Repair:** Ungrounded 3-prong outlet in the basement bathroom should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. **Will repair**
- **Monitor, Repair:** The cover is missing on the disposal outlet. The cabinet may need to be modified before one can be installed. Repair is discretionary. **AS IS**

Combustion / Exhaust

- **Repair, Safety Issue:** *Poor exhaust flue in the garage is rusted.* Holes due to rust risk flue gas and carbon monoxide leakage or other unsafe conditions. This should be repaired and the entire flue checked by a qualified HVAC technician. **Will repair**

Plumbing Fixtures

- **Repair:** The hallway bathroom sink drain plug is inoperative or missing and needs repair. **AS IS**
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk could be improved. **AS IS**
- **Repair:** Southeast hose bib was shut off inside and was not tested. **AS IS**

Wall / Ceiling Finishes

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

Floors

- **Monitor:** The carpet has typical wear and is stained at the bottom of the basement stairway. **AS IS**

Windows

- **Monitor:** The windows in the dining room, northwest bedroom and master bedroom do not function properly and should be repaired or replaced. **Windows being replaced**
- **Monitor:** The northwest bedroom window 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. **Window being replaced**

Doors

- **Monitor, Repair:** Doors to the furnace room and northeast bedroom should be adjusted as necessary to latch properly. **AS IS**
- **Repair:** The damaged and/or loose auto closer on the rear storm doors needs repair. **Will repair**
- **Monitor, Repair:** Minor damage was noted on the master bedroom bath door. Repair is discretionary **AS IS**

Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced. **AS IS**

Dishwasher

- **Repair:** The dishwasher should be better secured to the cabinet counter top. **Repair completed**

Fireplaces

- **Monitor:** The fireplace firebox mortar is showing signs of wear. Repair is not necessary at this time but it should be monitored closely. **AS IS**

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.

Wet weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 49 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •90% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Steel
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist •Rafters
Roof Structure:	•Rafters •Plywood 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. No repair to structural components is necessary at this time.

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. **AS IS**
- **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. **AS IS**

Roof

- **Monitor:** Construction mold was visible on some roof rafters. This is mold that grows on the lumber while lying in the weather during construction as evidenced by the strap marks. Most homes have some level of this mold and it goes dormant once removed from the elements and normally does not present any problems. **AS IS**



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 •Metal
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are to be in generally good condition. Better than average quality materials have been employed as roof coverings. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order. The chimneys do not show signs of significant deterioration. The gutters are clean.

General Comments

In all, the roof coverings show evidence of normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Monitor, Repair:** Missing shingles was observed on the corner of the storage shed. Replacement is recommended



AS IS

- **Monitor:** The roofing is in fair condition, with the south side wearing at different rates. The sides of the roof exposed to most sunlight wear more quickly than more shaded areas. Early repair or replacement may be needed in some areas prior to replacing the entire roof covering. **AS IS**

Chimneys

- **Monitor, Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked before next winter to prevent damage from freezing water. **Will repair**



Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge. The one on the southwest corner needs to be extended away from the foundation and fence to stop the erosion. **Will repair**



- **Recommend:** It is recommended that gutters and downspouts be installed on the shed to avoid spilling roof runoff around the building – a potential source of water entry or water damage. **AS IS**

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.
- The roof surface was wet. This condition can restrict a proper assessment of the condition of the roofing materials.

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 •Stuccato Board •Board & Bat
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•None
Fencing:	•Wood •Chain Link

EXTERIOR OBSERVATIONS

Positive Attributes

The wood window frames are in generally good condition. 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. Freeze resistant hose bibs (exterior faucets) have been installed.

General Comments

The exterior of the home shows normal wear and tear for a home of this age. The exterior of the home has lacked some maintenance; repairs are needed.

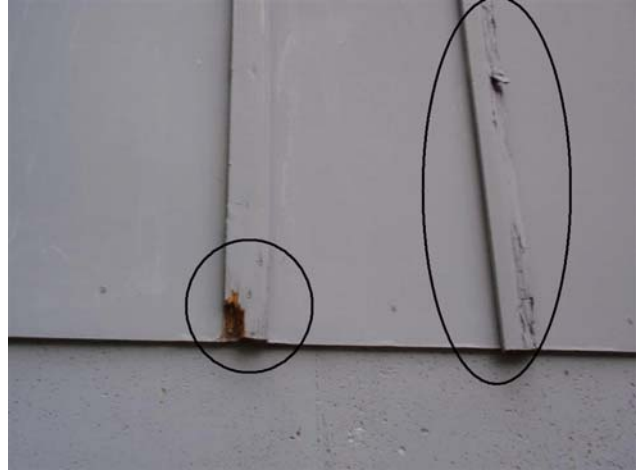
RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Repair:** The exterior of the house needs to be painted. **Full exterior painting and repairs will be completed**
- **Repair:** Localized rot was observed in the siding and trim of the storage shed. 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. **Will repair with painting**



- **Repair:** Localized rot was observed in the bat trim around siding and caulking is needed. 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. **Will repair with painting**



- **Repair:** Cracks were observed in the exterior staccato board/stucco walls on the front of the house. These cracks should be repaired to prevent water from penetrating the wall and causing damage. **Will repair with painting**



Exterior Eaves

- **Monitor:** Localized rot and/or vermin damage was observed in the fascia (the wooden board to which the gutter is typically fastened) on the southwest corner. Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.



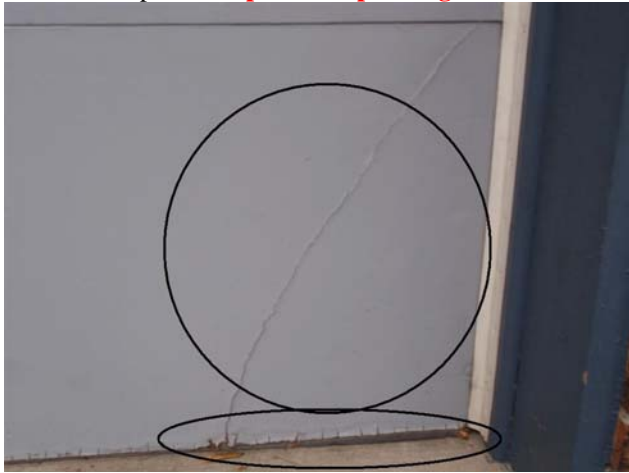
Windows

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



Garage

- **Monitor, Repair:** The west overhead garage door lower panel shows evidence of minor water damage and is cracked. These areas should be monitored closely. Maintain with a good coat of paint and keeping any cracks or open areas closed up. **Will repair with painting**



- **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. **Repair completed**
- **Repair:** The east garage door opener safety sensors are inoperative. They should be repaired as necessary. **Will repair**
- **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. **AS IS**

Porch

- **Monitor:** The porch has settled and cracked. This is a common condition that should be monitored. **AS IS**

Deck

- **Monitor, Repair:** The deck skirt has ground contact. This configuration is prone to rot, termite and insect activity. **AS IS**

Driveway

- **Monitor:** The soil below the driveway has settled and/or heaved resulting in more than typical cracking. Persisting movement may result in the need for resurfacing. **AS IS**



Landscaping

- **Repair:** Shrubs, bushes and/or vines growing on exterior walls need to be trimmed away from the structure to reduce the risk of water damage and insect infestation. **Repaired**



Discretionary Improvements

While it is not critical at this point, it may be prudent to consider painting the exterior of the house, a significant expense.

LIMITATIONS OF EXTERIOR INSPECTION

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

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

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 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
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Electrical Panel
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. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. 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

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. **Will Repair**



Distribution Wiring

- **Recommend:** Loose wiring by the security system main panel should be secured. **Will Repair**



Outlets

- **Repair:** Ungrounded 3-prong outlet in the basement bathroom should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. **Will repair**
- **Monitor, Repair:** The cover is missing on the disposal outlet. The cabinet may need to be modified before one can be installed. Repair is discretionary. **AS IS**



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: Heil •Serial Number: L984842114
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. 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. No repairs to the heating system are necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

Combustion / Exhaust

- **Repair, Safety Issue:** *Poor exhaust flue in the garage is rusted.* Holes due to rust risk flue gas and carbon monoxide leakage or other unsafe conditions. This should be repaired and the entire flue checked by a qualified HVAC technician.
Will repair



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: Rheem •Serial Number: 4017F06924772
Size of Circuit:	•Circuit Size: Minimum Circuit Size 27 Amps/Maximum Circuit Breaker Size 45 Amps •Breaker Size In Main Panel: 40 Amps
Through-Wall Equipment:	•Not Present
Other Components:	•House Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

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

General Comments

The system shows no visible evidence of major defects. No repairs are necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

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
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
Vapor Retarders:	•Unknown
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

General Comments

Upgrading insulation levels in a home is an improvement rather than a necessary repair.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: GE •Serial Number: GELN0906414750
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

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. The plumbing fixtures appear to have been well-maintained. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

RECOMMENDATIONS / OBSERVATIONS

Plumbing Fixtures

- **Repair:** The hallway bathroom sink drain plug is inoperative or missing and needs repair. **AS IS**
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk could be improved. **AS IS**



- **Repair:** Southeast hose bib was shut off inside and was not tested. **AS IS**

LIMITATIONS OF PLUMBING INSPECTION

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

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.

- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile
Window Type(s) & Glazing:	•Double/Single Hung
Doors:	•Wood-Hollow Core •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 average quality.

General Condition of Floors

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

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

Floors

- **Monitor:** The carpet has typical wear and is stained at the bottom of the basement stairway. **AS IS**



Windows

- **Monitor:** The windows in the dining room, northwest bedroom and master bedroom do not function properly and should be repaired or replaced. **Windows being replaced**
- **Monitor:** The northwest bedroom window 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. **Window being replaced**

Doors

- **Monitor, Repair:** Doors to the furnace room and northeast bedroom should be adjusted as necessary to latch properly. **AS IS**
- **Repair:** The damaged and/or loose auto closer on the rear storm doors needs repair. **Will repair**



- **Monitor, Repair:** Minor damage was noted on the master bedroom bath door. Repair is discretionary **AS IS**



Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced. **AS IS**

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.

- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Portions of the foundation walls were concealed from view.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

•Electric Range •Dishwasher •Waste Disposer •Refrigerator

Laundry Facility:

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

•Waste Standpipe for Washer

Other Components Tested:

•Door Bell

APPLIANCES OBSERVATIONS

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.

RECOMMENDATIONS / OBSERVATIONS

Dishwasher

- **Repair:** The dishwasher should be better secured to the cabinet counter top. **Repair completed**

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 it's components were found to be in average condition. Typical flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Monitor:** The fireplace firebox mortar is showing signs of wear. Repair is not necessary at this time but it should be monitored closely. **AS IS**



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.
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.

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.