



Star Home Inspection Services

Home Inspection Report

**2509 NW Shady Bend Ln
Lees Summit, MO 64081**

Inspection Date: 1/22/2009

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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.

Foundation

- **Monitor:** Foundation bowing and cracking was observed. The foundation appears to have been properly reinforced with steel beams. This damage is usually the result of excessive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be monitored to keep water away from the building. If additional movement is observed more repairs may be necessary.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Sloped Roofing

- **Monitor, Repair:** Bulging in the roofing material was observed over the garage and front bedrooms. No structural damage or cause for concern was observed in the attic under these areas. Ventilation and extreme temperature changes can cause movement in the sheathing under the shingles if it's not secured properly. The homeowner confirmed this by indicating the bulges go flat in warm temperatures. For the amount of bulging observed there is no immediate need for repairs as this is mostly a cosmetic concern. However, Bordner Roofing was consulted for a second opinion and to get an estimate of roof repairs if desired. Their inspection also suggested improvements to the attic ventilation which could improve the condition. For additional information see the Bordner Roofing, Inc estimate dated 1/30/2009.

Flashings

- **Monitor:** The skylight flashing 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.

Windows

- **Repair:** Some of the windows are in need of glazing (putty) improvements.

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

- **Repair:** The grading should be improved to promote the flow of storm water away from the house (example at southeast corner). This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Deck

- **Monitor:** The deck shows evidence of wood rot at the ends of a few decking and railing boards.
- **Repair, Safety Issue:** The bottom stair tread is loose. This is a safety concern that should be addressed promptly.

Driveway

- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs.

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.

Lights

- **Repair:** The light is inoperative (examples in northeast and southeast bedrooms). If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The ceiling fan in the southeast bedroom wobbles.

Furnace

- **Repair:** The humidifier should be repaired or replaced. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.
- **Improve:** The dirty air filter should be replaced.

Central Air Conditioning

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

Water Heater

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

Plumbing Fixtures

- **Repair:** The kitchen sink sprayer is inoperative.
- **Improve:** Cracked, deteriorated and/or missing master bathroom shower stall caulk and kitchen counter back splash caulk should be replaced.
- **Monitor, Repair:** The tile at the master bathroom shower entry is damaged.

Fireplaces

- **Repair, Safety Issue:** The side wall of the fireplace firebox should be repaired for improved safety.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (example in dining room).
- **Monitor:** Minor cracks were noted (example at northwest playroom ceiling).
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor:** The tile floor at the entryway is cracked.

Doors

- **Repair:** Door to the basement should be trimmed or adjusted as necessary to work/latch properly.
- **Repair:** The weather strip on the overhead garage door is damaged and/or missing. Repair is needed.
- **Monitor, Repair:** Minor damage was noted on the door to the laundry room.
- **Repair:** The screen for the sliding glass door is damaged.

Skylights

- **Monitor:** The interior finishes below the skylight show evidence of water staining. This condition suggests that the skylight has leaked in the past. This area should be carefully monitored.

Stairways

- **Repair, Safety Issue:** The openings in the basement 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:** 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.

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 60 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

| | |
|---------------------------|--|
| Foundation: | •Poured Concrete •Basement Configuration |
| Columns: | •Steel |
| Floor Structure: | •Wood Joist •Concrete |
| Wall Structure: | •Wood Frame |
| Ceiling Structure: | •Joist •Rafters |
| Roof Structure: | •Rafters •Waferboard Sheathing Over Spaced Plank Sheathing |

STRUCTURE OBSERVATIONS

Positive Attributes

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

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Foundation bowing and cracking was observed. The foundation appears to have been properly reinforced with steel beams. This damage is usually the result of excessive soil or frost pressure on the foundation. Lot drainage and foundation improvements should be monitored to keep water away from the building. If additional movement is observed more repairs may be necessary.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

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 •Single Ply Membrane |
| Roof Flashings: | •Metal |
| Chimneys: | •Metal below siding |
| Roof Drainage System: | •Aluminum •Downspouts discharge above grade |
| Skylights: | •Curb-Type |
| 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 steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. The chimneys do not show signs of significant deterioration. The gutters are clean.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Monitor, Repair:** Bulging in the roofing material was observed over the garage and front bedrooms. No structural damage or cause for concern was observed in the attic under these areas. Ventilation and extreme temperature changes can cause movement in the sheathing under the shingles if it's not secured properly. The homeowner confirmed this by indicating the bulges go flat in warm temperatures. For the amount of bulging observed there is no immediate need for repairs as this is mostly a cosmetic concern. However, Bordner Roofing was consulted for a second opinion and to get an estimate of roof repairs if desired. Their inspection also suggested improvements to the attic ventilation which could improve the condition. For additional information see the Bordner Roofing, Inc estimate dated 1/30/2009.

Flashings

- **Monitor:** The skylight flashing 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.

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: | •Vinyl Siding |
| Eaves, Soffits, And Fascias: | •Vinyl |
| Exterior Doors: | •Metal •Sliding Glass |
| Window/Door Frames and Trim: | •Wood •Vinyl-Covered |
| Entry Driveways: | •Concrete |
| Entry Walkways And Patios: | •Concrete •Stone |
| Porches, Decks, Steps, Railings: | •Concrete •Wood |
| Overhead Garage Door(s): | •Metal •Automatic Opener Installed |
| Surface Drainage: | •Level Grade |
| Retaining Walls: | •None |
| 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 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 is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Windows

- **Repair:** Some of the windows are in need of glazing (putty) improvements.

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

- **Repair:** The grading should be improved to promote the flow of storm water away from the house (example at southeast corner). This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.

Deck

- **Monitor:** The deck shows evidence of wood rot at the ends of a few decking and railing boards.
- **Repair, Safety Issue:** The bottom stair tread is loose. This is a safety concern that should be addressed promptly.

Driveway

- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs.

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.

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.

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

Electrical

DESCRIPTION OF ELECTRICAL

| | |
|--|--|
| Size of Electrical Service: | •120/240 Volt Main Service - Service Size: 200 Amps |
| Service Drop: | •Underground |
| Service Entrance Conductors: | •Aluminum |
| Service Equipment & Main Disconnects: | •Main Service Rating 200 Amps •Breakers •Located: Basement |
| Service Grounding: | •Copper •Water Pipe Connection |
| Service Panel & Overcurrent Protection: | •Panel Rating: 200 Amp •Breakers •Located: Basement |
| Sub-Panel(s): | •Panel Rating: 125 Amp •Breakers •Located: Back deck |
| Distribution Wiring: | •Copper |
| Wiring Method: | • Non-Metallic Cable "Romex" |
| Switches & Receptacles: | •Grounded |
| Ground Fault Circuit Interrupters: | •None Found |
| 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. 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

Lights

- **Repair:** The light is inoperative (examples in northeast and southeast bedrooms). If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The ceiling fan in the southeast bedroom wobbles.

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Heating

DESCRIPTION OF HEATING

| | |
|-----------------------------------|---|
| Energy Source: | •Gas |
| Heating System Type: | •Forced Air Furnace •Manufacturer: Lennox •Serial Number: 58888015292 |
| Vents, Flues, Chimneys: | •Metal-Single Wall |
| Heat Distribution Methods: | •Ductwork |
| Other Components: | •Humidifier |

HEATING OBSERVATIONS

Positive Attributes

Heating a home with a this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system 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 an older unit and a higher level of maintenance may be necessary.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Repair:** The humidifier should be repaired or replaced. Watch out for humidifier leaks into the furnace where costly (and hidden) damage can occur.
- **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: Lennox |
| | •Serial Number: 5888E30144 |
| Size of Circuit: | •Circuit Size: Minimum Circuit Size 23.2 Amps/Maximum Circuit Breaker Size 40Amps •Breaker Size In Main Panel: 40 |
| Other Components: | •House Fan |

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

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

General Comments

As the system is an older unit, it will require repairs or replacement soon.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

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

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

| | |
|------------------------------------|--|
| Attic Insulation: | •Loose Fiberglass/Mineral Wool in Main Attic |
| Roof Cavity Insulation: | •None Visible |
| Exterior Wall Insulation: | •Not Visible |
| Basement Wall Insulation: | •Fiberglass on Basement Walls at Rim Joists |
| Vapor Retarders: | •Kraft Paper |
| Roof Ventilation: | •Roof Vents |
| Exhaust Fan/vent Locations: | •Bathroom •Dryer |

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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: Bradford White •Serial Number: XA2950611 |
| Fuel Shut-Off Valves: | •Natural Gas Main Valve At Meter |
| Other Components: | •Sump Pump |

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The plumbing fixtures appear to have been well-maintained.

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 kitchen sink sprayer is inoperative.
- **Improve:** Cracked, deteriorated and/or missing master bathroom shower stall caulk and kitchen counter back splash caulk should be replaced.
- **Monitor, Repair:** The tile at the master bathroom shower entry is damaged.

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 •Vinyl/Resilient •Wood •Concrete |
| Window Type(s) & Glazing: | •Double/Single Hung •Single Pane with Storm Window |
| 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:** Water staining was noted (example in dining room).
- **Monitor:** Minor cracks were noted (example at northwest playroom ceiling).
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor:** The tile floor at the entryway is cracked.

Doors

- **Repair:** Door to the basement should be trimmed or adjusted as necessary to work/latch properly.
- **Repair:** The weather strip on the overhead garage door is damaged and/or missing. Repair is needed.
- **Monitor, Repair:** Minor damage was noted on the door to the laundry room.
- **Repair:** The screen for the sliding glass door is damaged.

Skylights

- **Monitor:** The interior finishes below the skylight show evidence of water staining. This condition suggests that the skylight has leaked in the past. This area should be carefully monitored.

Stairways

- **Repair, Safety Issue:** The openings in the basement 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:** 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.

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: | •Electric Range •Electric Cooktop •Microwave Oven •Dishwasher •Waste Disposer |
| 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: •Gas
Vents, Flues, Chimneys: •Metal Flue-Single Wall

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

- **Repair, Safety Issue:** The side wall of the fireplace firebox should be repaired for improved safety.

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.