



**Star  
Home  
Inspection Services**

*Home Inspection Report*

**2800 SW 12th St Lees Summit, MO 64081**

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**Inspection Date: 10/28/2009**

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**Report Number: 10282009-2L**

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# Table Of Contents

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<b>REPORT OVERVIEW</b>	<b>3</b>
<b>STRUCTURE</b>	<b>7</b>
<b>ROOFING</b>	<b>9</b>
<b>EXTERIOR</b>	<b>11</b>
<b>ELECTRICAL</b>	<b>14</b>
<b>HEATING</b>	<b>16</b>
<b>COOLING / HEAT PUMPS</b>	<b>17</b>
<b>INSULATION / VENTILATION</b>	<b>18</b>
<b>PLUMBING</b>	<b>19</b>
<b>INTERIOR</b>	<b>22</b>
<b>APPLIANCES</b>	<b>26</b>
<b>FIREPLACES / WOOD STOVES</b>	<b>27</b>

# Report Overview

## THE HOUSE IN PERSPECTIVE

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This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

## CONVENTIONS USED IN THIS REPORT

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

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

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

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

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

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

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

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

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term.

Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

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

**Seller comments by each issue are in red print. An items without seller comments should be considered “AS IS”**

### Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **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.

### 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.

### Flashings

- **Monitor:** Some plumbing vent flashing boots are inverted which can reduce their life. These flashings should be monitored closely.
- **Repair:** The chimney flashing should be caulked on the east side to avoid leaks.

### Chimneys

- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.

### Windows

- **Repair:** The south basement window frame requires minor painting.

### Garage

- **Repair:** The paint on the garage door frame/ trim is peeling and there is some vermin damage. These areas should be caulked and painted.
- **Repair:** The north overhead garage door side weather strip is loose and needs repair.
- **Repair, Safety Issue:** The garage door openers did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** Adjustment or replacement is needed if the opener has this feature. All three doors did reverse by the breaking the sensor beams.
- **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

- **Monitor:** The grading should be maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.***
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

### Outlets

- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the basement bathroom did not respond correctly to testing during the inspection. This receptacle should be replaced.

### Lights

- **Repair:** Some basement lights are inoperative. If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The loose light fixture in the unfinished basement should be repaired or replaced.
- **Monitor, Repair:** The food pantry light fixture is missing the glass cover. Repair is discretionary.

### Supply Air Ductwork

- **Repair:** Loose vent register in the sewing room should be replaced.

### Heat Pump

- **Monitor, Repair:** Damaged insulation on refrigerant lines could be improved.

### 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.

### Waste / Vent

- **Repair:** The basement bathroom drain pipe is leaking.

### Plumbing Fixtures

- **Repair:** The basement bathroom sink is slightly loose on the pedestal.
- **Repair:** The basement bathroom sink drain plug is inoperative and needs repair.
- **Repair:** The sink drain plugs are missing and needs repair in both south bathrooms.
- **Monitor:** The patio sink was observed to drain slowly, suggesting that an obstruction may exist.
- **Monitor, Repair:** The master bathroom shower seat has been patched. Repair is discretionary.
- **Improve:** Cracked, deteriorated and/or missing bathtub and shower enclosure caulk in the Jack & Jill bathroom could be improved along the floor. With vinyl flooring it's recommended a quarter round molding be installed to prevent the vinyl from curling and pulling the caulking loose.

- **Repair:** The north hose bib leaks from the anti-siphon cap when the water is running. The anti-siphon valve needs to be replaced.

#### Wall / Ceiling Finishes

- **Monitor:** Repaired ceiling damage was noted in the basement in a few places.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.

#### Floors

- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.
- **Repair:** The quarter round trim by the bathtub in the southwest bedroom bath is peeling. Repair is discretionary.

#### Windows

- **Monitor, Repair:** Some interior window trim is peeling. Repair is discretionary.
- **Repair:** The south window in the hearth room is inoperative. Repair is needed to the cranking hardware.
- **Repair:** The north window in the hearth room hangs up when closing. It had to be pushed from the outside to close.
- **Repair:** Window crank covers are missing in the southwest bedroom.
- **Repair:** Window crank handles are missing in the center and southeast bedrooms.
- **Monitor:** It may be desirable to replace window screens where missing. Some may be in storage.

#### Doors

- **Monitor, Repair:** The door trim on the sewing room closet is damaged and needs repair

#### Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a railing be provided for the attic stairway.

#### 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. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.

#### Gas Range

- **Monitor, Repair:** A electronic igniters for the gas grill are inoperative. All would light with a match or lighter.

#### Fireplaces

- **Monitor, Repair:** The rear wall of the patio fireplace is cracked. It should be monitored.
- **Repair:** The front fireplace damper requires repair.

## THE SCOPE OF THE INSPECTION

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

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

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

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

**WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection.  
The estimated outside temperature was 58 degrees F.

**RECENT WEATHER CONDITIONS**

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

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Poured Concrete •Basement Configuration •70% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
<b>Columns:</b>	•Steel
<b>Floor Structure:</b>	•Wood Joist
<b>Wall Structure:</b>	•Wood Frame •Joist •Rafters
<b>Roof Structure:</b>	•Rafters •Waferboard Sheathing

## STRUCTURE OBSERVATIONS

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### Positive Attributes

The construction of the home is high quality. The materials and workmanship, where visible, are above average. 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.
- **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.

### 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.



## LIMITATIONS OF STRUCTURE INSPECTION

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

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

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

# Roofing

## DESCRIPTION OF ROOFING

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<b>Roof Covering:</b>	•Asphalt Shingle
<b>Roof Flashings:</b>	•Metal
<b>Chimneys:</b>	•Masonry
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above & below grade
<b>Skylights:</b>	•None
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

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### Positive Attributes

The roof coverings are to be in generally good condition. 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. 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

#### Flashings

- **Monitor:** Some plumbing vent flashing boots are inverted which can reduce their life. These flashings should be monitored closely.

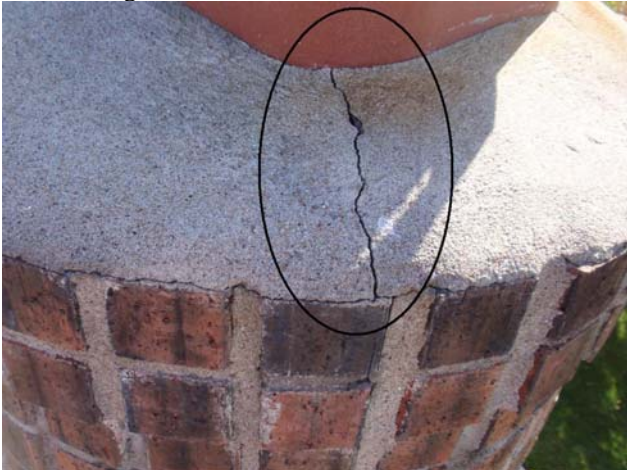


- **Repair:** The chimney flashing should be caulked on the east side to avoid leaks.



### Chimneys

- **Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked to prevent damage from freezing water.



## LIMITATIONS OF ROOFING INSPECTION

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

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

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

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	•Stone •Hardboard
<b>Eaves, Soffits, And Fascias:</b>	•Wood
<b>Exterior Doors:</b>	•Solid Wood •Sliding Glass
<b>Window/Door Frames and Trim:</b>	•Wood •Metal-Clad
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete •Tile Covered Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Concrete •Wood
<b>Overhead Garage Door(s):</b>	•Wood •Automatic Opener Installed
<b>Surface Drainage:</b>	•Level Grade •Graded Away From House
<b>Retaining Walls:</b>	•None
<b>Fencing:</b>	•None

## EXTERIOR OBSERVATIONS

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### Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. 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 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 is generally in good condition. The exterior of the home shows normal wear and tear for a home of this age.

### RECOMMENDATIONS / OBSERVATIONS

#### Windows

- **Repair:** The south basement window frame requires minor painting.



## Garage

- **Repair:** The paint on the garage door frame/ trim is peeling and there is some vermin damage. These areas should be caulked and painted.



- **Repair:** The north overhead garage door side weather strip is loose and needs repair.
- **Repair, Safety Issue:** The garage door openers did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** Adjustment or replacement is needed if the opener has this feature. All three doors did reverse by the breaking the sensor beams.
- **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

- **Monitor:** The grading should be maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.***
- **Recommend:** Covers should be provided for the basement window wells to keep storm water out of the well.

## LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.

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

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<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amps
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 200 Amps •Breakers •Located: Basement
<b>Service Grounding:</b>	•Copper •Water Pipe Connection
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 200 Amp •Breakers •Located: Basement
<b>Sub-Panel(s):</b>	•Panel Rating: 150 Amp •Breakers •Located: Basement
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Exterior •Garage •Kitchen •Basement
<b>Smoke Detectors:</b>	•Present

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized relative to the wiring. 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 unless otherwise noted below. 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

### Outlets

- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the basement bathroom did not respond correctly to testing during the inspection. This receptacle should be replaced.

### Lights

- **Repair:** Some basement lights are inoperative. If the bulbs are not blown, the circuit should be repaired.
- **Repair:** The loose light fixture in the unfinished basement should be repaired or replaced.



- **Monitor, Repair:** The food pantry light fixture is missing the glass cover. Repair is discretionary.



## LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

# Heating

## DESCRIPTION OF HEATING

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<b>Energy Source:</b>	•Gas •Electricity
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Trane •Serial Number: H47512987
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•Humidifier •An electronic air cleaner has been installed on this forced air system. This feature provides better air cleaning than conventional filters.

## HEATING OBSERVATIONS

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### 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. •An electronic air cleaner has been installed on this forced air system. This feature provides better air cleaning than conventional filters.

### 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

### Supply Air Ductwork

- **Repair:** Loose vent register in the sewing room should be replaced.



## LIMITATIONS OF HEATING INSPECTION

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

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

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

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Source Heat Pump System •Manufacturer: American Standard •Serial Number: G34285425
<b>Size of Circuit:</b>	•Circuit Size: Minimum Circuit Size 38 Amps/Maximum Circuit Breaker Size 60 Amps •Breaker Size In Main Panel: 40 Amps
<b>Through-Wall Equipment:</b>	•Not Present
<b>Other Components:</b>	•House Fan

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

The capacity and configuration of the system should be sufficient for the home. The heat pump serves to air-condition the home and provide heat during cooler weather conditions. The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls.

### RECOMMENDATIONS / OBSERVATIONS

#### Heat Pump

- **Monitor, Repair:** Damaged insulation on refrigerant lines could be improved.



## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- **The heat pump was operated in the heating mode only.**

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

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•Loose Fiberglass/Mineral Wool in Main Attic
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Basement Wall Insulation:</b>	•None Visible
<b>Vapor Retarders:</b>	•Plastic
<b>Roof Ventilation:</b>	•Roof Vents •Gable Vents
<b>Exhaust Fan/vent Locations:</b>	•Bathroom •Dryer

## INSULATION / VENTILATION OBSERVATIONS

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### 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

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

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

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

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic
<b>Water Heater:</b>	•Gas •Manufacturer: AO Smith •Manufacturer: Rheem •Serial Number: 1293A44882 GL96-3279158-232
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter
<b>Other Components:</b>	•Sump Pump

## PLUMBING OBSERVATIONS

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### Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is reasonably good. A typical 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.

#### Waste / Vent

- **Repair:** The basement bathroom drain pipe is leaking.



### Plumbing Fixtures

- **Repair:** The basement bathroom sink is slightly loose on the pedestal.
- **Repair:** The basement bathroom sink drain plug is inoperative and needs repair.
- **Repair:** The sink drain plugs are missing and needs repair in both south bathrooms.
- **Monitor:** The patio sink was observed to drain slowly, suggesting that an obstruction may exist.
- **Monitor, Repair:** The master bathroom shower seat has been patched. Repair is discretionary.



- **Improve:** Cracked, deteriorated and/or missing bathtub and shower enclosure caulk in the Jack & Jill bathroom could be improved along the floor. With vinyl flooring it's recommended a quarter round molding be installed to prevent the vinyl from curling and pulling the caulking loose.



- **Repair:** The north hose bib leaks from the anti-siphon cap when the water is running. The anti-siphon valve needs to be replaced.



## LIMITATIONS OF PLUMBING INSPECTION

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

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

# Interior

## DESCRIPTION OF INTERIOR

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<b>Wall And Ceiling Materials:</b>	•Drywall
<b>Floor Surfaces:</b>	•Carpet •Tile •Vinyl/Resilient •Wood
<b>Window Type(s) &amp; Glazing:</b>	•Casement •Fixed Pane •Thermal Pane
<b>Doors:</b>	•Wood-Solid Core •Sliding Glass •Storm Door(s)

## INTERIOR OBSERVATIONS

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### General Condition of Windows and Doors

The majority of the doors and windows are average quality. The windows have, for the most part, been well-maintained.

### General Condition of Floors

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

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Repaired ceiling damage was noted in the basement in a few places.



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

### Floors

- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.
- **Repair:** The quarter round trim by the bathtub in the southwest bedroom bath is peeling. Repair is discretionary.



### Windows

- **Monitor, Repair:** Some interior window trim is peeling. Repair is discretionary.



- **Repair:** The south window in the hearth room is inoperative. Repair is needed to the cranking hardware.
- **Repair:** The north window in the hearth room hangs up when closing. It had to be pushed from the outside to close.
- **Repair:** Window crank covers are missing in the southwest bedroom.



- **Repair:** Window crank handles are missing in the center and southeast bedrooms.

- **Monitor:** It may be desirable to replace window screens where missing. Some may be in storage.

#### Doors

- **Monitor, Repair:** The door trim on the sewing room closet is damaged and needs repair



#### Stairways

- **Repair, Safety Issue:** For improved safety, it is recommended that a railing be provided for the attic stairway.



#### 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. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.

## 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

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

## APPLIANCES OBSERVATIONS

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### Positive Attributes

The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are high quality. The appliances that have been installed in the kitchen are good quality.

### RECOMMENDATIONS / OBSERVATIONS

#### Gas Range

- **Monitor, Repair:** A electronic igniters for the gas grill are inoperative. All would light with a match or lighter.

## LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

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Fireplaces:

•Masonry Firebox •Gas

Vents, Flues, Chimneys:

•Masonry Chimney-Lined

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### 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, Repair:** The rear wall of the patio fireplace is cracked. It should be monitored.



- **Repair:** The front fireplace damper requires repair.



## LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- The 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.