



**Star  
Home  
Inspection Services**

*Home Inspection Report*

**2802 SW Corinth Dr Lees Summit, MO 64081**

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**Inspection Date: 10/20/2010**

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**Report Number: 10202010-1J**

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# Report Overview

## THE HOUSE IN PERSPECTIVE

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

## CONVENTIONS USED IN THIS REPORT

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

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

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

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

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

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

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

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

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

**Any comments on the issues listed are made by the seller. If no comments the item 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.

### Floors/Roof

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

### Sloped Roofing

- **Monitor:** A raised tab was observed over the front bedroom. This area should be monitored closely.

### Chimneys

- **Note:** The fireplace vent is positioned where someone could touch the vent causing burns.

### Exterior Walls

- **Monitor, Note:** While stucco is an aesthetically appealing and maintenance free product, it has a tendency to present moisture issues from water intrusion, especially when not applied properly or when the surface has been compromised.

#### How does water intrusion occur?

Water intrusion occurs through and/or around building components such as windows, doors, gable vents, penetrations, and a variety of flashing and construction details. Water intrusion also occurs when maintenance is ignored for these components and other critical areas, such as caulk joints. It is important to discover the occurrence of water intrusion, because water can enter behind the cladding and wet unprotected sheathing, and in some cases, the wood structural members. Depending upon climate and the overall make-up of the wall assembly, the wall may not readily dry out. As water intrusion continues to occur undetected in a particular area, it can accrue to levels substantial enough to cause damage. Early detection of water intrusion is the key to minimizing and preventing such damage.

#### Is the location of water entry visible, and is the damage visible?

The location of water entry is often difficult to see, and the damage to the substrate and structural members behind the exterior wall cladding frequently cannot be detected by a visual inspection.

#### Should I have my stucco home periodically checked for elevated moisture levels?

Yes, but testing for moisture using invasive methods (probing) is not part of this inspection. Testing should be done at least annually. A combination of two moisture meters should be used: (1) a non-invasive meter that scans through the wall without penetrating the stucco lamina, and (2) a probe-type meter that penetrates the stucco lamina and gives moisture readings of materials in contact with the probes. Only a professional experienced in stucco water intrusion inspections should perform these tests and consequently is not part of a general home inspection such as this.

### 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

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

### Deck

- **Recommend:** The deck should be painted or stained to improve durability.

### Main Panel

- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 35 Amps and the one in the panel is 40 Amps.

### Switches

- **Monitor, Repair:** The function of the light switch in the master bedroom marked with blue tape is unknown (possibly for the ceiling fan). Consult the seller as to its function and repair if needed.

### Lights

- **Repair:** The ceiling fan in the master bedroom is inoperative.

### Plumbing Fixtures

- **Repair:** The shower heads are slightly leaky in the master bathroom and the front upstairs bathroom.

### Wall / Ceiling Finishes

- **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.

### 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.

### Electric Cooktop

- **Repair:** The cooktop did not respond to testing.

## 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 59 degrees F.

### RECENT WEATHER CONDITIONS

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

# Structure

## DESCRIPTION OF STRUCTURE

<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>	•Not Visible
<b>Floor Structure:</b>	•Wood Joist
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters •Waferboard Sheathing

## STRUCTURE OBSERVATIONS

### 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.

## 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.

### Floors/Roof

- **Monitor:** Construction mold was visible on some floor joists and some roof rafters. This is mold that grows on the lumber while lying in the weather during construction. 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.
  - There was no access to the side attic areas (behind the “knee wall”).

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>	•Concrete Tile
<b>Roof Flashings:</b>	•Roofing Material (Shingles)
<b>Chimneys:</b>	•None
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above & below grade
<b>Skylights:</b>	•None
<b>Method of Inspection:</b>	•Viewed from ladder at eave •Viewed with binoculars

## 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 gutters are clean.

### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

- **Monitor:** A raised tab was observed over the front bedroom. This area should be monitored closely.



#### Chimneys

- **Note:** The fireplace vent is positioned where someone could touch the vent causing burns.



## 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.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.
- Portions of the roof were viewed from a ladder at the edge of the roof. Some sections of the roof were not in view.

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>	•Stucco
<b>Eaves, Soffits, And Fascias:</b>	•Vinyl
<b>Exterior Doors:</b>	•Metal •French Doors
<b>Window/Door Frames and Trim:</b>	•Wood •Vinyl-Covered
<b>Entry Driveways:</b>	•Concrete
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Concrete •Wood
<b>Overhead Garage Door(s):</b>	•Metal
<b>Surface Drainage:</b>	•Level Grade •Graded Away From House

## EXTERIOR OBSERVATIONS

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### 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 driveway and walkways are in good condition. 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

### Exterior Walls

- **Monitor, Note:** While stucco is an aesthetically appealing and maintenance free product, it has a tendency to present moisture issues from water intrusion, especially when not applied properly or when the surface has been compromised.

### How does water intrusion occur?

Water intrusion occurs through and/or around building components such as windows, doors, gable vents, penetrations, and a variety of flashing and construction details. Water intrusion also occurs when maintenance is ignored for these components and other critical areas, such as caulk joints. It is important to discover the occurrence of water intrusion, because water can enter behind the cladding and wet unprotected sheathing, and in some cases, the wood structural members. Depending upon climate and the overall make-up of the wall assembly, the wall may not readily dry out. As water intrusion continues to occur undetected in a particular area, it can accrue to levels substantial enough to cause damage. Early detection of water intrusion is the key to minimizing and preventing such damage.

### Is the location of water entry visible, and is the damage visible?

The location of water entry is often difficult to see, and the damage to the substrate and structural members behind the exterior wall cladding frequently cannot be detected by a visual inspection.

### Should I have my stucco home periodically checked for elevated moisture levels?

Yes, but testing for moisture using invasive methods (probing) is not part of this inspection. Testing should be done at least annually. A combination of two moisture meters should be used: (1) a non-invasive meter that scans through the wall without penetrating the stucco lamina, and (2) a probe-type meter that penetrates the stucco lamina and gives moisture readings of materials in contact with the probes. Only a professional experienced in stucco water intrusion inspections should perform these tests and consequently is not part of a general home inspection such as this.

### 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

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

### Deck

- **Recommend:** The deck should be painted or stained to improve durability.

## 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.
- Interior finishes and/or insulation restricted the inspection of the garage.

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: Main Panel
<b>Service Grounding:</b>	•Copper •Ground Connection Not Visible
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 200 Amp •Breakers •Located: Side Basement Wall
<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) •Whirlpool •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

- **Important Safety Notice:** *All electrical repairs listed in this report should be considered as important safety items as they present risk of fire or shock. These items should receive high priority for action.*

#### Main Panel

- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 35 Amps and the one in the panel is 40 Amps.

#### Switches

- **Monitor, Repair:** The function of the light switch in the master bedroom marked with blue tape is unknown (possibly for the ceiling fan). Consult the seller as to its function and repair if needed.

#### Lights

- **Repair:** The ceiling fan in the master bedroom is inoperative.

## LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

# Heating

## DESCRIPTION OF HEATING

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<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Lennox •Serial Number: 5909K08332
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

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### Positive Attributes

The heating system is in generally good condition. Heating a home with a this type of heating system should be relatively economical. 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.

### Discretionary Improvements

A humidifier could be added to the heating system, if desired. Proper operation and maintenance of these units is important. A central humidifier needs to be properly located in the duct work so that if it leaks it won't damage the equipment; an inexpensive alternative is to use individual room humidifiers in sleeping areas.

## 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.
- Although the heating system was operated, there are significant testing limitations at this time of year.
- The thermostat was activated but the furnace did not ignite; the heat pump would only operate.

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 with Auxiliary Heat •Manufacturer: Lennox
	•Serial Number: 1910B15169
<b>Size of Circuit:</b>	•Circuit Size: Minimum Circuit Size 22 Amps/Maximum Circuit Breaker Size 35 Amps •Breaker Size In Main Panel: 40 Amps
<b>Through-Wall Equipment:</b>	•Not Present

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

This is a relatively new system that should years of useful life remaining. Regular maintenance will, of course, be necessary. The heat pump serves to air-condition the home and provide heat during cooler weather conditions. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls.

## LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- **The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.**
- **The 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>Roof Cavity Insulation:</b>	•Not Visible
<b>Exterior Wall Insulation:</b>	•Not Visible
<b>Basement Wall Insulation:</b>	•Fiberglass on Basement Walls
<b>Vapor Retarders:</b>	•Unknown
<b>Roof Ventilation:</b>	•Roof Vents •Soffit 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.

## 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.
- **No access was gained to the side attic above the garage and the deck.**
- No access was gained to the wall cavities of the home.

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>	•Plastic
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Plastic
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic
<b>Water Heater:</b>	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: Bradford White •Serial Number: FM12767847
<b>Fuel Shut-Off Valves:</b>	•Natural Gas Main Valve At Meter
<b>Other Components:</b>	•Sprinkler System •Pressure Regulator on Main Line

## PLUMBING OBSERVATIONS

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### Positive Attributes

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

### General Comments

The plumbing system requires some typical minor improvements.

## RECOMMENDATIONS / OBSERVATIONS

### Plumbing Fixtures

- **Repair:** The shower heads are slightly leaky in the master bathroom and the front upstairs bathroom.

## 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 •Wood
<b>Window Type(s) &amp; Glazing:</b>	•Double/Single Hung •Fixed Pane •Thermal Pane
<b>Doors:</b>	•Plastic-Hollow Core

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas. It is very common for flaws to appear in new drywall installations within the first year.

### General Condition of Windows and Doors

The majority of the doors and windows are good quality.

### General Condition of Floors

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

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Typical drywall 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.

### 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.

### Discretionary Improvements

Install new exterior lock sets upon taking possession of the home.

## LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Recent renovations and/or interior painting concealed historical evidence.
- 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 •Microwave Oven •Dishwasher •Waste Disposer
<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

Most of the major appliances in the home are newer. Most 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.

### General Comments

Only minor improvements to the appliances are needed.

## RECOMMENDATIONS / OBSERVATIONS

### Electric Cooktop

- **Repair:** The cooktop did not respond to testing.

## 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:** •Gas  
**Vents, Flues, Chimneys:** •Not Visible

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### Positive Attributes

On the whole, the fireplace and it's components are in above average condition.

## 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
- Firescreens and doors
- Mantles and fireplace surrounds
- Heat distribution assists (gravity or fan)

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