Star
Home
Inspection Services

Home Inspection Report

4536 NW Bramble Trail, Lees Summit, MO 64064

Inspection Date: **12/5/2008**

Prepared For: **Diana Basler**

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Report Number: **12052008-1A**

Inspector: **Alan DeMoss**

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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:** 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.

Sloped Roofing

- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. The life expectancy of wood roofs is generally 15to 20 years. This will depend on several factors such as the quality of shingle or shake, the slope of the roof (steeper is better), the amount of exposed shingle, and the amount of sun or shade. As with all roofs, annual maintenance is needed. Cracked, curled, or displaced shingles or shakes should be repaired. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the wood roof requires repair.
- **Repair:** Exposed sheathing is visible where the roofing is damaged. Damaged or missing roofing material should be repaired. Split, loose or damaged ridge caps of the roofing require repair.

Flat Roofing
- **Note:** Rolled roofing (over back sunroom) is prone to leaking and requires close monitoring and higher than normal maintenance.
- **Monitor:** Prior repairs to the rolled roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.

Flashings
- **Repair:** The flashing at back roof where roof steps up from one level to next should be caulked 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.

Exterior Walls
- **Repair:** Localized rot/damage was observed in the siding (examples at lower edge in back and siding at garage side). Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** The paint on the trim around the siding and eave where roof steps up from one level to the next in back is peeling in localized areas. These areas should be painted to prevent water damage and rot. All gaps at siding trim should be sealed.
- **Monitor, Repair:** The stone wall extension near driveway has loose stones at top layer.

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

Garage
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

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

Deck
- **Monitor:** The deck steps show evidence of rot. Localized repairs could be undertaken.
- **Repair, Safety Issue:** The openings in the deck/step railing are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.
- **Repair:** The support post for the deck is rotted. They should be repaired or replaced to avoid further damage to the structure.

Driveway/Walkway/Porch/Patio
- **Monitor:** The driveway, walkway, porch and patio have 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.

Main Panel
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.

Outlets
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the basement at wall near bathtub did not respond correctly to testing during the inspection. This receptacle should be repaired/replaced.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (example at front entry outlet).

Lights
- **Repair:** The light is inoperative (examples at front porch and garage). If the bulbs are not blown, the circuit should be repaired.
- **Monitor, Repair:** The light fixture in the bedroom closet is missing the glass cover. Repair is discretionary.

Smoke Detectors
- **Repair:** The installation of smoke detectors outside sleeping areas is recommended.

Furnace
- **Improve:** The dirty air filter should be replaced.

Central Air Conditioning
- **Improve:** Vegetation in the vicinity of the outdoor unit of the air conditioning system should be cut back.
- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Repair:** The 40 amp breaker servicing the air conditioner is oversized.

Gas Piping
- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe be replaced with one of suitable material.

Plumbing Fixtures
- **Repair:** The faucet stem at basement kitchen sink hot is leaking.
- **Monitor:** The sink is damaged (minor0 in main floor west bedroom.
- **Monitor:** The sink has surface rust near drain at upstairs west bathroom. Cosmetic condition.
- **Repair:** The toilet is loose in bathroom off kitchen and master bathroom.
- **Improve:** Cracked, deteriorated and/or missing upstairs west bedroom bathroom shower stall grout and/or caulk should be replaced.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulk in main floor west bedroom bathroom should be replaced.
- **Repair:** The bathtub drain plug in the basement is inoperative or missing and needs repair.
- **Monitor:** The basement bathtub was observed to drain slowly, suggesting that an obstruction may exist.
- **Repair:** The hose bib at the front has hose connected during winter weather. This should be removed.
- **Repair:** The basement kitchen sink sprayer is inoperative.

Electric Range
- **Repair:** A burner on the electric range in the basement is inoperative (front left).

Oven
- **Repair:** An element in the oven in the basement is damaged and inoperative.

Door Bell
- **Repair:** The door bell is inoperative.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted (example at garage ceiling).
- **Monitor:** Repaired ceiling damage was noted (garage).
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.
- **Note:** Master bathroom tile at tub wall is cracked.
- **Improve:** Loose spindle observed at upstairs hall railing.

Floors

- **Monitor:** The carpet is stained (minor stains).

Windows

- **Monitor, Repair:** The window in the basement is cracked. Improvement is not a high priority.
- **Note:** Some window trim is loose and trim nails have not been caulked or filled in (suspect this happened where new windows were installed). Repairs are discretionary.

Doors

- **Repair:** Doors should be trimmed or adjusted as necessary to work/latch properly) (examples at entryway folding doors, west main floor bedroom, master bedroom.
- **Repair:** Family room screen slider latch lock mechanism is missing.
- **Repair:** The screen for the sliding glass door in the basement is damaged.

Kitchen/Bathroom Counters

- **Improve:** Damaged, missing or cracked deteriorated caulk of the tile countertops in the kitchen, laundry area bathroom, and master bathroom sink should be improved.

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 25 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •75% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Steel
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame, Stone Veneer
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •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:** 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.

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:	•Wood Shingle •Roll Roofing •Single Ply Membrane
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. 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.

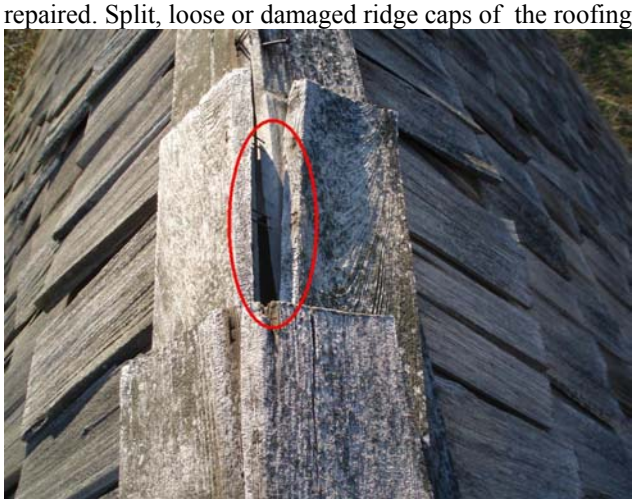
General Comments

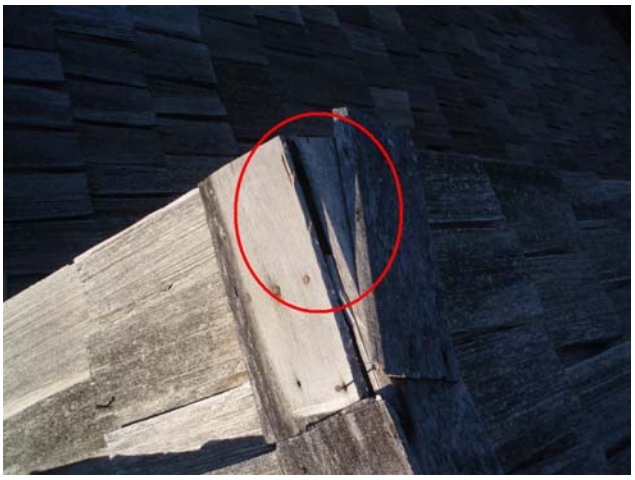
In all, the roof coverings show evidence of normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material should be repaired. All roof penetrations should be examined and sealed as necessary. The life expectancy of wood roofs is generally 15to 20 years. This will depend on several factors such as the quality of shingle or shake, the slope of the roof (steeper is better), the amount of exposed shingle, and the amount of sun or shade. As with all roofs, annual maintenance is needed. Cracked, curled, or displaced shingles or shakes should be repaired. As a rule of thumb, replacement of the entire roof covering may be logical if more than ten percent of the wood roof requires repair.
- **Repair:** Exposed sheathing is visible where the roofing is damaged. Damaged or missing roofing material should be repaired. Split, loose or damaged ridge caps of the roofing require repair.





Flat Roofing

- **Note:** Rolled roofing (over back sunroom) is prone to leaking and requires close monitoring and higher than normal maintenance.
- **Monitor:** Prior repairs to the rolled roofing are evident. This would suggest that problems have been experienced in the past. This area should be monitored.

Flashings

- **Repair:** The flashing at back roof where roof steps up from one level to next should be caulked 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

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:	•Wood Siding •Artificial Stone •Board & Bat
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •Solid Wood •Sliding Glass •French Doors
Window/Door Frames and Trim:	•Wood •Vinyl Clad
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Treated Wood
Overhead Garage Door(s):	•Metal •Automatic Opener Installed
Surface Drainage:	•Level Grade
Retaining Walls:	•Wood
Fencing:	•None

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 wood window frames are in generally good condition. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The lot drainage was good, conducting surface water away from the building. 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

Exterior Walls

- **Repair:** Localized rot/damage was observed in the siding (examples at lower edge in back and siding at garage side). Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.

- **Repair:** The paint on the trim around the siding and eave where roof steps up from one level to the next in back is peeling in localized areas. These areas should be painted to prevent water damage and rot. All gaps at siding trim should be sealed.


- **Monitor, Repair:** The stone wall extension near driveway has loose stones at top layer.

Windows

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

Garage

- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Lot Drainage

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

Deck

- **Monitor:** The deck steps show evidence of rot. Localized repairs could be undertaken.
- **Repair, Safety Issue:** The openings in the deck/step railing are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.
- **Repair:** The support post for the deck is rotted. They should be repaired or replaced to avoid further damage to the structure.

Driveway/Walkway/Porch/Patio

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

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 •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: Basment
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Exterior •Kitchen
Smoke Detectors:	•Absent

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

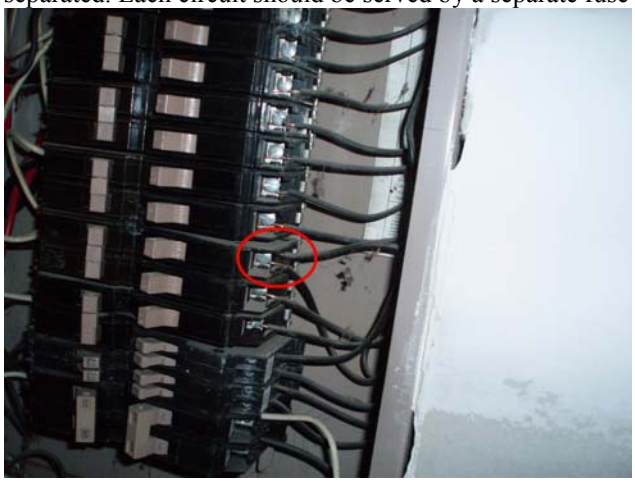
General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard***. A licensed electrician should be consulted to undertake the repairs recommended below.

RECOMMENDATIONS / OBSERVATIONS

Main Panel

- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.



Outlets

- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the basement at wall near bathtub did not respond correctly to testing during the inspection. This receptacle should be repaired/replaced.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (example at front entry outlet).

Lights

- **Repair:** The light is inoperative (examples at front porch and garage). If the bulbs are not blown, the circuit should be repaired.
- **Monitor, Repair:** The light fixture in the bedroom closet is missing the glass cover. Repair is discretionary.

Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas is recommended.

Discretionary Improvements

The installation of ground fault circuit interrupter (GFCI) devices is advisable on exterior, garage, bathroom and some kitchen outlets. Any whirlpool or swimming pool equipment should also be fitted with GFCI's as they offer protection from shock or electrocution.

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: Rheem (Basement) •Serial Number: EB50302F219920553
•Manufacturer: Rheem (Upstairs) •Serial Number: EB5D302F399902198
Vents, Flues, Chimneys: •Metal-Single Wall
Heat Distribution Methods: •Ductwork
Other Components: •Humidifier

HEATING OBSERVATIONS

Positive Attributes
The heating system is in generally good condition. Heating a home with a this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate.

General Comments
The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Furnace
- **Improve:** The dirty air filter should be replaced.

Discretionary Improvements
The installation of a "set back" thermostat may help to reduce heating costs.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity
Central System Type:	•Air Cooled Central Air Conditioning
	•Manufacturer: Rheem (South unit) •Serial Number: 6262 M1799 17932
Size of Circuit:	•Circuit Size: Minimum Circuit Size 25 Amps/Maximum Circuit Size 30 Amps
	•Breaker Size In Main Panel: 30
	•Manufacturer: Rheem (North unit) •Serial Number: 6263F299916045
	•Circuit Size: Minimum Circuit Size 22 Amps/Maximum Circuit Size 35 Amps
	•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
The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning
- **Improve:** Vegetation in the vicinity of the outdoor unit of the air conditioning system should be cut back.
- **Repair:** Damaged insulation on refrigerant lines should be repaired.
- **Repair:** The 40 amp breaker servicing the air conditioner is oversized.

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:	•Not Visible
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Kitchen •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes
This is a well insulated home.

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.
- 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

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): 50 •Manufacturer: GE •Serial Number: GELN040751046500
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is 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. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

RECOMMENDATIONS / OBSERVATIONS

Gas Piping

- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe be replaced with one of suitable material.

Plumbing Fixtures

- **Repair:** The faucet stem at basement kitchen sink hot is leaking.
- **Monitor:** The sink is damaged (minor0 in main floor west bedroom.
- **Monitor:** The sink has surface rust near drain at upstairs west bathroom. Cosmetic condition.
- **Repair:** The toilet is loose in bathroom off kitchen and master bathroom.
- **Improve:** Cracked, deteriorated and/or missing upstairs west bedroom bathroom shower stall grout and/or caulk should be replaced.
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure grout and/or caulk in main floor west bedroom bathroom should be replaced.
- **Repair:** The bathtub drain plug in the basement is inoperative or missing and needs repair.
- **Monitor:** The basement bathtub was observed to drain slowly, suggesting that an obstruction may exist.
- **Repair:** The hose bib at the front has hose connected during winter weather. This should be removed.
- **Repair:** The basement kitchen sink sprayer is inoperative.

LIMITATIONS OF PLUMBING INSPECTION

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

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

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials: •Drywall •Paneling •Suspended Tile
Floor Surfaces: •Carpet •Tile •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing: •Casement •Double/Single Hung •Sliders •Fixed Pane •Thermal Pane
Doors: •Wood-Solid Core •Wood-Hollow Core •Metal •Sliding Glass •French Doors •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 at garage ceiling).
- **Monitor:** Repaired ceiling damage was noted (garage).
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.
- **Note:** Master bathroom tile at tub wall is cracked.
- **Improve:** Loose spindle observed at upstairs hall railing.

Floors
- **Monitor:** The carpet is stained (minor stains).

Windows
- **Monitor, Repair:** The window in the basement is cracked. Improvement is not a high priority.
- **Note:** Some window trim is loose and trim nails have not been caulked or filled in (suspect this happened where new windows were installed). Repairs are discretionary.

Doors
- **Repair:** Doors should be trimmed or adjusted as necessary to work/latch properly) (examples at entryway folding doors, west main floor bedroom, master bedroom.
- **Repair:** Family room screen slider latch lock mechanism is missing.
- **Repair:** The screen for the sliding glass door in the basement is damaged.

Kitchen/Bathroom Counters
- **Improve:** Damaged, missing or cracked deteriorated caulk of the tile countertops in the kitchen, laundry area bathroom, and master bathroom sink should be improved.

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.
- Portions of the foundation walls were concealed from view.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested: •Electric Range •Built-in Electric Oven •Electric Cooktop •Microwave Oven •Dishwasher •Waste Disposer

Laundry Facility: •Gas Piping for Dryer •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

Other Components Tested: •Cooktop Exhaust Vent/Fan •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances are to be in generally good condition. Most appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality.

RECOMMENDATIONS / OBSERVATIONS

Electric Range

- **Repair:** A burner on the electric range in the basement is inoperative (front left).

Oven

- **Repair:** An element in the oven in the basement is damaged and inoperative.

Door Bell

- **Repair:** The door bell is inoperative.

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Masonry Firebox
Vents, Flues, Chimneys: •Masonry Chimney-Lined

FIREPLACES / WOOD STOVES OBSERVATIONS

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

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.
- 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.

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