



**Star
Home
Inspection Services**

Home Inspection Report

622 SW Westview Dr Grain Valley, MO 64029

Inspection Date: 08/18/2010

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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 south.

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.

Roof/Attic

- **Monitor:** Construction mold was visible on some wall framing in the attic. 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.

Wood Boring Insects

- **Improve:** Wood/soil contact at the wood stored under the deck should be eliminated. This condition risks wood boring insect activity.

Sloped Roofing

- **Recommend:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.
- **Monitor, Repair:** Missing tabs were observed. Repairs are recommended.

Flashings

- **Monitor:** The plumbing vent flashing boots are vulnerable and have leaked in the past (stains on insulation in attic were observed below plumbing vent) and should be watched carefully for leaks.

Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.

Exterior Walls

- **Monitor:** Siding of this type requires monitoring and maintenance. It has a tendency to pop out past nail heads creating a space where two panels join together. Re-securing and caulking the seams and nail holes is standard maintenance for this type of siding.
- **Repair:** Any openings in the exterior siding should be sealed. An example is where the air conditioner refrigerant lines enter the house. Caulking is needed.
- **Repair:** The siding trim needs caulking improvements in localized areas to prevent water damage and rot (i.e. horizontal trim at east side.)

Garage

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

Lot Drainage

- **Repair:** The grading should be improved to promote the flow of storm water away from the house. 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.* The void under the front porch, steps and patio under the deck should be filled.

Porch

- **Monitor:** The steps serving the porch have settled. Repair is discretionary at this time but if additional movement is observed repairs may be needed.

Deck

- **Monitor:** The support posts for the deck are below the soil. This configuration is prone to rot. Rising above soil level is recommended. The potential of rot could already be present.
- **Recommend:** The deck should be painted or stained to improve durability.
- **Repair, Safety Issue:** Nail pops in the deck floor and deck step treads were observed. This is a safety issue and the nails should be hammered flush.
- **Improve:** The deck could be better secured to the house using lag bolts to reduce risk of separating from the house.
- **Repair, Safety Issue:** The deck steps railing is loose and needs repair.

Driveway/Steps

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

Landscaping

- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building.
- **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.

Outlets

- **Repair:** An outlet for the whirlpool tub is inoperative. This outlet and circuit should be investigated (suspect this outlet is tied into the inoperative GFCI outlet in the master bath.)
- **Repair:** An outlet marked with blue tape at the south wall of the basement and southeast bedroom is loose. It should be repaired or replaced.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the basement bath did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet at the east wall in the master bath marked "INOP" with blue tape is inoperative. This circuit should be repaired.

Lights

- **Repair:** The light is inoperative (i.e. garage exterior, family room and attic.) If the bulbs are not blown, the circuit should be repaired.

Central Air Conditioning

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

Water Heater

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

Plumbing Fixtures

- **Repair:** The kitchen sprayer nozzle is inoperative and needs repair.
- **Repair:** The master bath drain plugs are missing and needs repair.
- **Repair:** The master bath and hall bath shower stall is damaged and requires repair.
- **Improve:** Cracked, deteriorated and/or missing hall bath bathtub enclosure caulk could be improved.
- **Improve:** Cracked, deteriorated and/or missing kitchen counter back splash caulk could be improved.
- **Repair:** The hose bibs are leaky.

Door Bell

- **Repair:** The door bell button is damaged and inoperative.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted at the basement ceiling and the master bath ceiling.
- **Monitor:** Evidence of patching was detected in the master bath.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor, Repair:** The master bath vinyl flooring is damaged
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.
- **Repair:** The installation of the trim in the basement is incomplete.

Windows

- **Repair:** Damaged screen was noted on the family room window.

Doors

- **Repair:** The front storm door should be trimmed or adjusted as necessary to work properly.

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.

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 86 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •95% 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
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Waferboard 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.

Roof/Attic

- **Monitor:** Construction mold was visible on some wall framing in the attic. 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.



Wood Boring Insects

- **Improve:** Wood/soil contact at the wood stored under the deck should be eliminated. This condition risks wood boring insect activity.

LIMITATIONS OF STRUCTURE INSPECTION

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

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

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Roofing Material (Shingles)
Chimneys:	•Metal
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. The 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

- **Recommend:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.



- **Monitor, Repair:** Missing tabs were observed. Repairs are recommended.



Flashings

- **Monitor:** The plumbing vent flashing boots are vulnerable and have leaked in the past (stains on insulation in attic were observed below plumbing vent) and should be watched carefully for leaks.



Gutters & Downspouts

- **Repair:** The downspout(s) should discharge water at least five (5) feet from the house. Storm water should be encouraged to flow away from the building at the point of discharge.



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:	•Hardboard
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •Sliding Glass
Window/Door Frames and Trim:	•Vinyl-Covered •Wood
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 •Graded Away From House •Graded Towards House
Retaining Walls:	•Prefab Masonry
Fencing:	•None

EXTERIOR OBSERVATIONS

Positive Attributes

Window frames are clad, for the most part, with a low maintenance material. The wood window frames are in generally good condition. The auto reverse mechanism on the overhead garage door responded properly to testing. This safety feature should be tested regularly as a door that doesn't reverse can injure someone or fall from the ceiling. Refer to the owner's manual or contact the manufacturer for more information. The garage 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:** Siding of this type requires monitoring and maintenance. It has a tendency to pop out past nail heads creating a space where two panels join together. Re-securing and caulking the seams and nail holes is standard maintenance for this type of siding.
- **Repair:** Any openings in the exterior siding should be sealed. An example is where the air conditioner refrigerant lines enter the house. Caulking is needed.



- **Repair:** The siding trim needs caulking improvements in localized areas to prevent water damage and rot (i.e. horizontal trim at east side.)



Garage

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

Lot Drainage

- **Repair:** The grading should be improved to promote the flow of storm water away from the house. 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.* The void under the front porch, steps and patio under the deck should be filled.



Porch

- **Monitor:** The steps serving the porch have settled. Repair is discretionary at this time but if additional movement is observed repairs may be needed.

Deck

- **Monitor:** The support posts for the deck are below the soil. This configuration is prone to rot. Raising above soil level is recommended. The potential of rot could already be present.
- **Recommend:** The deck should be painted or stained to improve durability.
- **Repair, Safety Issue:** Nail pops in the deck floor and deck step treads were observed. This is a safety issue and the nails should be hammered flush.
- **Improve:** The deck could be better secured to the house using lag bolts to reduce risk of separating from the house.
- **Repair, Safety Issue:** The deck steps railing is loose and needs repair.

Driveway/Steps

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

Landscaping

- **Repair:** Tree branches should be trimmed away from the house to avoid damage to the building.



- **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.
- Access below decks and/or porches was extremely limited.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: Basement
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Basement
Sub-Panel(s):	•None Visible
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Garage •Kitchen •Basement
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized relative to the wiring. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

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:** An outlet for the whirlpool tub is inoperative. This outlet and circuit should be investigated (suspect this outlet is tied into the inoperative GFCI outlet in the master bath.)
- **Repair:** An outlet marked with blue tape at the south wall of the basement and southeast bedroom is loose. It should be repaired or replaced.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the basement bath did not respond correctly to testing during the inspection. This receptacle should be replaced.
- **Repair:** A ground fault circuit interrupter (GFCI) outlet at the east wall in the master bath marked "INOP" with blue tape is inoperative. This circuit should be repaired.

Lights

- **Repair:** The light is inoperative (i.e. garage exterior, family room and attic.) If the bulbs are not blown, the circuit should be repaired.

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: York •Serial Number: ENHM908277
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

Positive Attributes

Heating a home with a this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate.

General Comments

The heating system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

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.
- Although the heating system was operated, there are significant testing limitations at this time of year.

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: York
	•Serial Number: EDJM38190
Size of Circuit:	•Circuit Size: Minimum Circuit Size 16.9 Amps Maximum Circuit Breaker Size 25 Amps
	•Breaker Size In Main Panel: 25 Amps
Through-Wall Equipment:	•Not Present
Other Components:	•House Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

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

General Comments

As the system is a middle aged unit a higher level of maintenance can be expected.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

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

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

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:	•Unknown
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

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 •Plastic
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: AO Smith •Serial Number: WC9027068
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter
Other Components:	•Backflow Preventers on Hose Bibs

PLUMBING OBSERVATIONS

Positive Attributes

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

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

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

Plumbing Fixtures

- **Repair:** The kitchen sprayer nozzle is inoperative and needs repair.
- **Repair:** The master bath drain plugs are missing and needs repair.
- **Repair:** The master bath and hall bath shower stall is damaged and requires repair.



- **Improve:** Cracked, deteriorated and/or missing hall bath bathtub enclosure caulk could be improved.
- **Improve:** Cracked, deteriorated and/or missing kitchen counter back splash caulk could be improved.
- **Repair:** The hose bibs are leaky.

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.
- Whirlpool tub was not tested (outlet for whirlpool tub is inoperative and needs repair)
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing:	•Double/Single Hung •Sliders •Thermal Pane •Single Pane
Doors:	•Plastic-Hollow Core •Metal •Sliding Glass •Storm Door(s)

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in above average condition. Typical minor 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 at the basement ceiling and the master bath ceiling.
- **Monitor:** Evidence of patching was detected in the master bath.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor, Repair:** The master bath vinyl flooring is damaged
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.
- **Repair:** The installation of the trim in the basement is incomplete.

Windows

- **Repair:** Damaged screen was noted on the family room window.

Doors

- **Repair:** The front storm door should be trimmed or adjusted as necessary to work properly.

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.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:	•Electric Range •Electric Cooktop •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator
Laundry Facility:	•Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer
Other Components Tested:	•Waste Standpipe for Washer •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

Most appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality.

General Comments

Only minor improvements to the appliances are needed.

RECOMMENDATIONS / OBSERVATIONS

Door Bell

- **Repair:** The door bell button is damaged and 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: •Gas
Vents, Flues, Chimneys: •Metal Flue-Single Wall

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.