Star
Home
Inspection Services

Home Inspection Report

625 N Crest Dr Raymore, MO 64083

Inspection Date: **05/20/2010**

Prepared For: **Matt Cox**

Prepared By: Star Home Inspection Services LLC
705B SE Melody Lane, Suite 124
Lee's Summit, MO 64063
(816) 554-1110
(816) 554-2135 Fax

Report Number: **05202010-2J**

Inspector: **Jim Terrell**

Table Of Contents

REPORT OVERVIEW	**3**
STRUCTURE	**7**
ROOFING	**9**
EXTERIOR	**11**
ELECTRICAL	**14**
HEATING	**16**
COOLING / HEAT PUMPS	**17**
INSULATION / VENTILATION	**18**
PLUMBING	**20**
INTERIOR	**21**
APPLIANCES	**23**
FIREPLACES / WOOD STOVES	**24**

Report Overview

THE HOUSE IN PERSPECTIVE

This is an average quality 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 west.

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.

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

- **Repair:** The support column in the garage should be securely fastened to the concrete.

Roof

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

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.

Flashings
- **Repair:** The flashing around the chimney flue should be caulked to avoid leaks.

Gutters & Downspouts
- **Repair:** The downspout on the north side of the house is not inside the underground piping. This should be repaired so the water flows away from the foundation.

Exterior Walls
- **Repair:** The loose siding should be re-secured to avoid water and/or wind damage.
- **Repair:** The trim around the front porch support columns needs caulking improvements in localized areas to prevent water damage and rot.

Doors
- **Repair:** Localized rot was visible on the rear French door trim/frame. Repair to the door trim and frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window/door. repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.
- **Repair:** The plastic trim on the rear French door is warped and damaged and needs repair.

Garage
- **Repair, Safety Issue:** The northern garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** Adjustment or replacement is needed if the opener has this feature. Note: The eye sensor did work properly.
- **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.
- **Repair:** The garage door trim shows evidence of rot. Repairs should be undertaken to prevent further damage.

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***.

Porch
- **Monitor, Repair:** There is an absence of soil underneath the front steps due to settlement and/or erosion. It's recommended the cavity be filled to help prevent settlement.

Deck
- **Repair:** The lower deck should be better secured to the house using lag bolts to reduce risk of separating from the house.

Driveway
- **Monitor:** The driveway has 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.

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 25 Amps and the one in the panel is 30 Amps.

Outlets

- **Repair:** The ungrounded 3-prong outlet on the kitchen island 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 replacing with two-holed outlets.
- **Repair:** The ground fault circuit interrupter (GFCI) outlet servicing the kitchen counter (marked with blue tape) did not respond correctly to testing during the inspection. This receptacle should be wired to function properly or replaced.

Switches

- **Repair:** The missing switch cover plate in the garage should be replaced to avoid a shock hazard.

Lights

- **Repair:** The light bulb is missing in the front exterior light. If the fixture does not work with a new light bulb, the circuit should be repaired.

Furnace

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

Central Air Conditioning

- **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 25 Amps and the one in the panel is 30 Amps.
- **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.
- **Improve:** Vegetation in the vicinity of the outdoor unit of the air conditioning system should be cut back.

Attic / Roof

- **Monitor:** While in the attic water stains were observed on the lower sections of the furnace flue. The insulation below the elbow also showed signs of past moisture. It appears that rain blew in under the rain cap and came down the interior of the flue until it got to the first joint where it then transferred to the outside surface and dripped off the elbow. This is a common condition in 80% of homes but very seldom is enough to penetrate completely through the insulation to the drywall below. Monitor for any additional wetness after rains.

Plumbing Fixtures

- **Improve:** The kitchen sink faucet handle is loose.
- **Repair:** The upstairs bathroom toilet is loose. The wax seal should be replaced and toilet better secured.
- **Monitor:** The upstairs bathtub was observed to drain slowly, suggesting that an obstruction may exist.
- **Repair:** Both exterior hose bib are leaky.

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.

Waste Disposer

- **Repair:** The wiring entering the waste disposer should have a wire clamp. This should be improved as soon as possible.

Fireplaces

- **Repair:** The ceramic insert has cracked. A competent chimney professional should inspect the firebox and the flue before burning wood.

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

Wet weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 67 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 •80% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Steel
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame, Brick Veneer
Ceiling Structure:	•Joist •Rafters
Roof Structure:	•Rafters •Plywood 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.

Floors

- **Repair:** The support column in the garage should be securely fastened to the concrete.

Roof

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

LIMITATIONS OF STRUCTURE INSPECTION

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 below siding
Roof Drainage System:	•Aluminum •Downspouts discharge above & below grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are to be in generally good condition. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. The chimneys do not show signs of significant deterioration. The gutters are clean.

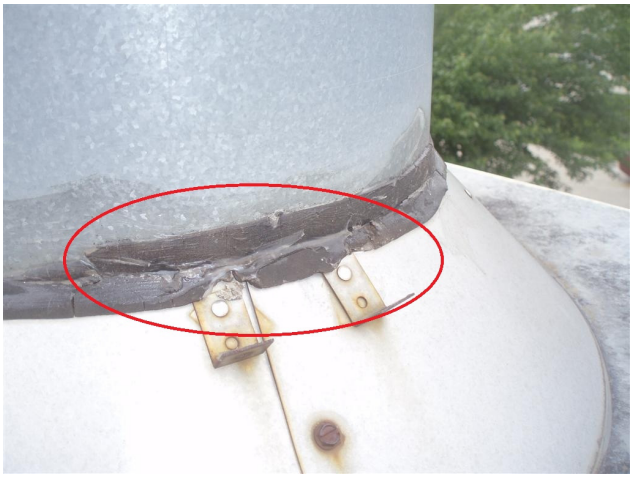
RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **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.

Flashings

- **Repair:** The flashing around the chimney flue should be caulked to avoid leaks.



Gutters & Downspouts

- **Repair:** The downspout on the north side of the house is not inside the underground piping. This should be repaired so the water flows away from the foundation.

Discretionary Improvements

Covering the gutters with a protective mesh may help to avoid congestion with leaves and debris.

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.
- Some sections of the roofing surface were concealed from view.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Artificial Stone •Hardboard
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Metal •French Doors
Window/Door Frames and Trim:	•Wood •Vinyl-Covered
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete •Pavers
Porches, Decks, Steps, Railings:	•Concrete •Treated Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•Wood •Block
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

The wood window frames are in generally good condition. The decking appears to be constructed from pressure treated wood. 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:** The loose siding should be re-secured to avoid water and/or wind damage.

- **Repair:** The trim around the front porch support columns needs caulking improvements in localized areas to prevent water damage and rot.

Doors

- **Repair:** Localized rot was visible on the rear French door trim/frame. Repair to the door trim and frame can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window/door. repair technician to ascertain exactly how many areas will need to be repaired or replaced. Further evaluation by a specialist may well identify additional areas that require servicing.

- **Repair:** The plastic trim on the rear French door is warped and damaged and needs repair.

Garage

- **Repair, Safety Issue:** The northern garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** Adjustment or replacement is needed if the opener has this feature. Note: The eye sensor did work properly.
- **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.
- **Repair:** The garage door trim shows evidence of rot. Repairs should be undertaken to prevent further damage.

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***.

Porch

- **Monitor, Repair:** There is an absence of soil underneath the front steps due to settlement and/or erosion. It's recommended the cavity be filled to help prevent settlement.

Deck

- **Repair:** The lower deck should be better secured to the house using lag bolts to reduce risk of separating from the house.

Driveway

- **Monitor:** The driveway has 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.

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: 100 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Copper
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Main Panel
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Located: Garage
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Garage •Kitchen •Basement
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

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 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 25 Amps and the one in the panel is 30 Amps.

Outlets

- **Repair:** The ungrounded 3-prong outlet on the kitchen island 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 replacing with two-holed outlets.
- **Repair:** The ground fault circuit interrupter (GFCI) outlet servicing the kitchen counter (marked with blue tape) did not respond correctly to testing during the inspection. This receptacle should be wired to function properly or replaced.

Switches

- **Repair:** The missing switch cover plate in the garage should be replaced to avoid a shock hazard.

Lights

- **Repair:** The light bulb is missing in the front exterior light. If the fixture does not work with a new light bulb, 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: Bryant •Serial Number: 3494A29921
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. 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. No repairs to the heating system are necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

Furnace

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

LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- 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: Bryant •Serial Number: 4394E05309
Size of Circuit:	•Circuit Size: Minimum Circuit Size 18.6 Amps/Maximum Circuit Breaker Size 25 Amps •Breaker Size In Main Panel: 30 Amps
Through-Wall Equipment:	•Not Present
Other Components:	•House Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

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.

General Comments

The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

Central Air Conditioning

- **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 25 Amps and the one in the panel is 30 Amps.
- **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.
- **Improve:** Vegetation in the vicinity of the outdoor unit of the air conditioning system should be cut back.

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:	•Not Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•None Visible
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.

General Comments
Despite the presence of insulation in the floor cavity, rooms above garages tend to be cooler during winter months.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Attic / Roof

- **Monitor:** While in the attic water stains were observed on the lower sections of the furnace flue. The insulation below the elbow also showed signs of past moisture. It appears that rain blew in under the rain cap and came down the interior of the flue until it got to the first joint where it then transferred to the outside surface and dripped off the elbow. This is a common condition in 80% of homes but very seldom is enough to penetrate completely through the insulation to the drywall below. Monitor for any additional wetness after rains.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source: •Public Water Supply
Service Pipe to House: •Copper
Main Water Valve Location: •Furnace Room
Waste System: •Public Sewer System
Drain, Waste, & Vent Piping: •Plastic
Water Heater: •Gas •Approximate Capacity (in gallons): 40 Manufacturer: Richmond •Serial Number: RMLN 0404408910
Fuel Shut-Off Valves:
Other Components: •Sump Pump

PLUMBING OBSERVATIONS

Positive Attributes

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

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Plumbing Fixtures

- **Improve:** The kitchen sink faucet handle is loose.
- **Repair:** The upstairs bathroom toilet is loose. The wax seal should be replaced and toilet better secured.
- **Monitor:** The upstairs bathtub was observed to drain slowly, suggesting that an obstruction may exist.
- **Repair:** Both exterior hose bib 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.
- 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 hot tub 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

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Sliders •Thermal Pane
Doors:	•Plastic-Hollow Core

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:** 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

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 •Dishwasher •Waste Disposer •Trash Compactor •Refrigerator
Laundry Facility:	•Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•Kitchen Exhaust Fan •Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

Most of the major appliances in the home are newer. The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality. The fixtures employed in the kitchen are high quality.

RECOMMENDATIONS / OBSERVATIONS

Waste Disposer

- **Repair:** The wiring entering the waste disposer should have a wire clamp. This should be improved as soon as possible.

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: •Fireplace Insert
Vents, Flues, Chimneys: •Not Visible

FIREPLACES / WOOD STOVES OBSERVATIONS

Positive Attributes

General Comments

On the whole, the fireplace and it's components were found to be in average condition. Typical flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The ceramic insert has cracked. A competent chimney professional should inspect the firebox and the flue before burning wood.

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.

Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys
- Heat distribution assists (gravity or fan)

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