



# Star Home Inspection Services

## *Home Inspection Report*

**7770 Chez La Terre Dr, Smithville, MO 64089**

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**Inspection Date: 10/27/2008**

**Prepared For: Jeff Blair**

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**Report Number: 10272008-2A**

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# Table Of Contents

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<b>REPORT OVERVIEW</b>	<b>3</b>
<b>STRUCTURE</b>	<b>7</b>
<b>ROOFING</b>	<b>8</b>
<b>EXTERIOR</b>	<b>10</b>
<b>ELECTRICAL</b>	<b>13</b>
<b>HEATING</b>	<b>16</b>
<b>COOLING / HEAT PUMPS</b>	<b>17</b>
<b>INSULATION / VENTILATION</b>	<b>18</b>
<b>PLUMBING</b>	<b>19</b>
<b>INTERIOR</b>	<b>21</b>
<b>APPLIANCES</b>	<b>23</b>

# Report Overview

## THE HOUSE IN PERSPECTIVE

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

## CONVENTIONS USED IN THIS REPORT

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

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

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

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

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

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

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

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

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

**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.

### Wood Boring Insects

- **Improve:** Wood/soil contact should be eliminated (example at back sunroom exterior). This condition risks rot and wood boring insect activity. Where there is extensive material to be replaced significant cost could be involved. **Repaired**

### Sloped Roofing

- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material (sunroom roof strip of roofing has pulled loose) should be repaired. **Repaired**

### Flashings

- **Monitor:** The plumbing vent boot has been previously repaired (caulked). This area should be monitored. **Repaired**
- **Repair:** Nail heads are exposed at the roofing at west ridge where roof steps down. They should be sealed to reduce risk of leaks. **Repaired**

**Exterior**

- **Monitor, Repair:** Localized damage of the vinyl exterior walls should be repaired (minor area near back sunroom noted). There is extra risk of hidden damage in such areas.

**Windows**

- **Repair:** The window frames require painting and caulking.
- **Repair:** Localized evidence of substantial rot was visible on some window trim/frames and sills. Repair to the window frames can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by competent window 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. **Repaired/Replaced**

**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:** 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 ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for the basement window well to keep storm water out of the well. **Repaired**

**Porch**

- **Monitor:** The porch 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.

**Driveway**

- **Monitor:** The driveway 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.

**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.

**Distribution Wiring**

- **Repair:** Loose wiring at back basement wall should be secured. **Repaired**
- **Repair:** Improper electrical connections at water heater should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates. **Repaired**
- **Repair:** All junction boxes should be fitted with cover plates (examples in basement ceiling), in order to protect the wire connections. **Repaired**

**Outlets**

- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards). These outlets and the circuits should be investigated and repaired as necessary (marked "Rev Pol" with blue tape, master bedroom bath, laundry, northeast bedroom and basement).
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (examples in basement). **Repaired**

**Lights**

- **Repair:** The light is inoperative (example in northeast main floor bedroom closet). If the bulbs are not blown, the circuit should be repaired **Repaired**
- **Monitor, Repair:** The light at the north exterior is missing the cover. **Repaired**

**Central Air Conditioning**

- **Improve:** The outdoor unit of the east 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. **Insulation wrapped**

### Gas Piping

- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe be replaced with one of suitable material. **Repaired**
- **Repair:** The appliance gas connection for the furnace is unconventional. This condition should be corrected for improved safety. **Repaired**

### Fixtures

- **Repair:** The faucet(s) are leaking at the stem in the main floor hall bathroom and upstairs bathroom. **Repaired**
- **Repair:** The sink drain plug is inoperative or missing and needs repair (upstairs bathroom).
- **Improve:** The toilet in the basement runs on after flushing. Improvement to the tank mechanism is likely to be needed. **Repaired**
- **Repair:** The shower head is missing at upstairs bathroom. **Repaired**
- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced. **Repaired**
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced. **Repaired**
- **Repair:** The hose bib is leaky (front hose bib).
- **Note:** Water to garage sink is shut off.

### Wall / Ceiling Finishes

- **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.

### Floors

- **Monitor:** The tile floor in the kitchen is cracked.
- **Monitor:** The installation of the tile flooring the master bathroom closet is incomplete.
- **Monitor:** The carpet is stained.

### Windows

- **Monitor, Repair:** The window (example at upstairs north window) is cracked. Improvement is not a high priority.
- **Monitor:** The window(s) have lost their seal (examples in master bedroom and northeast main floor bedroom). This has resulted in condensation developing between the panes of glass. This "fogging" of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **Repair:** Damaged screens were noted on some windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

### Doors

- **Repair:** Door closer for sunroom door is missing.

### Kitchen Counters

- **Monitor:** The kitchen countertop is stained.

### Stairways

Repair, Safety Issue: The openings in the stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

### 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.

**Concrete sealer applied on basement walls**

## **THE SCOPE OF THE INSPECTION**

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

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

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

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

### **WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection.  
The estimated outside temperature was 50 degrees F.

### **RECENT WEATHER CONDITIONS**

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

# Structure

## DESCRIPTION OF STRUCTURE

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<b>Foundation:</b>	•Poured Concrete •Basement Configuration
<b>Columns:</b>	•Steel
<b>Floor Structure:</b>	•Wood Joist •Concrete
<b>Wall Structure:</b>	•Wood Frame, Brick Veneer
<b>Ceiling Structure:</b>	•Joist •Rafters
<b>Roof Structure:</b>	•Rafters •Plywood Sheathing

## STRUCTURE OBSERVATIONS

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### Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. Exterior wall construction is solid masonry. 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.

### Wood Boring Insects

- **Improve:** Wood/soil contact should be eliminated (example at back sunroom exterior). This condition risks rot and wood boring insect activity. Where there is extensive material to be replaced significant cost could be involved.

**Repaired**

## LIMITATIONS OF STRUCTURE INSPECTION

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

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

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

# Roofing

## DESCRIPTION OF ROOFING

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<b>Roof Covering:</b>	•Asphalt Shingle •Single Ply Membrane
<b>Roof Flashings:</b>	•Metal
<b>Roof Drainage System:</b>	•Aluminum •Downspouts discharge above grade
<b>Skylights:</b>	•None
<b>Method of Inspection:</b>	•Walked on roof

## ROOFING OBSERVATIONS

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### Positive Attributes

The roof coverings are to be in generally good condition. During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials. 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. Better than average quality materials have been employed as roof coverings. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. Roof flashing details appear to be in good order. The gutters are clean.

### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

- **Repair:** Minor repairs to the roofing are needed. Damaged or missing roofing material (sunroom roof strip of roofing has pulled loose) should be repaired. **Repaired**



### Flashings

- **Monitor:** The plumbing vent boot has been previously repaired (caulked). This area should be monitored. **Repaired**
- **Repair:** Nail heads are exposed at the roofing at west ridge where roof steps down. They should be sealed to reduce risk of leaks. **Repaired**



### LIMITATIONS OF ROOFING INSPECTION

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

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

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

# Exterior

## DESCRIPTION OF EXTERIOR

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<b>Wall Covering:</b>	•Brick •Vinyl Siding
<b>Eaves, Soffits, And Fascias:</b>	•Vinyl •Aluminum
<b>Exterior Doors:</b>	•Metal
<b>Window/Door Frames and Trim:</b>	•Wood
<b>Entry Driveways:</b>	•Asphalt •Concrete
<b>Entry Walkways And Patios:</b>	•Concrete
<b>Porches, Decks, Steps, Railings:</b>	•Concrete
<b>Overhead Garage Door(s):</b>	•Metal •Automatic Opener Installed
<b>Surface Drainage:</b>	•Level Grade
<b>Retaining Walls:</b>	•Concrete
<b>Fencing:</b>	•None

## EXTERIOR OBSERVATIONS

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### Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. The aluminum soffits and fascia are a low-maintenance feature of the exterior of the home. 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 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

- **Monitor, Repair:** Localized damage of the vinyl exterior walls should be repaired (minor area near back sunroom noted). There is extra risk of hidden damage in such areas.



## Windows

- **Repair:** The window frames require painting and caulking.
- **Repair:** Localized evidence of substantial rot was visible on some window trim/frames and sills. Repair to the window frames can usually be accomplished by a skilled carpenter. It's recommended that a thorough "inventory" be taken by a competent window 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. **Repaired/Replaced**



## 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:** 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 ten feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding.
- **Recommend:** Covers should be provided for the basement window well to keep storm water out of the well. **Repaired**

## Porch

- **Monitor:** The porch 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.

## Driveway

- **Monitor:** The driveway 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.

## 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**

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Automobile(s) in the garage restricted the inspection.
- Storage in the garage restricted the inspection.

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

# Electrical

## DESCRIPTION OF ELECTRICAL

<b>Size of Electrical Service:</b>	•120/240 Volt Main Service - Service Size: 200 Amps •120/240 Volt Main Service - Service Size:200 Amps
<b>Service Drop:</b>	•Underground
<b>Service Entrance Conductors:</b>	•Aluminum
<b>Service Equipment &amp; Main Disconnects:</b>	•Main Service Rating 200 Amps •Breakers •Located: Laundry Room
<b>Service Grounding:</b>	•Ground Connection Not Visible
<b>Service Panel &amp; Overcurrent Protection:</b>	•Panel Rating: 200 Amp •Breakers •Located: Laundry Room
<b>Sub-Panel(s):</b>	•Panel Rating: 100 Amp •Breakers •Located: Garage
<b>Distribution Wiring:</b>	•Copper
<b>Wiring Method:</b>	• Non-Metallic Cable "Romex"
<b>Switches &amp; Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathroom(s) •Exterior •Garage
<b>Smoke Detectors:</b>	•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. 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. 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

#### Distribution Wiring

- **Repair:** Loose wiring at back basement wall should be secured. **Repaired**
- **Repair:** Improper electrical connections at water heater should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates. **Repaired**



- **Repair:** All junction boxes should be fitted with cover plates (examples in basement ceiling), in order to protect the wire connections. **Repaired**



### Outlets

- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards). These outlets and the circuits should be investigated and repaired as necessary (marked "Rev Pol" with blue tape, master bedroom bath, laundry, northeast bedroom and basement).



- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (examples in basement). **Repaired**

### Lights

- **Repair:** The light is inoperative (example in northeast main floor bedroom closet). If the bulbs are not blown, the circuit should be repaired. **Repaired**
- **Monitor, Repair:** The light at the north exterior is missing the cover. **Repaired**

### 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**

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

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

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

# Heating

## DESCRIPTION OF HEATING

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<b>Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air Furnace •Manufacturer: Carrier (Upstairs) •Serial #: 5229AO8226 •Manufacturer: Lennox (Basement) •Serial #: 5892D00297
<b>Vents, Flues, Chimneys:</b>	•Metal-Single Wall
<b>Heat Distribution Methods:</b>	•Ductwork

## HEATING OBSERVATIONS

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### Positive Attributes

The heating system is in generally good condition. This is a high efficiency heating system (basement unit). 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. 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.

### RECOMMENDATIONS / OBSERVATIONS

The Yukon wood burning furnace in the basement was not tested as the exhaust for this unit has been capped off in the attic.

## LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.
- Not all electric heaters were tested at the time of the inspection.

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

# Cooling / Heat Pumps

## DESCRIPTION OF COOLING / HEAT PUMPS

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<b>Energy Source:</b>	•Electricity
<b>Central System Type:</b>	•Air Cooled Central Air Conditioning •Manufacturer: Lennox •Serial Number: 5192C17914 •Circuit Size Min/Max: 26.1/45 •Breaker Size In Main Panel: Unmarked •Manufacturer: Carrier •Serial Number: 2499E16191
<b>Size of Circuit:</b>	•Circuit Size Min/Max: 21.4/30 •Breaker Size In Main Panel: 30

## COOLING / HEAT PUMPS OBSERVATIONS

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### 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. As the Lennox system is older, it will require repairs or replacement soon. As the system is an older unit a higher level of maintenance can be expected.

## RECOMMENDATIONS / OBSERVATIONS

### Central Air Conditioning

- **Improve:** The outdoor unit of the east 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

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.
- The air conditioning system could not be tested as the outdoor temperature was below 60 degrees F.
- The 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

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

## INSULATION / VENTILATION OBSERVATIONS

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### Positive Attributes

This is a well insulated home.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

# Plumbing

## DESCRIPTION OF PLUMBING

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<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper
<b>Main Water Valve Location:</b>	•Front Wall of Basement
<b>Interior Supply Piping:</b>	•Copper
<b>Waste System:</b>	•Public Sewer System
<b>Drain, Waste, &amp; Vent Piping:</b>	•Plastic
<b>Water Heater</b>	•Electric •Approximate Capacity (in gallons): 50 •Manufacturer: AO Smith •Serial Number: MD98-0035480-P72
<b>Fuel Shut-Off Valves:</b>	•LP Gas Main Valve At Storage Tank •Backflow Preventers on Hose Bibs

## PLUMBING OBSERVATIONS

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### Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded.

### 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.

#### Gas Piping

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



- **Repair:** The appliance gas connection for the furnace is unconventional. This condition should be corrected for improved safety. **Repaired**



#### Fixtures

- **Repair:** The faucet(s) are leaking at the stem in the main floor hall bathroom and upstairs bathroom. **Repaired**
- **Repair:** The sink drain plug is inoperative or missing and needs repair (upstairs bathroom).
- **Improve:** The toilet in the basement runs on after flushing. Improvement to the tank mechanism is likely to be needed. **Repaired**
- **Repair:** The shower head is missing at upstairs bathroom. **Repaired**
- **Improve:** Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced. **Repaired**
- **Improve:** Cracked, deteriorated and/or missing bathtub enclosure caulk should be replaced. **Repaired**
- **Repair:** The hose bib is leaky (front hose bib)
- **Note:** Water to garage sink is shut off.

## LIMITATIONS OF PLUMBING INSPECTION

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

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

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

# Interior

## DESCRIPTION OF INTERIOR

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<b>Wall And Ceiling Materials:</b>	•Drywall
<b>Floor Surfaces:</b>	•Carpet •Tile •Wood •Concrete
<b>Window Type(s) &amp; Glazing:</b>	•Casement •Sliders •Fixed Pane
<b>Doors:</b>	•Wood-Hollow Core •Metal •Storm Door(s)

## INTERIOR OBSERVATIONS

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### 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:** 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.

### Floors

- **Monitor:** The tile floor in the kitchen is cracked.
- **Monitor:** The installation of the tile flooring the master bathroom closet is incomplete.
- **Monitor:** The carpet is stained.

### Windows

- **Monitor, Repair:** The window (example at upstairs north window) is cracked. Improvement is not a high priority.
- **Monitor:** The window(s) have lost their seal (examples in master bedroom and northeast main floor bedroom). This has resulted in condensation developing between the panes of glass. This “fogging” of the glass is primarily a cosmetic concern, and need only be improved for cosmetic reasons.
- **Repair:** Damaged screens were noted on some windows.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

### Doors

- **Repair:** Door closer for sunroom door is missing.

### Kitchen Counters

- **Monitor:** The kitchen countertop is stained.

### Stairways

- **Repair, Safety Issue:** The openings in the stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.

**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.

**Concrete sealer applied on basement walls**

**Discretionary Improvements**

It is strongly encouraged that the dryer be vented to the building exterior.

**LIMITATIONS OF INTERIOR INSPECTION**

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

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

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

# Appliances

## DESCRIPTION OF APPLIANCES

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- Appliances Tested:** •Electric Range •Electric Cooktop •Microwave Oven •Dishwasher •Waste Disposer •Refrigerator
- Laundry Facility:** •Gas Piping for Dryer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
- Other Components Tested:** •Door Bell

## APPLIANCES OBSERVATIONS

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### Positive Attributes

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

### RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF APPLIANCES INSPECTION

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

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

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