



**Star
Home
Inspection Services**

Home Inspection Report

9000 E 343rd St Drexel, MO 64742

Inspection Date: 12/18/2009

Prepared For: Pat Pitts

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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 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.

Seller comments are in red. Any items without seller comments should be considered “as is”

Foundation

- **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.

Gutters & Downspouts

- **Monitor, Repair:** Damaged gutter at the northwest corner of the garage was observed. Repairs are discretionary.
- **Monitor, Repair:** Damaged downspout was observed at southeast corner of the home.

Exterior Walls

- **Repair:** The exterior of the small storage outbuilding at northwest side of driveway needs to be painted.
- **Repair:** Localized rot and siding damage was observed in the small storage building siding and trim. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.
- **Repair:** Any openings in the exterior siding should be sealed. An example is at the back of the garage. Caulking is needed.

Exterior Eaves

- **Monitor, Repair:** Localized rot was observed in the southeast corner of the garage soffit. Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.

Garage

- **Monitor:** The garage and shop floor slabs have 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.

Deck

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

Walkway

- **Repair, Safety Issue:** The front walkway presents a trip hazard. This condition should be altered for improved safety.

Main Panel

- **Repair:** Any openings in the main panels in the shop and basement should be covered. **Repaired**

Distribution Wiring

- **Repair:** Extension cords should not be used as permanent wiring. This wiring in the garage should be removed and replaced with permanent wiring and an outlet(s).

Outlets

- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards). These outlets in the unfinished basement marked "REV POL" with blue tape and the circuits should be investigated and repaired as necessary. **Repaired**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the basement garage, under the basement steps, and in the hall bath marked "FT" (Failed Test) with blue tape did not respond correctly to testing during the inspection. These receptacles should be replaced. **Repaired (replaced outlets)**

Switches

- **Repair:** Missing switch cover plate in the unfinished side of the basement should be replaced to avoid a shock hazard. **Repaired**

Lights

- **Repair:** The light bulb at the basement ceiling is missing. If bulb replacement does not correct the issue, the circuit should be repaired.
- **Monitor, Repair:** The light fixture in the laundry room is missing the glass cover. Repair is discretionary.

Furnace

- **Repair:** Loose furnace PVC exhaust connection at basement ceiling is leaking. **Repaired**

Supply Air Ductwork

- **Improve:** Loose fitting joints and/or openings in the ductwork should be improved. Duct tape is not the appropriate material for this purpose, despite its name. **Repaired (replaced duct tape with proper tape)**

Water Heater

- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The water heater burner is dirty. It should be cleaned and adjusted. **Repaired**
- **Repair:** The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking slightly. Minor repairs or cleaning can usually rectify this condition. **Repaired (TPR valve replaced)**

Wall / Ceiling Finishes

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

Floors

- **Monitor, Repair:** The vinyl flooring in the kitchen and laundry area was observed to have minor damage.
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains..

Windows

- **Repair:** The window in the north sunroom is broken.
- **Monitor:** Some of the window(s) have lost their seal (i.e. north sunroom). 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 windows (i.e. sunrooms).
- **Note:** Window screens at northwest corner of sunroom were replaced with plastic plexi-glass to prevent blowing rain damage.

Doors

- **Repair:** The screen for the sliding glass door is damaged.
- **Monitor, Repair:** Pet damage was noted on the several of the doors trim in the home.

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 30 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •30% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Steel
Floor Structure:	•Wood Joist •Trusses •Concrete
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Trusses •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:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

LIMITATIONS OF STRUCTURE INSPECTION

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

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

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

Roofing

DESCRIPTION OF ROOFING

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

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are to be in generally good condition. 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. Roof flashing details appear to be in good order. The gutters are clean.

RECOMMENDATIONS / OBSERVATIONS

Gutters & Downspouts

- **Monitor, Repair:** Damaged gutter at the northwest corner of the garage was observed. Repairs are discretionary.
- **Monitor, Repair:** Damaged downspout was observed at southeast corner of the home.



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.
- Portions of the roof were viewed from the ground using binoculars. Some sections of the roof could not be viewed.

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

Exterior

DESCRIPTION OF EXTERIOR

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

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

- **Repair:** The exterior of the small storage outbuilding at northwest side of driveway needs to be painted.
- **Repair:** Localized rot and siding damage was observed in the small storage building siding and trim. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.



- **Repair:** Any openings in the exterior siding should be sealed. An example is at the back of the garage. Caulking is needed.



Exterior Eaves

- **Monitor, Repair:** Localized rot was observed in the southeast corner of the garage soffit. Improvement is not necessary at present, although this condition should be repaired when exterior painting or maintenance are planned.

Garage

- **Monitor:** The garage and shop floor slabs have 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.

Deck

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

Walkway

- **Repair, Safety Issue:** The front walkway presents a trip hazard. This condition should be altered for improved safety.

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.
- Automobile(s) 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

Size of Electrical Service:	<ul style="list-style-type: none"> •120/240 Volt Main Service - Service Size: 200 Amps •120/240 Volt Second Service - Service Size: 100 Amps
Service Drop:	<ul style="list-style-type: none"> •Underground
Service Entrance Conductors:	<ul style="list-style-type: none"> •Copper •Aluminum
Service Equipment & Main Disconnects:	<ul style="list-style-type: none"> •Main Service Rating 200 Amps •Second Service Rating 100 Amps •Breakers •Located: Main Panels in Basement and Shop & At Breaker at Utility Pole West of Driveway (20 Amp Breaker for South Barn Located at Pole West of Driveway) •Copper •Ground Rod Connection
Service Grounding:	
Service Panel & Overcurrent Protection:	<ul style="list-style-type: none"> •Panel Rating: 100 Amp •Panel Rating: 200 Amp •Breakers •Located: Basement
Distribution Wiring:	<ul style="list-style-type: none"> •Copper
Wiring Method:	<ul style="list-style-type: none"> •Non-Metallic Cable "Romex"
Switches & Receptacles:	<ul style="list-style-type: none"> •Grounded
Ground Fault Circuit Interrupters:	<ul style="list-style-type: none"> •Bathroom(s) •Exterior •Kitchen •Basement
Smoke Detectors:	<ul style="list-style-type: none"> •Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. 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.

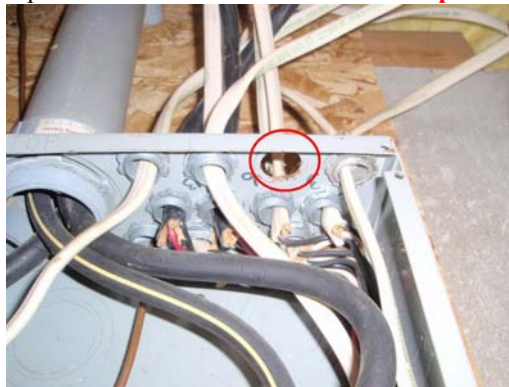
General Comments

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

Main Panel

- **Repair:** Any openings in the main panels in the shop and basement should be covered. **Repaired**



Distribution Wiring

- **Repair:** Extension cords should not be used as permanent wiring. This wiring in the garage should be removed and replaced with permanent wiring and an outlet(s).

Outlets

- **Repair:** An outlet has reversed polarity (i.e. it is wired backwards). These outlets in the unfinished basement marked "REV POL" with blue tape and the circuits should be investigated and repaired as necessary. **Repaired**
- **Repair:** A ground fault circuit interrupter (GFCI) outlet in the basement garage, under the basement steps, and in the hall bath marked "FT" (Failed Test) with blue tape did not respond correctly to testing during the inspection. These receptacles should be replaced. **Repaired (replaced outlets)**

Switches

- **Repair:** Missing switch cover plate in the unfinished side of the basement should be replaced to avoid a shock hazard. **Repaired (replaced cover)**

Lights

- **Repair:** The light bulb at the basement ceiling is missing. If bulb replacement does not correct the issue, the circuit should be repaired.
- **Monitor, Repair:** The light fixture in the laundry room is missing the glass cover. Repair is discretionary.

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 •Unitary (Individual Garage & Shop Units)
	•Manufacturer: Goodman •Serial Number: 0512160834
Vents, Flues, Chimneys:	•Metal-Single Wall •Plastic
Heat Distribution Methods:	•Unitary Heaters
Other Components:	•Humidifier

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. This is a high efficiency heating system. 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

Furnace

- **Repair:** Loose furnace PVC exhaust connection at basement ceiling is leaking. **Repaired**

Supply Air Ductwork

- **Improve:** Loose fitting joints and/or openings in the ductwork should be improved. Duct tape is not the appropriate material for this purpose, despite its name. **Repaired (replaced with proper tape)**



LIMITATIONS OF HEATING INSPECTION

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

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity
Central System Type:	•Air Cooled Central Air Conditioning •Manufacturer: Goodman
	•Serial Number: 0504089684
Size of Circuit:	•Circuit Size: Minimum Circuit Size 17.9 Amps Maximum Circuit Breaker Size 30 Amps
	•Breaker Size In Main Panel: 30 Amps
Other Components:	•House Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

The capacity and configuration of the system should be sufficient for the home. This is a relatively new system that should years of useful life remaining. Regular maintenance will, of course, be necessary. The location of the return air vents is well suited to air conditioning.

General Comments

The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

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

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:	•Rolled Fiberglass in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•Fiberglass on Basement Wall Rim Joists
Vapor Retarders:	•Kraft Paper
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.

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:	•Private Water Supply
Service Pipe to House:	•Plastic
Main Water Valve Location:	•Rear Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: US Craftmaster •Serial Number: 8949100437
Fuel Storage & Distribution:	•Liquid Petroleum "LP" Gas Tank Located South of Garage
Fuel Shut-Off Valves:	•LP Gas Main Valve At Tank
Other Components:	•Sump Pump •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. The plumbing fixtures appear to have been well-maintained.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** The water heater is an old unit that may be approaching the end of its useful life. It would be wise to budget for a new unit. One cannot predict with certainty when replacement will become necessary.
- **Repair:** The water heater burner is dirty. It should be cleaned and adjusted. **Repaired**
- **Repair:** The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking slightly. Minor repairs or cleaning can usually rectify this condition. **Repaired (replaced TPR valve)**

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.
- Septic and Well are not inspected. **Well - Well tested 7/21/2009 by MO State Health Department - Tested Satisfactory - (Certificate on Premises)**
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

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

Interior

DESCRIPTION OF INTERIOR

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

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.

General Condition of Windows and Doors

The majority of the doors and windows are good quality.

General Condition of Floors

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

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

Floors

- **Monitor, Repair:** The vinyl flooring in the kitchen and laundry area was observed to have minor damage.
- **Monitor:** The carpet shows typical wear and/or soiled spots and stains..

Windows

- **Repair:** The window in the north sunroom is broken.
- **Monitor:** Some of the window(s) have lost their seal (i.e. north sunroom). 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 windows (i.e. sunrooms).
- **Note:** Window screens at northwest corner of sunroom were replaced with plastic plexi-glass to prevent blowing rain damage.

Doors

- **Repair:** The screen for the sliding glass door is damaged.
- **Monitor, Repair:** Pet damage was noted on the several of the doors trim in the home.

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 •Waste Standpipe for Washer
Other Components Tested:	•Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized.

RECOMMENDATIONS / OBSERVATIONS

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

Wood/Coal Stoves:

- Wood Stove

Vents, Flues, Chimneys:

- Metal Flue-Single Wall

FIREPLACES / WOOD STOVES OBSERVATIONS

Positive Attributes

On the whole, the wood stove 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.

Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys

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