



**Star
Home
Inspection Services**

Home Inspection Report

923 SW Foxtail Dr Grain Valley, MO 64029

Inspection Date: 03/29/2010

Prepared For: Amy Hayward

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: 03292010-1L

Inspector: Larry Carter



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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 north.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

All issues found in this report should be addressed with the appropriate parties to make any improvements, corrections or repairs necessary. All improvements, corrections and repairs should meet the satisfaction of the client named on this report and the inspection agreement associated with this report prior to closing. This report and the findings listed herein are intended for the client only and are not transferable without a signed written agreement.

All comments in red are made by the seller. Any items without seller comments beside them should be considered “AS IS”.

Floors

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

Sloped Roofing

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

Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.
- **Repair:** The gutter on the northwest corner of the house is pulling away from the siding. The gutter should be re-secured.
- **Repair:** The downspouts on the northeast corner of the house and along the driveway should discharge water at least five (5) feet from the. Storm water should be encouraged to flow away from the building at the point of discharge.

- **Repair:** The downspout on the southwest corner of the house has been damaged and should be replaced to ensure proper storm water flow.

Flashings

- **Monitor, Repair:** The plumbing vent flashing boot and radon vent flashing boots have split or are pulling away from the pipe making them vulnerable to leaks. It's recommended that the boot be caulked or the flashing replaced.

Garage

- **Repair:** The overhead garage door shows evidence of localized rot and needs repairs.
- **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

- **Monitor, Repair:** The grading should be improved and/or 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:** The steps serving the porch have settled and there is an absence of soil underneath due to settlement and/or erosion. It's recommended the cavity be filled to help prevent further settlement.

Deck

- **Recommend:** The deck should be painted or stained to improve durability.
- **Recommend:** Joist hangers should be installed where missing.

Driveway/Sidewalk

- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs.
- **Monitor:** Spalling was observed on the sidewalk. This is currently a cosmetic issue and there is no need for immediate concern.

Landscaping

- **Monitor:** Shrubs, bushes and/or vines growing on exterior walls should be kept trimmed away from the structure to reduce the risk of water damage and insect infestation.
- **Repair:** Any openings in the exterior siding should be sealed. The locations where the gas supply line and air conditioner refrigerant lines enter the house need caulking.

Main Panel

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

Outlets

- **Repair:** The installation of a ground fault circuit interrupter (GFCI) is recommended in the laundry room and at the sump pump. A GFCI offers increased protection from shock or electrocution
- **Repair:** The exterior garage outlet was not operational. If resetting an associated GFCI switch does not solve the issue, the outlet and/or circuit should be repaired.

Switches

- **Repair:** Missing switch/outlet cover plate in the garage should be replaced to avoid a shock hazard. Additionally, the switch cover plate in the front, middle bedroom is loose and should be secured.

Lights

- **Repair:** The recessed light in the kitchen above the south wall window is inoperative. If the bulbs are not blown, the circuit should be repaired.

Furnace

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

House Fan

- **Repair:** The house fan is inoperative.

Attic / Roof

- **Monitor:** Water staining was noted where the kitchen vent exhaust exits through the siding. There is no evidence of active water infiltration.

Plumbing Fixtures

- **Repair:** The sink drain plug is missing in the master bathroom and needs repair.
- **Monitor:** The sink was observed to drain slowly in the hallway bathroom, suggesting that an obstruction may exist.
- **Repair:** The toilet in the basement bathroom is loose.

Sump Pump

- **Note:** The sump pump is sealed as part of the radon mitigation system and therefore could not be tested.

Wall / Ceiling Finishes

- **Monitor:** Water staining and repaired water damage was noted on the garage ceiling.
- **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.

Windows

- **Monitor:** The windows on the south side of the master bedroom are inoperative. Improvement can be undertaken as desired.

Doors

- **Repair:** The door from the basement general living area to the basement bedroom should be trimmed or adjusted as necessary to work properly.
- **Repair:** The door to the basement bathroom should be adjusted as necessary to latch properly.
- **Repair:** The sliding door lock handle is missing the knob. Repair is 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.

Laundry

- **Repair:** Lint should be removed from the exterior vent.

Fireplaces

- **Repair:** A spacer should be installed on the fireplace damper to allow air.
- **Repair:** The gas shut-off valve needs adjustment or replacement.

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 52 degrees F.

RECENT WEATHER CONDITIONS

Wet weather conditions have 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
Ceiling Structure:	•Joist •Rafters
Roof Structure:	•Rafters •Waferboard Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

The construction of the home is good quality. The materials and workmanship, where visible, are good. The visible joist spans appear to be within typical construction practices. The inspection did not discover evidence of substantial structural movement.

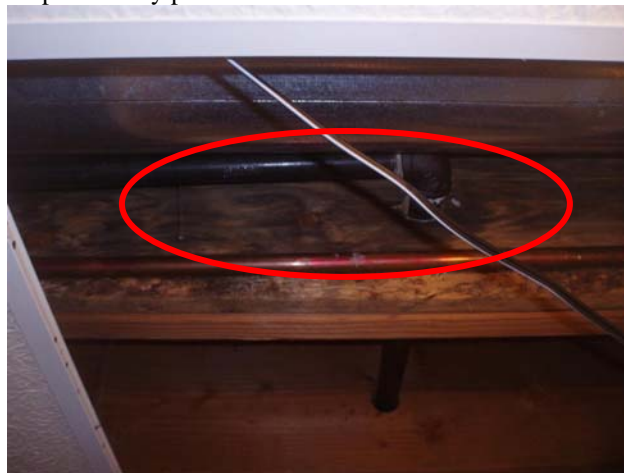
General Comments

No major defects were observed in the accessible structural components of the house. No repair to structural components is necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

Floors

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



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:	•Metal •Roofing Material (Shingles)
Chimneys:	•Metal below siding
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•Curb-Type
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. Roof flashing details appear to be in good order.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

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



Gutters & Downspouts

- **Repair:** The gutters require cleaning to avoid spilling roof runoff around the building – a potential source of water entry or water damage.



- **Repair:** The gutter on the northwest corner of the house is pulling away from the siding. The gutter should be re-secured.



- **Repair:** The downspouts on the northeast corner of the house and along the driveway should discharge water at least five (5) feet from the. Storm water should be encouraged to flow away from the building at the point of discharge.



- **Repair:** The downspout on the southwest corner of the house has been damaged and should be replaced to ensure proper storm water flow.



Flashings

- **Monitor, Repair:** The plumbing vent flashing boot and radon vent flashing boots have split or are pulling away from the pipe making them vulnerable to leaks. It's recommended that the boot be caulked or the flashing replaced.



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 buildup, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Hardboard
Eaves, Soffits, and Fascias:	•Wood
Exterior Doors:	•Metal •Sliding Glass
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways and Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Wood
Overhead Garage Door(s):	•Steel •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House •Graded Towards House
Retaining Walls:	•Concrete
Fencing:	•Chain Link

EXTERIOR OBSERVATIONS

Positive Attributes

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 driveway and walkways are in good condition. The garage appears to be fully insulated. The garage is 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

Garage

- **Repair:** The overhead garage door shows evidence of localized rot and needs repairs.
- **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

- **Monitor, Repair:** The grading should be improved and/or 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:** The steps serving the porch have settled and there is an absence of soil underneath due to settlement and/or erosion. It's recommended the cavity be filled to help prevent further settlement.



Deck

- **Recommend:** The deck should be painted or stained to improve durability.
- **Recommend:** Joist hangers should be installed where missing.



Driveway/Sidewalk

- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs.
- **Monitor:** Spalling was observed on the sidewalk. This is currently a cosmetic issue and there is no need for immediate concern.

Landscaping

- **Monitor:** Shrubs, bushes and/or vines growing on exterior walls should be kept trimmed away from the structure to reduce the risk of water damage and insect infestation.



- **Repair:** Any openings in the exterior siding should be sealed. The locations where the gas supply line and air conditioner refrigerant lines enter the house need caulking.



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.
- 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

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 200 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Breakers •Located: Basement
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Basement
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Garage •Kitchen •Basement
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

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

Main Panel

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



Outlets

- **Repair:** The installation of a ground fault circuit interrupter (GFCI) is recommended in the laundry room at the sump pump. A GFCI offers increased protection from shock or electrocution
- **Repair:** The exterior garage outlet was not operational. If resetting an associated GFCI switch does not solve the issue, the outlet and/or circuit should be repaired.

Switches

- **Repair:** Missing switch/outlet cover plate in the garage should be replaced to avoid a shock hazard. Additionally, the switch cover plate in the front, middle bedroom is loose and should be secured.



Lights

- **Repair:** The recessed light in the kitchen above the south wall window is inoperative. If the bulbs are not blown, the circuit should be repaired.

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: Lennox •Serial Number: 5895D52182
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate.

General Comments

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

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 Source Heat Pump System with Auxiliary Heat •Manufacturer: Lennox
	•Serial Number: 5896C08372
Size of Circuit:	•Circuit Size: Maximum Circuit Breaker Size 30 Amps •Breaker Size In Main Panel: 30 Amps
Through-Wall Equipment:	•Not Present

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

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

House Fan

- **Repair:** The house fan is inoperative.

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:	•Loose Fiberglass/Mineral Wool in Main Attic
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•Fiberglass on Basement Walls
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer •Kitchen

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

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

General Comments

Upgrading insulation levels in a home is an improvement rather than a necessary repair.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** Water staining was noted where the kitchen vent exhaust exits through the siding. There is no evidence of active water infiltration.



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:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 50 •Manufacturer: GE •Serial Number: 0307537268
Fuel Shut-Off Valves:	•Natural Gas Main Valve at Meter
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.

RECOMMENDATIONS / OBSERVATIONS

Plumbing Fixtures

- **Repair:** The sink drain plug is missing in the master bathroom and needs repair.
- **Monitor:** The sink was observed to drain slowly in the hallway bathroom, suggesting that an obstruction may exist.
- **Repair:** The toilet in the basement bathroom is loose.

Sump Pump

- **Note:** The sump pump is sealed as part of the radon mitigation system and therefore could not be tested.

Old "S" traps below plumbing fixtures should be replaced during any fixture renovations.

LIMITATIONS OF PLUMBING INSPECTION

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

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

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

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall •Suspended Tile
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Double/Single Hung •Thermal Pane
Doors:	•Plastic-Hollow Core •Sliding Glass •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 windows are average quality units. The windows have, for the most part, been well-maintained.

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 and repaired water damage was noted in the garage near the south side of the house.



- **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.

Windows

- **Monitor:** The windows on the south side of the master bedroom are inoperative. Improvement can be undertaken as desired.

Doors

- **Repair:** The door from the basement general living area to the basement bedroom should be trimmed or adjusted as necessary to work properly.
- **Repair:** The door to the basement bathroom should be adjusted as necessary to latch properly.
- **Repair:** The sliding door lock handle is missing the knob. Repair is 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.

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

Other Components Tested:

•Waste Standpipe for Washer

•Door Bell

APPLIANCES OBSERVATIONS

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.

RECOMMENDATIONS / OBSERVATIONS

Laundry

- **Repair:** Lint should be removed from the exterior vent.

LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces: •Gas
Vents, Flues, Chimneys: •Metal Flue-Insulated Multi-Wall

FIREPLACES / WOOD STOVES OBSERVATIONS

Positive Attributes

On the whole, the fireplace and its components are in above average condition.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** A spacer should be installed on the fireplace damper to allow air.
- **Repair:** The gas shut-off valve needs adjustment or replacement.

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.
- Fire screens, 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.