



# Star Home Inspection Services

## *Home Inspection Report*

**9512 N Lane Ave Kansas City, MO 64157**

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**Inspection Date: 10/22/2010**

**Prepared For: SAB Construction LLC**

**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: 10222010-2A**

**Inspector: Alan DeMoss**



# 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 east.

## 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.

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

### Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Roof

- **Monitor:** Construction mold was visible on some roof rafters. 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:** Prior repairs to the roofing are evident over the front porch roof covering. This would suggest that problems have been experienced in the past. This area should be monitored.

### Gutters & Downspouts

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

### Exterior Walls

- **Monitor:** Siding of this type requires monitoring and maintenance. It has a tendency to pop out past nail heads creating a space where two panels join together. Re-securing and caulking the seams and nail holes is standard maintenance for this type of siding.
- **Repair:** The exterior siding paint is peeling and/or thin in localized areas. These areas should be painted to prevent water damage or rot in the future (i.e. north side localized at bottom edge.)
- **Repair:** Any openings in the exterior siding should be sealed. An example is where the air gas line enters the house. Caulking is needed.
- **Monitor, Note:** While stucco is an aesthetically appealing and maintenance free product, it has a tendency to present moisture issues from water intrusion, especially when not applied properly or when the surface has been compromised.

### How does water intrusion occur?

Water intrusion occurs through and/or around building components such as windows, doors, gable vents, penetrations, and a variety of flashing and construction details. Water intrusion also occurs when maintenance is ignored for these components and other critical areas, such as caulk joints. It is important to discover the occurrence of water intrusion, because water can enter behind the cladding and wet unprotected sheathing, and in some cases, the wood structural members. Depending upon climate and the overall make-up of the wall assembly, the wall may not readily dry out. As water intrusion continues to occur undetected in a particular area, it can accrue to levels substantial enough to cause damage. Early detection of water intrusion is the key to minimizing and preventing such damage.

### Is the location of water entry visible, and is the damage visible?

The location of water entry is often difficult to see, and the damage to the substrate and structural members behind the exterior wall cladding frequently cannot be detected by a visual inspection.

### Should I have my stucco home periodically checked for elevated moisture levels?

Yes, but testing for moisture using invasive methods (probing) is not part of this inspection. Testing should be done at least annually. A combination of two moisture meters should be used: (1) a non-invasive meter that scans through the wall without penetrating the stucco lamina, and (2) a probe-type meter that penetrates the stucco lamina and gives moisture readings of materials in contact with the probes. Only a professional experienced in stucco water intrusion inspections should perform these tests and consequently is not part of a general home inspection such as this.

### 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.

### 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.

### Porch Cover

- **Monitor:** Water stain at the porch cover support beam near the front porch was observed. See roofing section of report regarding previous repairs above this location.

#### Deck

- **Repair, Safety Issue:** Nail pops in the deck floor and deck steps were observed. This is a safety issue and the nails should be hammered flush.

#### Steps

- **Recommend:** Recommend sealing the gap at the front porch step to prior to winter to prevent water/ice expansion and contraction wear.

#### Driveway/Porch

- **Note:** The driveway and porch surface was observed to have minor paint staining.

#### Outlets

- **Repair:** The exterior outlets were inoperative at the time of the inspection. It is suspected these outlets may be connected to a GFCI outlet needing reset. No GFCI reset was located. These outlets and circuits should be investigated.

#### Lights

- **Repair:** The light in the master bath and upstairs jack and jill bath is inoperative. If the bulbs are not blown, the circuit should be repaired.

#### Plumbing Fixtures

- **Repair:** Hot and cold are reversed at the jack and jill bath shower.
- **Improve:** Minor area of cracked, deteriorated master bathtub enclosure caulk could be improved.

#### Waste Disposer

- **Repair:** The waste disposer is excessively noisy.

#### Wall / Ceiling Finishes

- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, nail popping, etc. Any repairs would be discretionary. Overall condition is above average.

#### Windows

- **Improve:** The spackling at the dining room interior window trim could be improved. 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.

## **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**

Wet weather conditions prevailed at the time of the inspection.

The estimated outside temperature was 69 degrees F.

### **RECENT WEATHER CONDITIONS**

Weather conditions leading up to the inspection have been relatively dry.

# 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 •Waferboard Sheathing           |

## STRUCTURE OBSERVATIONS

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### Positive Attributes

The construction of the home is high quality. The materials and workmanship, where visible, are above average. Manufactured floors were observed and are an upgraded construction method used to reduce floor squeaks/creaks. The visible joist spans appear to be within typical construction practices. The inspection did not discover evidence of substantial structural movement.

### General Comments

No major defects were observed in the accessible structural components of the house.

## RECOMMENDATIONS / OBSERVATIONS

### Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
- **Monitor:** The basement floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

### Roof

- **Monitor:** Construction mold was visible on some roof rafters. 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**

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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   |
| <b>Roof Flashings:</b>       | •Metal •Roofing Material (Shingles)  |
| <b>Chimneys:</b>             | •Metal below siding (Direct Vent)  |
| <b>Roof Drainage System:</b> | •Aluminum •Downspouts discharge above & below grade  |
| <b>Skylights:</b>            | •None  |
| <b>Method of Inspection:</b> | •Walked on roof •Viewed from ladder at eave •Viewed with binoculars<br>•Viewed from window |

## ROOFING OBSERVATIONS

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### 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. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. Roof flashing details appear to be in good order. The gutters are clean.

### RECOMMENDATIONS / OBSERVATIONS

#### Sloped Roofing

- **Monitor:** Prior repairs to the roofing are evident over the front porch roof covering. This would suggest that problems have been experienced in the past. This area should be monitored.



#### Gutters & Downspouts

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

## LIMITATIONS OF ROOFING INSPECTION

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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.
- 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

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|   |                           |
|---|---------------------------|
| <b>Wall Covering:</b>                   | •Brick •Stucco •Hardboard |
| <b>Eaves, Soffits, And Fascias:</b>     | •Wood                     |
| <b>Exterior Doors:</b>                  | •Solid Wood               |
| <b>Window/Door Frames and Trim:</b>     | •Vinyl-Covered            |
| <b>Entry Driveways:</b>                 | •Concrete                 |
| <b>Entry Walkways And Patios:</b>       | •Concrete                 |
| <b>Porches, Decks, Steps, Railings:</b> | •Concrete •Treated Wood   |
| <b>Overhead Garage Door(s):</b>         | •Plastic                  |
| <b>Surface Drainage:</b>                | •Graded Away From House   |
| <b>Retaining Walls:</b>                 | •None                     |
| <b>Fencing:</b>                         | •None                     |

## EXTERIOR OBSERVATIONS

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### Positive Attributes

Window frames are clad, for the most part, with a low maintenance material. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The lot drainage was good, conducting surface water away from the building. The decking appears to be constructed from pressure treated wood. The driveway and walkways are in good condition. The garage completely finished. Freeze resistant hose bibs (exterior faucets) have been installed.

### General Comments

The exterior of the home is generally in good condition.

## RECOMMENDATIONS / OBSERVATIONS

### Exterior Walls

- **Monitor:** Siding of this type requires monitoring and maintenance. It has a tendency to pop out past nail heads creating a space where two panels join together. Re-securing and caulking the seams and nail holes is standard maintenance for this type of siding.
- **Repair:** The exterior siding paint is peeling and/or thin in localized areas. These areas should be painted to prevent water damage or rot in the future (i.e. north side localized at bottom edge.)



- **Repair:** Any openings in the exterior siding should be sealed. An example is where the air gas line enters the house. Caulking is needed.



- **Monitor, Note:** While stucco is an aesthetically appealing and maintenance free product, it has a tendency to present moisture issues from water intrusion, especially when not applied properly or when the surface has been compromised.

#### How does water intrusion occur?

Water intrusion occurs through and/or around building components such as windows, doors, gable vents, penetrations, and a variety of flashing and construction details. Water intrusion also occurs when maintenance is ignored for these components and other critical areas, such as caulk joints. It is important to discover the occurrence of water intrusion, because water can enter behind the cladding and wet unprotected sheathing, and in some cases, the wood structural members. Depending upon climate and the overall make-up of the wall assembly, the wall may not readily dry out. As water intrusion continues to occur undetected in a particular area, it can accrue to levels substantial enough to cause damage. Early detection of water intrusion is the key to minimizing and preventing such damage.

#### Is the location of water entry visible, and is the damage visible?

The location of water entry is often difficult to see, and the damage to the substrate and structural members behind the exterior wall cladding frequently cannot be detected by a visual inspection.

#### Should I have my stucco home periodically checked for elevated moisture levels?

Yes, but testing for moisture using invasive methods (probing) is not part of this inspection. Testing should be done at least annually. A combination of two moisture meters should be used: (1) a non-invasive meter that scans through the wall without penetrating the stucco lamina, and (2) a probe-type meter that penetrates the stucco lamina and gives moisture readings of materials in contact with the probes. Only a professional experienced in stucco water intrusion inspections should perform these tests and consequently is not part of a general home inspection such as this.

#### 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.

#### 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.

### Porch Cover

- **Monitor:** Water stain at the porch cover support beam near the front porch was observed. See roofing section of report regarding previous repairs above this location.



### Deck

- **Repair, Safety Issue:** Nail pops in the deck floor and deck steps were observed. This is a safety issue and the nails should be hammered flush.

### Steps

- **Recommend:** Recommend sealing the gap at the front porch step to prior to winter to prevent water/ice expansion and contraction wear.

### Driveway/Porch

- **Note:** The driveway and porch surface was observed to have minor paint staining.



## 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.

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

# Electrical

## DESCRIPTION OF ELECTRICAL

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|  |   |
|--|---|
| <b>Size of Electrical Service:</b>                 | •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: Basement        |
| <b>Service Grounding:</b>                          | •Aluminum-Insulated •Water Pipe Connection •Ground Rod Connection |
| <b>Service Panel &amp; Overcurrent Protection:</b> | •Panel Rating: 200 Amp •Breakers •Located: Basement               |
| <b>Sub-Panel(s):</b>                               | •None Visible   |
| <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) •Whirlpool •Garage •Kitchen •Basement                |
| <b>Smoke Detectors:</b>                            | •Present  |

## ELECTRICAL OBSERVATIONS

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### Positive Attributes

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

### General Comments

Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly to repair, they should be high priority for safety reasons. ***Unsafe electrical conditions represent a shock hazard.*** A licensed electrician should be consulted to undertake the repairs recommended below.

## RECOMMENDATIONS / OBSERVATIONS

### Outlets

- **Repair:** The exterior outlets were inoperative at the time of the inspection. It is suspected these outlets may be connected to a GFCI outlet needing reset. No GFCI reset was located. These outlets and circuits should be investigated.

### Lights

- **Repair:** The light in the master bath and upstairs jack and jill bath is inoperative. If the bulbs are not blown, the circuit should be repaired.

## 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 •Electricity (Heat Pump)  |
| <b>Heating System Type:</b>       | •Forced Air Furnace •Manufacturer: Lennox •Serial Number: 5910A16983 |
| <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 relatively new system that should years of useful life remaining. 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 distribution of heat is divided into “zones,” allowing for greater ease of balancing heat flow.

### General Comments

The heating system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

## 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.
- Supplemental heat source not tested.

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 Source Heat Pump System •Manufacturer: Lennox                                  |
|                                | •Serial Number: 1910B11514  |
| <b>Size of Circuit:</b>        | •Circuit Size: Minimum Circuit Size 29 Amps<br>Maximum Circuit Breaker Size 50 Amps |
|                                | •Breaker Size In Main Panel: 30 Amps  |
| <b>Through-Wall Equipment:</b> | •Not Present  |

## COOLING / HEAT PUMPS OBSERVATIONS

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### Positive Attributes

The capacity and configuration of the system should be sufficient for the home. This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary. The heat pump serves to air-condition the home and provide heat during cooler weather conditions. The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls.

### General Comments

The system shows no visible evidence of major defects.

## RECOMMENDATIONS / OBSERVATIONS

## 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 heat pump was operated in the heating mode only.**

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>   | •Fiberglass on Basement Walls/Rim Joists     |
| <b>Vapor Retarders:</b>            | •Plastic                                     |
| <b>Roof Ventilation:</b>           | •Roof Vents •Soffit 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.
- No access was gained to the wall cavities of the home.

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

# Plumbing

## DESCRIPTION OF PLUMBING

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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>       | •Side Wall of Basement  |
| <b>Interior Supply Piping:</b>          | •Plastic  |
| <b>Waste System:</b>                    | •Public Sewer System  |
| <b>Drain, Waste, &amp; Vent Piping:</b> | •Plastic  |
| <b>Water Heater:</b>                    | •Gas •Approximate Capacity (in gallons): 50 •Manufacturer: State<br>•Serial Number: 1017A0C0670 |
| <b>Fuel Shut-Off Valves:</b>            | •Natural Gas Main Valve At Meter  |
| <b>Other Components:</b>                | •Backflow Preventers on Hose Bibs •Pressure Regulator on Main Line                              |

## 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 reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded. The plumbing fixtures appear to have been well-maintained. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

### General Comments

The plumbing system requires some typical minor improvements.

## RECOMMENDATIONS / OBSERVATIONS

### Plumbing Fixtures

- **Repair:** Hot and cold are reversed at the jack and jill bath shower.
- **Improve:** Minor area of cracked, deteriorated master bathtub enclosure caulk could be improved.



## 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> | •Double/Single Hung •Fixed Pane •Thermal Pane    |
| <b>Doors:</b>                        | •Wood-Solid Core •Wood-Hollow Core •French Doors |

## INTERIOR OBSERVATIONS

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### General Condition of Interior Finishes

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

### General Condition of Windows and Doors

The majority of the doors and windows are good quality.

### General Condition of Floors

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

## RECOMMENDATIONS / OBSERVATIONS

### Wall / Ceiling Finishes

- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, nail popping, etc. Any repairs would be discretionary. Overall condition is above average.

### Windows

- **Improve:** The spackling at the dining room interior window trim could be improved. 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

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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.

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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|                                 |   |
|---------------------------------|---|
| <b>Appliances Tested:</b>       | •Built-in Electric Oven •Electric Cooktop •Microwave Oven •Dishwasher<br>•Waste Disposer                |
| <b>Laundry Facility:</b>        | •Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer<br>•Waste Standpipe for Washer |
| <b>Other Components Tested:</b> | •Door Bell  |

## APPLIANCES OBSERVATIONS

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### Positive Attributes

Most of the major appliances in the home are newer. The appliances are to be in generally good condition. Most 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.

### General Comments

Only minor improvements to the appliances are needed.

## RECOMMENDATIONS / OBSERVATIONS

### Waste Disposer

- **Repair:** The waste disposer is excessively noisy.

## 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.

# Fireplaces / Wood Stoves

## DESCRIPTION OF FIREPLACES / WOOD STOVES

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**Fireplaces:** •Gas  
**Vents, Flues, Chimneys:** •Metal Flue-Single Wall (Direct Vent)

## FIREPLACES / WOOD STOVES OBSERVATIONS

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### Positive Attributes

On the whole, the fireplace and it's components are in above average condition.

### RECOMMENDATIONS / OBSERVATIONS

## LIMITATIONS OF FIREPLACES / WOOD STOVES 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 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.

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