



# MOORE

HOME • INSPECTION • SERVICES

Phone: 314-727-6868

Fax: 314-727-4447



05/10/10

John Smith

RE: 1234 Really Nice Court Inspection Report

Dear John,

Thank you for choosing Moore Home Inspection Services to execute your home inspection. We will, to the best of our ability, make every reasonable attempt to determine the condition of the property inspected. The inspection was conducted in accordance with the Standards of Practice established and outlined by the American Society of Home Inspectors (ASHI).

Contained in this Report are general information items, maintenance needs and repair requirements noted during the inspection. On 5/10/10, I inspected on your behalf the property known as 1234 Really Nice Court. I hope that the information conveyed to you in this Report is clear and concise and will help you facilitate a successful resolution to the problems noted. If you have any further questions, please do not hesitate to call.

## General Conditions

This Report is our professional opinion but not a guarantee or a warranty. The inspection is intended to add to your knowledge of the building and help you understand the risk of owning it. The inspection is not intended to and cannot eliminate the risk of ownership. We help you assess these risks; we do not assume them for you. Warranty programs for appliance and mechanical failure and homeowners insurance for unforeseen disasters are the traditional avenues available to manage the risk of property ownership.

The Report is complete and thorough, but it is a general overview, not technically exhaustive. Specialist in each field could provide a more detailed analysis of the building systems, but at considerably more cost. Our visual and limited operational inspection provides the broadest overview of the property at less cost.

There are no dollar amounts for recommend repairs because estimates vary dramatically between contractors with different methods, work habits and profit goals. Obtain at least three bids for any substantial repair or home improvement and make sure all are based on identical specifications.

This inspection is limited to deficiencies present at the time of the inspection. Roof, mechanical equipment, plumbing and electrical

systems often fail without warning. New deficiencies can develop in houses which may lie vacant. The final walk-through and/or any extended builder warranties are your opportunities to confirm that all systems in the house are operable and up to your liking. We highly recommend you be well informed of all stipulations and deadlines associated with your new home purchase.

### A Note About Home Warranty Plans

If obtaining a homeowner warranty plan, it is recommended that you ensure all appliances or components of the home which are covered under the plan are in proper working condition *before initiating the warranty*. We suggest you thoroughly read this home inspection report and identify those appliances or components which will be covered under such a warranty plan. If any of those appliances or components are described herein as needing maintenance or replacement, the proper steps should be taken to ensure correction of the problem(s). Such steps may be performed by you or may include the correction of the problem(s) by the property's seller as negotiated in the sale of the property. The above recommendations are given to avoid conflicts with the warranty plan provider when claims are filed. When a claim is filed, the provider may ask for documentation to prove that the appliances or other components were in working condition when the insurance was obtained. We recommend you check the warranty plan's terms and conditions to your satisfaction.

## HOW TO READ YOUR REPORT

Your Report document contains several different sections and appear in the following order: 1) An introductory letter, 2) the Report Summary, 3) the Report Index and 4) the Complete Report with photos and full text. Please do not consider the Report Summary below to be an all inclusive list of the building's conditions or a substitute for the Complete Report. Please read the Complete Report as other information, maintenance concerns and repairs will be mentioned.

## REPORT SUMMARY

This Report Summary has been generated in the interest of our clients to educate them on the true condition of the property being inspected and to categorize any deficiencies by means of overall scope or importance. When reviewing the Report Summary, it's important to understand the following four categories and what they mean. Understanding these categories will help you to prioritize the conditions presented in the Report.

**DEFECT:** Conditions noted under Defect are the most severe and, in most cases, should be addressed before occupancy. Items in this category are usually related to concerns of immediate and significant personal safety but can also be conditions which carry a significant cost to repair. Most often, items under Defect warrant further professional evaluations or repairs.

**ACTION:** Conditions noted under Action would be similar to those under Defect except they are not as severe. In most cases, the conditions listed under Action would not prevent occupants from moving into the building. However, these conditions will still need correction in order to avoid injury to people or further deterioration which would lead to significant cost to repair. In some cases, items under Action will warrant further professional evaluations or repairs.

**MAINTENANCE:** Conditions noted under Maintenance do not normally require immediate attention and may be addressed at a future time based on the priorities set by the homeowner. However, general maintenance items, if left undone, can quickly become more severe (like poor gutter maintenance, for example). The prioritization of conditions under the Maintenance category is left up to the individual client. What is important to one person may not be important to another. In general, items under the Maintenance category can be considered basic repairs which naturally come with home ownership. Conditions which may require ongoing monitoring may also be found under this category.

**ATTENTION:** Conditions noted under Attention are for information purposes to inform our clients of the age and life expectancy of their major appliances or installed fixtures and to help them plan for future repairs. We also may note the condition of items that do not require any current action but may become a concern in the future. This section is also used to inform our clients on general informational issues and allow them to make their own decision based on the information provided.

**IMPORTANT NOTE:** Unless otherwise stated, any components, fixtures or systems of the home which are summarized and classified into the Defect, Action or Maintenance categories of the Summary *will require* one or more of the following actions taken, based on the severity of the category in which they fall: 1) Correction of the problem/condition, 2) further monitoring of the problem/condition or 3) additional professional evaluation of the problem/condition.

### DEFECT:

**ACTION:**

**KITCHEN - APPLIANCES**

KITCHEN 1:

*6.4 VENTILATION:*

No fan/hood was viewed. Ventilation appeared to be lacking in the kitchen area. We recommend the installation of a proper fan/hood unit or built-in microwave which incorporates a fan/hood. We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.

*6.6 DISHWASHER:*

No unit was viewed. Electrical and plumbing hookups were noted and appeared serviceable. A complete dishwasher installation will be needed. We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.

**BATHROOMS**

BATHROOM 3:

*7.13 TUB/SHOWER & PLUMBING FIXTURES:*

All tub/shower fixtures appeared serviceable, except: Moderate to major leakage or dripping was noted at the shower head. Repairs will be needed. Poor seals at the shower doors were also noted. New caulking is needed in both the tub and shower areas. We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.

*7.14 BATH VENTILATION:*

Appeared marginal to unsatisfactory. Exhaust fan did not operate. The exact cause of the problem was not determined. Repair or replacement will be needed. We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.

**INTERIOR ELEMENTS**

INTERIOR 1:

*8.1 INTERIOR WALLS:*

The interior structure is predominantly wood frame construction. Drywall or gypsum board is the primary wall material. Interior walls as a whole appeared serviceable with minor wear, cracking or damage noted. Some basement wall surfaces were incomplete. Water damage was observed in the finished basement room near the side window. The status or origin of the water damage was not fully determined. The damage may be from an active problem or may be evidence of a past problem which has since been corrected. The area of water damage roughly corresponds to the exterior water faucet line which was shut off at the time of the inspection. A leak may be present at this water line (between the shut off valve and the exterior faucet). We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.

*8.8 SMOKE DETECTORS:*

As a whole, the smoke detectors appeared operational and adequate. However, we suggest checking all detectors for fresh batteries and proper operability upon taking possession of the property.

**PLUMBING**

WATER HEATER 1:

*9.11 CONDITION:*

Flue vent was intact with proper rise. A water shutoff valve was viewed. A gas shutoff valve was viewed. Unit appeared serviceable, except: 1) This 38 gallon tank may not be adequately sized for this house. Consider upgrading to a 50 gallon tank. 2) Evidence of poor venting performance and possible backventing was viewed at or near the draft hood or vent connector. Further testing is recommended. 3) The unit's temperature pressure relief (TPR) valve appeared to be leaking. Leakage was viewed at the end of the TPR discharge tube. This valve may need to be replaced. 4) Minor to moderate corrosion was noted on the water shut off valve and pipe unions. We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.

**HEATING - AIR CONDITIONING**

AIR CONDITIONING 1:

*10.18 SYSTEM CONDITION:*

Appeared serviceable, except: Unit produced only a low to moderate air temperature drop. A temperature drop of

18-22 degrees is considered excellent. We recommend servicing the system and checking the refrigerant levels. We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.

## **ELECTRICAL SYSTEM**

### ELECTRICAL PANELS 1:

#### *11.6 MAIN PANEL CONDITION:*

Circuit and wire sizing correct so far as visible. The panel appeared serviceable, except: 1) Although an exterior driven ground was viewed, the primary interior cold water grounding system appeared to be deficient. The cold water ground wire was present and properly attached to some interior copper water pipes (near the main interior valve). However, the plumbing main line at the front foundation wall was non-metallic (plastic) which will not permit electrical ground continuity beyond the plastic/copper connection. In this situation, replacing the plastic main water line with a conductive metal may be cost prohibitive. As such, we recommend checking with the local jurisdiction having authority to determine if the single exterior driven ground is sufficient to meet local codes or occupancy requirements. 2) Some of the branch wire openings were missing appropriate strain relief connectors or clamps. This was seen at the top of the main panel. We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.

### SWITCHES - OUTLETS - FIXTURES 1:

#### *11.9 CONDITION:*

A representative sample of switches, fixtures and outlets was tested. As a whole, switches, fixtures and outlets were in serviceable condition, except: 1) Multiple light fixtures or receptacles were missing or incomplete and had open and potentially live wires remaining at walls or ceilings. This is a safety hazard. Replacement of these devices will be needed. 2) Missing or damaged switch or outlet cover plates were viewed. Installation of cover plates is recommended. 3) Some damaged exterior light fixtures were viewed. 4) Ground Fault Circuit Interrupter (GFCI) outlets were not installed in the garage and laundry areas. GFCI outlets are recommended for installation at exterior, garage, laundry, pool, bathroom & kitchen outlets. Ground fault circuit interrupter (GFCI) outlets provide safety and protection in wet areas. Upgrades are recommended if not present in wet areas. We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.

## **STRUCTURAL ELEMENTS**

### BASEMENT 1:

#### *12.4 BASEMENT FLOOR & DRAINAGE:*

Floor was not fully visible due to coverings or stored items. Appeared serviceable, except: 1) Symptoms of prior water entry exist by the rear door. Water seepage may recur in the future. See EXTERIOR DOORS for further details. 2) Cracks noted at rear north corner were minor to moderate and showed signs of potential active movement or settlement. The cracks appeared to be previously patched and some of the patchwork is splitting or separating. The viewing of the adjacent walls and remaining basement floor was limited by finished surfaces and a full inspection of the settlement problem could not be performed. At a minimum, these cracks should be patched and monitored over time for any signs of further movement or displacement. However, we recommend getting further evaluation of the cracking by a qualified professional familiar with such conditions. NOTE: Structural engineering services were not performed during our inspection. If the structural situations outlined in this report are a major concern for you, the next step would be to employ a structural engineer for further evaluation.

## **MAINTENANCE:**

### **EXTERIOR ELEMENTS**

#### FOUNDATION WALLS:

#### *2.4 CONDITION:*

Appeared serviceable, except: Cracks noted at rear were typical/minor. Monitor over time. An original construction error was noted at the north wall where it appeared that a basement window opening was provided and then sealed up with concrete. This window opening roughly corresponds to the area of the basement stairwell. This condition did not appear to be structurally significant. Monitor over time.

#### EXTERIOR TRIM:

#### *2.6 CONDITION:*

Appeared serviceable, except: Paint/finish needed at some wood trim. Some trim areas may need better caulking or sealing to ensure a tight seal. Damage to some vinyl trim was noted at the rear walkout doorway.

**EXTERNAL HOSE FAUCETS:**

**2.7 CONDITION (FROM OUTSIDE):**

Appeared serviceable, except: Multiple inoperative faucets were noted. NOTE: This could be due to disconnected pipes or a closed valve inside the house. Such valves are not opened or operated during our inspection due to the possibility of failure or leakage.

**GROUNDS**

**CONCRETE/MASONRY PORCHES & STOOPS:**

**3.9 CONDITION:**

Appeared serviceable, except: Cracks noted were typical/minor.

**LANDSCAPING:**

**3.10 CONDITION:**

Appeared maintained, except: Some minor to moderate maintenance will be needed to lawns. The trimming back of overgrowth is recommended at some exterior walls and windows.

**GARAGE**

**GARAGE FLOOR/SLAB:**

**4.2 CONDITION:**

Appeared serviceable, except: Cracks noted at exterior foundation were typical/minor. NOTE: The cracks noted on the interior floor slab are control cracks and typically occur as part of the floors original design and construction.

**GARAGE DOOR 1:**

**4.6 CONDITION:**

Garage door was manual with no opener. The door appeared serviceable, except: The door does not currently lock and garage security is currently lacking. The side latches have been permanently left in the open position which is consistent with previous electric opener usage. Additional means of securing the door are recommended.

**ROOF SYSTEM**

**ROOF 1:**

**5.3 ROOF CONDITION:**

Appeared serviceable/within useful life, except the following. Nails/fasteners were popping up and visible below some roof shingles. The removal of popped nails and the sealing of the hole with caulk or cement is recommended.

**GUTTERS & DOWNSPOUTS:**

**5.7 TYPE & CONDITION:**

Full set of gutters noted. Appeared serviceable, except: One downspout was slightly damaged or dented. This downspout's extension or adjacent drain subsurface drain pipe was also disconnected or loose. Make repairs/improvements as needed. NOTES: Gutters and downspouts play an important role in diverting water away from the foundation wall. Their proper installation and maintenance should not be overlooked. Subsurface drains were noted at some downspouts. The subsurface portions of these downspouts were not inspected. We recommend you monitor the performance of any subsurface drain line during times of heavy rain and make corrections as needed.

**BATHROOMS**

**BATHROOM 1:**

**7.2 SINK - FAUCET - PLUMBING - CABINETRY:**

The sink surfaces, hardware and plumbing all appeared serviceable, except: Corrosion was noted at some pipes or hardware. Drainage was a bit slower than normal.

**BATHROOM 2:**

**7.8 TUB/SHOWER & PLUMBING FIXTURES:**

All tub/shower fixtures appeared serviceable, except: Stopper was missing. No manual stopper was viewed.

**7.9 BATH VENTILATION:**

Appeared serviceable, except: Exhaust fan appeared dirty. NOTE: See ATTIC ACCESSIBILITY AND CONDITION for further details on this fan unit's ductwork.

**BATHROOM 3:**

**7.11 SINK - FAUCET - PLUMBING - CABINETRY:**

Adequate water pressure was noted. The sink surfaces, hardware and plumbing all appeared serviceable, except: Drainage at one sink was a bit slower than normal.

**INTERIOR ELEMENTS**

**INTERIOR 1:**

**8.2 INTERIOR CEILINGS:**

Drywall or gypsum board is the primary ceiling material. Interior ceilings as a whole appeared serviceable, except: Damage/deterioration was noted in the basement at the finished room ceiling. This appeared to be an attempt to gain access to the exterior water faucet's interior shut off valve. Although not definitively determined, this need for access to the water shut off valve may be related to the water damage seen at the adjacent wall. See INTERIOR WALLS for details. Drywall fasteners were popping through or exposed at some second floor locations. This is minor or typical. Make repairs as needed.

**8.3 INTERIOR FLOORS:**

A combination of types were noted throughout. Carpet. Vinyl. Hard wood. Flooring as a whole appeared serviceable, except: The basement stairwell surfaces were missing finished flooring. Only the sub floor or underlayment was present at the time of inspection. Some basement carpeting was loose or buckled.

**8.4 EXTERIOR DOORS:**

Doors are a mix of standard hinged single doors and sliding doors. The exterior doors and storm doors as a whole appeared serviceable, except: Paint/finish needed at some front wood trim. Evidence of moisture penetration was noted at the base of the basement sliding door. Sealing or caulking is recommended at this doorway. Make repairs or improvements as needed.

**8.5 INTERIOR DOORS:**

As a whole, the interior room and closet doors appeared serviceable, except: One basement door was missing a door stop device.

**8.7 WINDOWS - CONDITION:**

Windows as a whole appeared serviceable, except: Some evidence of moisture penetration was noted around one basement window in the finished room. This appeared to be related to other water entry and damage to the adjacent walls. See INTERIOR WALLS for details. Damage to glass was noted at one master bedroom window. Make repairs or improvements as needed. Some windows were out of reach and were not closely inspected.

**LAUNDRY AREA 1:**

**8.13 VENT CONDITION:**

The laundry venting components appeared serviceable, except: The external vent cover was damaged. Repair as needed.

**PLUMBING**

**PLUMBING SUPPLY LINES:**

**9.6 CONDITION:**

Appeared serviceable, except: 1) Minor corrosion was noted at some valves or fittings. No leakage was noted, but monitor in the future. 2) A potential leakage concern was noted at the north side exterior faucet supply line. See INTERIOR WALLS for further details. NOTE: The supply lines were not completely viewable at the time of the inspection. A limited inspection was performed.

**HEATING - AIR CONDITIONING**

**FUEL SYSTEM:**

**10.3 GAS SYSTEM CONDITION:**

System appeared serviceable, except: Portions of the 1/2" or 3/4" copper natural gas lines did not appear to be properly labeled to distinguish them from similar water supply lines. This is a potential safety hazard should the gas lines be mistaken for water supply lines. We recommend properly labeling all 1/2" and 3/4" copper gas lines.

**AIR CONDITIONING 1:**

**10.19 A/C CONDENSATE LINE:**

A condensate line was installed. However, the flow of condensation could not be tested during our inspection. The condensate line appeared serviceable, except: Evidence was viewed which suggests that condensation water from the air conditioner's A-coil has leaked onto the furnace cabinet. The condensate tray and/or line may be broken, clogged or damaged. The condensate water drainage should be monitored during times of air conditioning use for any signs of leakage.

**DUCTWORK:**

**10.23 AIR FILTERS:**

Appeared serviceable, except: Filter was dirty. We suggest cleaning or replacing. Filters should be monitored and changed year round as needed to maximize the efficiency of the furnace and air conditioner and also realize the rated life expectancy.

**STRUCTURAL ELEMENTS**

**BASEMENT 1:**

**12.3 BASEMENT WALLS - CONDITION:**

Viewing was restricted. Walls were not fully inspected. Appeared serviceable, except: 1) Minor settlement cracks were noted at the front corner area, above the basement bathroom "rough in" area. This cracking did not appear to be structurally significant. Monitor over time. 2) Original construction errors were also noted at the south and north sides of the front basement area, near the main water valve. It appeared that the concrete walls were notched to accept a steel beam which was not designed to be located in that spot. These patched beam "pockets" did not appear to be structurally significant. Monitor over time.

**12.5 SUMP SYSTEM:**

The sump pump system appeared serviceable, except: The exterior discharge line was poorly routed or terminates very close to the home's foundation. The pump's discharge line should be routed to the exterior of the structure and constructed in such a way that it maintains proper positive flow away from the foundation yet does not adversely affect exterior water drainage or neighboring properties.

**ATTIC - VENTILATION - INSULATION:**

**12.9 ATTIC ACCESSIBILITY AND CONDITION:**

Attics are full size. Multiple attic spaces were viewed (house and garage). Truss framing noted. Attics were accessible. Viewing was limited to observing from hatch areas only. Attic spaces appeared serviceable, except: One or more bathroom vents appeared to be terminating in attic space, not outside of structure. This may contribute to excess moisture in the attic. In extreme cases, excessive moisture in the attic can cause damage to the framing material, roof shingles and can cause the insulation to lose its effectiveness. Ideally, such vents should terminate to the exterior of the residence.

**12.10 VENTILATION TYPES AND CONDITION:**

Multiple vent types were viewed, including: Gable vents. Soffit vents. Ventilation appeared adequate, except: The north end gable vent was partially obscured by the attic wall materials. This appeared to be the result of the original construction practices. Ideally, the remaining plywood around the gable vent should be removed to allow for optimal ventilation. However, this will likely be a difficult task and the risks and costs associated with the repair may exceed the benefits of removing the wall material. Pursue the repair as desired.

**ATTENTION:**

**INSPECTION CONDITIONS**

**GENERAL INFORMATION:**

**1.1 SINGLE FAMILY BUILDING DESCRIPTION:**

The residence is a two story single-family traditional style structure with a predominantly vinyl exterior surface. The residence is constructed over a full, partially finished basement and has an attached, two car garage. The residence faces predominantly west and is located in a nicely maintained neighborhood in Winfield, MO. The exterior temperature was between 60 and 70 degrees Fahrenheit and soils were dry.

**1.2 INSPECTOR COMMENTS:**

**EMBEDDED PHOTOGRAPHS:** Multiple photographs are included in this report to assist in understanding the conditions described. In most cases, the photos included represent only a sample of the conditions viewed, not an exhaustive or complete account.

**MAIN SHUT OFF VALVES & SWITCHES:** It is highly recommended that you locate and identify ALL utility meters, shut off valves and switches for emergency purposes. See the locations of such meters, valves and switches in the sections which follow.

**FURTHER EVALUATIONS:** If further professional evaluations are recommended in this Report, we highly recommend that such professional evaluations be independent/non-biased and performed prior to closing on the property. We also recommend that such professionals be highly qualified to provide such evaluations and/or licensed (if required to be so within their state, county or municipal jurisdictions).

**DEFINITION OF "SERVICEABLE":** In this report, the term "serviceable" shall mean "the item was performing its intended function in a manner typical for its age and usage, and/or it was consistent with its original purpose at the time of the inspection".

**CONSTRUCTION ERRORS:** Two original construction errors were noted at the foundation wall at the time of the inspection. These did not appear to be structurally significant but should be closely monitored over time. See the FOUNDATION WALLS and BASEMENT WALLS - CONDITION sections of this report for further details.

**1.3 PLUMBING SHUT OFF VALVES & METERS:**

The main exterior water stop valve and meter were located in the front yard. The main water shut off valve is located inside at the front basement wall.

**1.4 GAS SHUT OFF VALVES & METERS:**

The gas meter is located outside at the north wall.

**1.5 ELECTRICAL SWITCHES & PANELS:**

The main electric panel is located in the basement at the north wall. The main electric disconnect switch is located near the top of the main panel. This switch will shut down the power to the entire house.

**GROUNDS**

**SITE GRADING:**

**3.11 DESCRIPTION & CONDITION:**

Moderate to steep sloping was noted. Grade at foundation appeared generally serviceable or adequate. No evidence of any major moisture penetration was noted in the basement at the time of the inspection. However, it is not possible to accurately predict from a single visit whether the basement will leak in the future.

**NOTE:** It is estimated that about 60 percent of all houses in this country suffer from some form of below ground wetness. The grade or slope of the soils surrounding a home should be designed to direct surface water away from or around the foundation. Water accumulation next to the home can lead to water penetration problems such as structural damage to wood framing, interior damage to finished surfaces and damage to the homeowners' belongings. Additional problems such as hydrostatic pressure against foundation walls or surface water mixing with expansive soils next to or under a foundation can lead to cracking of the slab and foundation walls. Proper grading (in conjunction with a gutter and downspout system) is one of the easiest ways to manage surface water, reduce the possibility of water penetration and structural damage from hydrostatic pressure, and control the water content in expansive soils. The soil around the perimeter of the home should slope away (at a minimum rate of one inch per foot for the first 6 feet) from the house to prevent rain water from accumulating next to the foundation. Soil in this case does not refer to the topsoil but the layer of soil that is impervious to water such as clay, which directs the water away from the house. Many times the topsoil is porous (as would be used for planting) and absorbs the surface water. The sub-layer of clay or similar non-porous soil prevents the water from continuing in a downward movement and directs the water laterally. If non-porous soil next to the foundation slopes toward the house, water will begin to accumulate and problems may arise.

**ROOF SYSTEM**

**ROOF 1:**

**5.1 STYLE:**

The roof is a multiple gable style. The roof is equipped with an approximately 6 year old asphalt composition shingle roofing system. Composite shingles have a nominal service life of 15 to 20 years depending on sun exposure, quality of shingles and other variables.

**PLUMBING**

**WATER HEATER 1:**

**9.9 TYPE:**

The residence is equipped with an approximately 6 year old gas fired, 38 gallon water heater manufactured by State. Water heaters generally have service lives of 10-15 years. This is a general guideline. Some units last much longer.

**HEATING - AIR CONDITIONING**

**HEATING SYSTEM 1:**

**10.5 SYSTEM TYPE:**

The residence is equipped with an approximately 7 year old, Carrier brand gas fired forced air 110,000 BTU input capacity furnace. Furnaces of this type typically have a service life of 15-20 years. This is a general guideline. Some units last much longer.

**AIR CONDITIONING 1:**

**10.13 TYPE:**

The residence is equipped with an approximately 6 year old electric, evaporative charged 3 ton unit manufactured by Carrier. Condenser cabinets of this type typically have a service life of 15-20 years. This is a general guideline. Some units last much longer.

Thank you for selecting Moore Home Inspection Services for your home inspection. If you have any questions regarding the inspection report or the home itself, please feel free to call us.

Sincerely,



Rick Michalicek  
Moore Home Inspection Services, LLC  
ASHI# 246060

# Confidential Inspection Report

1234 Really Nice Court  
Suburbia, MO 63333

Prepared for: John Smith



Prepared by:  
Rick Michalicek, Inspector  
Moore Home Inspection Services  
Cell # (314) 238-6639  
[rmichalicek1@yahoo.com](mailto:rmichalicek1@yahoo.com)

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

## Report Table of Contents

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# INSPECTION CONDITIONS

## GENERAL INFORMATION:

### 1.1 SINGLE FAMILY BUILDING DESCRIPTION:

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### 1.2 INSPECTOR COMMENTS:

*EMBEDDED PHOTOGRAPHS: Multiple photographs are included in this report to assist in understanding the conditions described. In most cases, the photos included represent only a sample of the conditions viewed, not an exhaustive or complete account.*

*MAIN SHUT OFF VALVES & SWITCHES: It is highly recommended that you locate and identify ALL utility meters, shut off valves and switches for emergency purposes. See the locations of such meters, valves and switches in the sections which follow.*

*FURTHER EVALUATIONS: If further professional evaluations are recommended in this Report, we highly recommend that such professional evaluations be independent/non-biased and performed prior to closing on the property. We also recommend that such professionals be highly qualified to provide such evaluations and/or licensed (if required to be so within their state, county or municipal jurisdictions).*

*DEFINITION OF "SERVICEABLE": In this report, the term "serviceable" shall mean "the item was performing its intended function in a manner typical for its age and usage, and/or it was consistent with its original purpose at the time of the inspection".*

*CONSTRUCTION ERRORS: Two original construction errors were noted at the foundation wall at the time of the inspection. These did not appear to be structurally significant but should be closely monitored over time. See the FOUNDATION WALLS and BASEMENT WALLS - CONDITION sections of this report for further details.*

### 1.3 PLUMBING SHUT OFF VALVES & METERS:

The main exterior water stop valve and meter were located in the front yard. The main water shut off valve is located inside at the front basement wall.

### 1.4 GAS SHUT OFF VALVES & METERS:

The gas meter is located outside at the north wall.

### 1.5 ELECTRICAL SWITCHES & PANELS:

The main electric panel is located in the basement at the north wall. The main electric disconnect switch is located near the top of the main panel. This switch will shut down the power to the entire house.

### 1.6 INSPECTION NUMBER:

12345

### 1.7 DATE OF INSPECTION:

5/10/10

### 1.8 TIME OF INSPECTION:

9:00 am

### 1.9 INSPECTION SITE ADDRESS:

1234 Really Nice Court

### 1.10 INSPECTION SITE CITY:

Suburbia

### 1.11 INSPECTION SITE STATE:

MO

**1.12 INSPECTION SITE ZIP CODE:**  
63333

**CLIENT INFORMATION:**

**1.13 CLIENT NAME(S):**  
John Smith

**1.14 CLIENT PHONE NUMBER(S):**  
636-555-1234

**PAYMENT INFORMATION:**

**1.15 TOTAL FEES:**  
\$245.00

**1.16 PAID BY:**  
Check.

**SITE CONDITIONS:**

**1.17 WEATHER:**  
Overcast.

**1.18 SOIL CONDITIONS:**  
Dry.

**1.19 APPROXIMATE OUTSIDE TEMPERATURE:**  
60-70 degrees F.

**UTILITIES:**

**1.20 WATER SOURCE:**  
Public.

**1.21 SEWAGE DISPOSAL:**  
Public.

**1.22 UTILITIES STATUS:**  
All utilities were on.

**OTHER INFORMATION:**

**1.23 LOCAL GEOGRAPHIC AREA:**  
Lincoln County.

**1.24 HOUSE OCCUPIED:**  
No.

**1.25 PEOPLE PRESENT:**  
Client and family. Other inspection professionals.

**1.26 DESIGNATIONS:**  
Throughout this Report, numbers will be used behind various headings or subheadings. This is to help classify, locate and identify multiple devices, fixtures or components for homes with multiple bathrooms, stairwells, fireplaces, etc. For example, homes with 2 bathrooms will have Reports with the bathroom headings listed as "BATHROOM 1" and "BATHROOM 2". Please refer to the DESIGNATION or LOCATION subheadings for each section of the Report with multiple entries.

**BUILDING CHARACTERISTICS:**

**1.27 YEAR OF CONSTRUCTION:**  
2004.

**1.28 BUILDING TYPE/STYLE:**  
Single family. Traditional style.

**1.29 STORIES:**  
2

**1.30 SPACE BELOW GRADE:**

Basement.

**1.31 MAIN ENTRY FACES:**

Predominantly west.

**REPORT LIMITATIONS & OTHER STATEMENTS:**

*GENERAL LIMITATIONS: This report is intended only as a general guide to help the client become educated on the overall condition of the home, and is not intended to provide information on the value of the property, the costs of any specific repairs to fix deficiencies or be the sole source of information by which the client decides whether or not to purchase the property. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.*

*AREAS NOT COVERED: Systems and conditions which are NOT within the scope of the building inspection include, but are not limited to: geological conditions, central vacuum systems, swimming pools and pool systems, spas or hot tubs, solar systems, pest infestation, playground equipment, efficiency measurement of insulation or heating/cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured or inaccessible, water quality and quantity, zoning ordinances, intercoms or other low voltage systems, security systems, heat sensors, minor cosmetic deficiencies or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an official inspection. It is also beyond the scope of this inspection to definitively determine the presence of various environmental hazards which can only be determined through specific chemical or laboratory testing. Such substances include formaldehyde, lead-based paint, asbestos, toxic and/or flammable materials, and other environmental hazards.*

*CODE COMPLIANCE/GUARANTEE/WARRANTY: The inspection report should not be construed as a compliance inspection of any governmental or non-governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.*

*INTEREST STATEMENT: We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.*

*DISPUTE RESOLUTION: Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.*

*APPLIANCES AND FIXTURES: With new homes comes new appliances and other installed fixtures. We recommend obtaining all available manufacturer literature and other warranty documentation for things such as kitchen appliances, furnace, water heater, air conditioner, sump pumps, smoke or carbon monoxide detectors and transferable warranties associated with any service work.*

## EXTERIOR ELEMENTS

*Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. We also recommend that all transferable warranty documentation for any significant repairs be made available for review by prospective buyers,*

### ABOVE GRADE WALLS:

**2.1 MATERIAL:**

Vinyl siding.

**2.2 CONDITION:**

Appeared serviceable.

### FOUNDATION WALLS:

**2.3 MATERIAL:**

Poured concrete.

**2.4 CONDITION:**

Appeared serviceable, except: Cracks noted at rear were typical/minor. Monitor over time. An original construction error was noted at the north wall where it appeared that a basement window opening was provided and then sealed up with concrete. This window opening roughly corresponds to the area of the basement stairwell. This condition did not appear to be structurally significant. Monitor over time.



Crack at rear



Construction error

### EXTERIOR TRIM:

**2.5 MATERIAL:**

A combination of materials was noted to exterior trim: Vinyl, metal and wood.

**2.6 CONDITION:**

Appeared serviceable, except: Paint/finish needed at some wood trim. Some trim areas may need better caulking or sealing to ensure a tight seal. Damage to some vinyl trim was noted at the rear walkout doorway.



### EXTERNAL HOSE FAUCETS:

**2.7 CONDITION (FROM OUTSIDE):**

Appeared serviceable, except: Multiple inoperative faucets were noted. NOTE: This could be due to disconnected pipes or a closed valve inside the house. Such valves are not opened or operated during our inspection due to the possibility of failure or leakage.



## GROUNDS

*This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to areas immediately surrounding the exterior of the exposed areas of foundation or exterior walls. All exterior grades should allow for surface and roof water to flow away from the foundation. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. What cannot be seen or observed in person cannot be reported. Decks and porches are often built close to the ground, where no viewing or access is possible. Such areas, as well as other areas which are too low to enter or not accessible, are excluded from the inspection and are not addressed in the report.*

### DRIVEWAYS & PARKING:

#### 3.1 MATERIALS:

Concrete.

#### 3.2 CONDITION:

Appeared serviceable.



### WALKWAYS & PATIOS:

#### 3.3 LOCATIONS:

Multiple were viewed on the property. Front yard. Rear yard.

#### 3.4 MATERIALS:

Concrete.

#### 3.5 CONDITION:

Appeared serviceable.



**CONCRETE/MASONRY PORCHES & STOOPS:**

**3.6 LOCATIONS:**

Front.

**3.7 TYPE:**

Slab.

**3.8 MATERIALS:**

Concrete.

**3.9 CONDITION:**

Appeared serviceable, except: Cracks noted were typical/minor.



**LANDSCAPING:**

**3.10 CONDITION:**

Appeared maintained, except: Some minor to moderate maintenance will be needed to lawns. The trimming back of overgrowth is recommended at some exterior walls and windows.



Lawns



Trim back at front

**SITE GRADING:**

**3.11 DESCRIPTION & CONDITION:**

Moderate to steep sloping was noted. Grade at foundation appeared generally serviceable or adequate. No evidence of any major moisture penetration was noted in the basement at the time of the inspection. However, it is not possible to accurately predict from a single visit whether the basement will leak in the future.

NOTE: It is estimated that about 60 percent of all houses in this country suffer from some form of below ground wetness. The grade or slope of the soils surrounding a home should be designed to direct surface water away from or around the foundation. Water accumulation next to the home can lead to water penetration problems such as structural damage to wood framing, interior damage to finished surfaces and damage to the homeowners' belongings. Additional problems such as hydrostatic pressure against foundation walls or surface water mixing with expansive soils next to or under a foundation can lead to

cracking of the slab and foundation walls. Proper grading (in conjunction with a gutter and downspout system) is one of the easiest ways to manage surface water, reduce the possibility of water penetration and structural damage from hydrostatic pressure, and control the water content in expansive soils. The soil around the perimeter of the home should slope away (at a minimum rate of one inch per foot for the first 6 feet) from the house to prevent rain water from accumulating next to the foundation. Soil in this case does not refer to the topsoil but the layer of soil that is impervious to water such as clay, which directs the water away from the house. Many times the topsoil is porous (as would be used for planting) and absorbs the surface water. The sub-layer of clay or similar non-porous soil prevents the water from continuing in a downward movement and directs the water laterally. If non-porous soil next to the foundation slopes toward the house, water will begin to accumulate and problems may arise.

## GARAGE

### TYPE:

#### 4.1 TYPE:

Attached two car garage. NOTE: The exterior elements of the attached garage were inspected under the EXTERIOR and ROOF headings. See those specific sections for further details.

### GARAGE FLOOR/SLAB:

#### 4.2 CONDITION:

Appeared serviceable, except: Cracks noted at exterior foundation were typical/minor. NOTE: The cracks noted on the interior floor slab are control cracks and typically occur as part of the floors original design and construction.



Exterior cracks

Control cracks

### GARAGE INTERIOR WALLS/CEILINGS:

#### 4.3 CONDITION:

Appeared serviceable.

### GARAGE FIRE WALL(S):

#### 4.4 CONDITION:

Appeared serviceable.

### GARAGE DOOR 1:

#### 4.5 TYPE:

Double door. The door is an overhead type.

#### 4.6 CONDITION:

Garage door was manual with no opener. The door appeared serviceable, except: The door does not currently lock and garage security is currently lacking. The side latches have been permanently left in the open position which is consistent with previous electric opener usage. Additional means of securing the door are recommended.



## ROOF SYSTEM

*The following is an opinion of the general quality and condition of the roofing material. This report is issued in consideration of the following disclaimer. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage (unless otherwise noted). The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.*

### ROOF 1:

#### 5.1 STYLE:

The roof is a multiple gable style. The roof is equipped with an approximately 6 year old asphalt composition shingle roofing system. Composite shingles have a nominal service life of 15 to 20 years depending on sun exposure, quality of shingles and other variables.

#### 5.2 ROOF ACCESS:

Walked on roof. Viewed some roof areas from ground.

#### 5.3 ROOF CONDITION:

Appeared serviceable/within useful life, except the following. Nails/fasteners were popping up and visible below some roof shingles. The removal of popped nails and the sealing of the hole with caulk or cement is recommended.



### CHIMNEYS:

#### 5.4 TYPE:

Prefabricated metal.

#### 5.5 CONDITION:

Appeared serviceable.



## EXPOSED FLASHINGS:

### 5.6 TYPE & CONDITION:

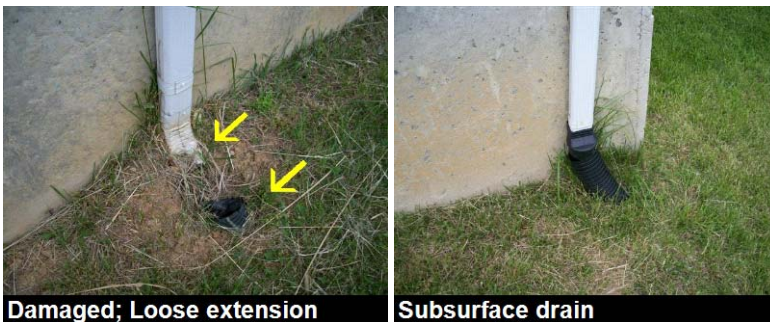
Metal. Appeared serviceable.

## GUTTERS & DOWNSPOUTS:

### 5.7 TYPE & CONDITION:

Full set of gutters noted. Appeared serviceable, except: One downspout was slightly damaged or dented. This downspout's extension or adjacent drain subsurface drain pipe was also disconnected or loose. Make repairs/improvements as needed.

NOTES: Gutters and downspouts play an important role in diverting water away from the foundation wall. Their proper installation and maintenance should not be overlooked. Subsurface drains were noted at some downspouts. The subsurface portions of these downspouts were not inspected. We recommend you monitor the performance of any subsurface drain line during times of heavy rain and make corrections as needed.



Damaged; Loose extension

Subsurface drain

## KITCHEN - APPLIANCES

*The inspection of stand-alone freezers, trash compactors, wine coolers, portable dishwashers and built-in ice makers are outside the scope of this inspection. Due to time constraints, all built-in dishwashers and microwaves are visually inspected and operated through standard or basic functions. Not all features or functions of these devices are inspected or operated. Electric and gas ovens and ranges are visually inspected and operated through basic functions. All self-cleaning functions, continuous-cleaning functions, clocks, timing devices, lights and thermostats are not tested during the inspection. Most installed kitchen appliances are not moved during the inspection. Viewing behind such appliances is often limited.*

*IMPORTANT NOTE: We do our best to assess the integrity of all plumbing supply lines, drain lines, fixtures and water-using appliances within the home's kitchen(s). However, due to time constraints or other limiting factors, we are not able to recreate all real-life usage conditions during our inspections. Within the average house, sinks and water-using appliances are used several times per day and often for extended periods of time. It is not possible for our inspectors to accurately recreate such real-life usage conditions within the constraints of a standard home inspection. As such, our findings represent our best possible evaluation of the home's kitchen(s) and water-using appliances, given the time and scope of our home inspections.*

## KITCHEN 1:

### 6.1 SINK - FAUCET - PLUMBING:

Sink appeared to be stainless steel. The sink basin, faucet/sprayer and plumbing lines appeared serviceable.



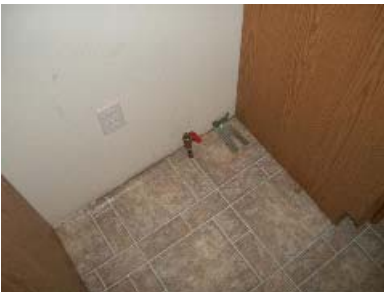
**6.2 COUNTERTOPS & CABINETS:**

Counters appeared to be predominantly made of a laminate material. Counter tops and cabinetry appeared serviceable.



**6.3 STOVE, COOKTOP OR OVEN:**

Unit was not present. A gas service line appeared to be installed and appeared serviceable and is properly capped. NOTE: No 220 volt electric outlet was viewed. Upgrades will be needed in order to utilize an electric unit.



**6.4 VENTILATION:**

No fan/hood was viewed. Ventilation appeared to be lacking in the kitchen area. We recommend the installation of a proper fan/hood unit or built-in microwave which incorporates a fan/hood. We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.



**6.5 REFRIGERATOR:**

No refrigerator present. Electrical outlet appeared serviceable and grounded.



**6.6 DISHWASHER:**

No unit was viewed. Electrical and plumbing hookups were noted and appeared serviceable. A complete dishwasher installation will be needed. We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.



**6.7 GARBAGE DISPOSAL:**

Unit appeared serviceable. All electrical and plumbing hookups appeared serviceable, so far as visible.



## BATHROOMS

*IMPORTANT NOTE: We do our best to assess the integrity of all plumbing supply lines, drain lines and fixtures within the home's bathrooms. However, due to time constraints or other limiting factors, we are not able to recreate all real-life usage conditions during our inspections. Within the average house, showers, sinks and toilets are used several times per day and often for extended periods of time. It is not possible for our inspectors to accurately recreate such real-life usage conditions within the constraints of a standard home inspection. As such, our findings represent our best possible evaluation of the home's bathrooms, given the time and scope of our home inspections.*

### BATHROOM 1:

**7.1 BATH LOCATION:**

Main floor foyer.



**7.2 SINK - FAUCET - PLUMBING - CABINetry:**

The sink surfaces, hardware and plumbing all appeared serviceable, except: Corrosion was noted at some pipes or hardware. Drainage was a bit slower than normal.



**7.3 TOILET:**

Appeared serviceable.

**7.4 BATH VENTILATION:**

Appeared serviceable. NOTE: The location, routing and integrity of any ductwork associated with this fan unit was not found or inspected.

**BATHROOM 2:**

**7.5 BATH LOCATION:**

Second floor hallway.



**7.6 SINK - FAUCET - PLUMBING - CABINetry:**

The sink surfaces, hardware and plumbing all appeared serviceable. Adequate water pressure was noted.

**7.7 TOILET:**

Appeared serviceable.

**7.8 TUB/SHOWER & PLUMBING FIXTURES:**

All tub/shower fixtures appeared serviceable, except: Stopper was missing. No manual stopper was viewed.



**7.9 BATH VENTILATION:**

Appeared serviceable, except: Exhaust fan appeared dirty. NOTE: See ATTIC ACCESSIBILITY AND CONDITION for further details on this fan unit's ductwork.



**BATHROOM 3:**

**7.10 BATH LOCATION:**

Second floor in master bedroom.



**7.11 SINK - FAUCET - PLUMBING - CABINETRY:**

Adequate water pressure was noted. The sink surfaces, hardware and plumbing all appeared serviceable, except: Drainage at one sink was a bit slower than normal.



**7.12 TOILET:**

Appeared serviceable.

**7.13 TUB/SHOWER & PLUMBING FIXTURES:**

All tub/shower fixtures appeared serviceable, except: Moderate to major leakage or dripping was noted at the shower head. Repairs will be needed. Poor seals at the shower doors were also noted. New caulking is needed in both the tub and shower areas. We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.



Leakage at shower



Poor seals



Caulking recommended

#### 7.14 BATH VENTILATION:

Appeared marginal to unsatisfactory. Exhaust fan did not operate. The exact cause of the problem was not determined. Repair or replacement will be needed. We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.



## INTERIOR ELEMENTS

*The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general conditions of visible portions of the floors, walls, ceilings and structural components are included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not usually reported in great detail. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors under floor coverings is not inspected unless visible. Determining the efficiency and condition of insulated glass windows is beyond the scope of this inspection. All fireplaces should be cleaned and inspected on a regular basis to make sure they are clean and safe for use. We recommend you become fully educated on the proper use and care of all fireplaces in the home.*

### INTERIOR 1:

#### 8.1 INTERIOR WALLS:

The interior structure is predominantly wood frame construction. Drywall or gypsum board is the primary wall material. Interior walls as a whole appeared serviceable with minor wear, cracking or damage noted. Some basement wall surfaces were incomplete. Water damage was observed in the finished basement room near the side window. The status or origin of the water damage was not fully determined. The damage may be from an active problem or may be evidence of a past problem which has since been corrected. The area of water damage roughly corresponds to the exterior water faucet line which was shut off at the time of the inspection. A leak may be present at this water line (between the shut off valve and the exterior faucet). We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.



Moisture damage



Moisture damage

**8.2 INTERIOR CEILINGS:**

Drywall or gypsum board is the primary ceiling material. Interior ceilings as a whole appeared serviceable, except: Damage/deterioration was noted in the basement at the finished room ceiling. This appeared to be an attempt to gain access to the exterior water faucet's interior shut off valve. Although not definitively determined, this need for access to the water shut off valve may be related to the water damage seen at the adjacent wall. See INTERIOR WALLS for details. Drywall fasteners were popping through or exposed at some second floor locations. This is minor or typical. Make repairs as needed.



**Damaged ceiling**



**Popped fastener**

**8.3 INTERIOR FLOORS:**

A combination of types were noted throughout. Carpet. Vinyl. Hard wood. Flooring as a whole appeared serviceable, except: The basement stairwell surfaces were missing finished flooring. Only the sub floor or underlayment was present at the time of inspection. Some basement carpeting was loose or buckled.



**Stairwell**



**Basement carpeting**

**8.4 EXTERIOR DOORS:**

Doors are a mix of standard hinged single doors and sliding doors. The exterior doors and storm doors as a whole appeared serviceable, except: Paint/finish needed at some front wood trim. Evidence of moisture penetration was noted at the base of the basement sliding door. Sealing or caulking is recommended at this doorway. Make repairs or improvements as needed.



**Water entry evidence**



**Sealing recommended**



**Sealing recommended**

**8.5 INTERIOR DOORS:**

As a whole, the interior room and closet doors appeared serviceable, except: One basement door was missing a door stop device.



**8.6 WINDOWS - TYPE:**

Windows are predominantly of vinyl construction (vinyl clad). A combination of styles were noted: Sliding. Single hung. Fixed pane.

**8.7 WINDOWS - CONDITION:**

Windows as a whole appeared serviceable, except: Some evidence of moisture penetration was noted around one basement window in the finished room. This appeared to be related to other water entry and damage to the adjacent walls. See INTERIOR WALLS for details. Damage to glass was noted at one master bedroom window. Make repairs or improvements as needed. Some windows were out of reach and were not closely inspected.



**Staining**



**Cracked glass**

**8.8 SMOKE DETECTORS:**

As a whole, the smoke detectors appeared operational and adequate. However, we suggest checking all detectors for fresh batteries and proper operability upon taking possession of the property.

**8.9 STAIRWELLS:**

All stairs and railings appeared serviceable.

**LAUNDRY AREA 1:**

**8.10 LOCATION:**

Main floor.

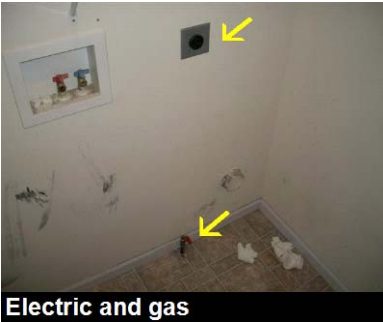
**8.11 PLUMBING CONDITION:**

All laundry area plumbing appeared serviceable. The faucets/valves were not tested.



**8.12 ELECTRIC & GAS HOOKUP CONDITIONS:**

All laundry area electrical/gas components appeared serviceable. The dryer's 220 volt electrical service was noted but not tested. A gas service pipe was noted and appeared to be properly capped.



Electric and gas

**8.13 VENT CONDITION:**

The laundry venting components appeared serviceable, except: The external vent cover was damaged. Repair as needed.



*In most cases, laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated or tested. Water supply valves may be subject to leaking if turned on during the course of the inspection.*

## PLUMBING

*No water quality testing was performed by our company. Water quality or hazardous materials (lead) testing is available from local testing labs. All underground or covered piping related to water supply, waste, or sprinkler use are excluded from this inspection. This includes the sewer lateral lines which run from the house to the public sewer system. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The long term effects of such water leakage, including mold, also cannot be observed if occurring underground or covered. The temperature pressure relief (TPR) valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a TPR valve blow-off can cause scalding or other bodily damage. Improper installations should be corrected for safety reasons.*

### PLUMBING MAIN LINE 1:

**9.1 MATERIAL:**

Plastic.

**9.2 LOCATION:**

The main exterior stop box and meter were noted in the front yard. The main interior water shut off valve was located on basement's front wall.

**9.3 EXTERIOR CONDITION:**

The main exterior stop box and meter appeared serviceable.



**9.4 INTERIOR CONDITION:**

The main interior line, valve and pressure regulator appeared serviceable. Valve and regulator were noted but not tested. Main line is 3/4 inch diameter. NOTE: See ELECTRIC PANELS for details on the electric panel's ground wire continuity.



**PLUMBING SUPPLY LINES:**

**9.5 MATERIAL:**

Copper.

**9.6 CONDITION:**

Appeared serviceable, except: 1) Minor corrosion was noted at some valves or fittings. No leakage was noted, but monitor in the future. 2) A potential leakage concern was noted at the north side exterior faucet supply line. See INTERIOR WALLS for further details. NOTE: The supply lines were not completely viewable at the time of the inspection. A limited inspection was performed.



Old saddle valve

**PLUMBING WASTE LINES:**

**9.7 MATERIAL:**

Plastic.

**9.8 CONDITION:**

Waste lines appeared serviceable. A fourth bathroom "rough in" was noted in the basement. NOTE: The waste lines and stacks were not completely viewable at the time of the inspection. A limited inspection was performed.



## WATER HEATER 1:

### 9.9 TYPE:

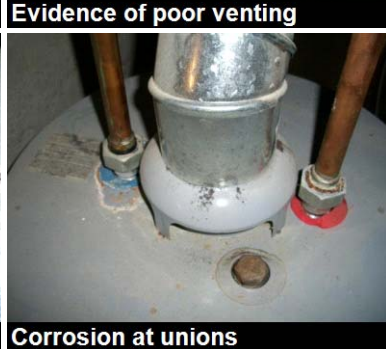
The residence is equipped with an approximately 6 year old gas fired, 38 gallon water heater manufactured by State. Water heaters generally have service lives of 10-15 years. This is a general guideline. Some units last much longer.

### 9.10 LOCATION:

Basement.

### 9.11 CONDITION:

Flue vent was intact with proper rise. A water shutoff valve was viewed. A gas shutoff valve was viewed. Unit appeared serviceable, except: 1) This 38 gallon tank may not be adequately sized for this house. Consider upgrading to a 50 gallon tank. 2) Evidence of poor venting performance and possible backventing was viewed at or near the draft hood or vent connector. Further testing is recommended. 3) The unit's temperature pressure relief (TPR) valve appeared to be leaking. Leakage was viewed at the end of the TPR discharge tube. This valve may need to be replaced. 4) Minor to moderate corrosion was noted on the water shut off valve and pipe unions. We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.



## HEATING - AIR CONDITIONING

*The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection of flames and inner chambers is almost impossible. The inspector does not light pilot lights. If pilot lights are not on, only a limited inspection can be performed. Safety devices or valves are not tested by the inspector. Asbestos materials have been commonly*

used in heating systems. Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection. However, we will commonly call certain observed materials to the attention of the client which are consistent with products known to contain asbestos. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be fully addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity and adequacy is typically not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

## FUEL SYSTEM:

### 10.1 TYPE:

Natural gas.

### 10.2 LOCATION OF GAS METER(S):

The gas meter is located outside at the north wall.



### 10.3 GAS SYSTEM CONDITION:

System appeared serviceable, except: Portions of the 1/2" or 3/4" copper natural gas lines did not appear to be properly labeled to distinguish them from similar water supply lines. This is a potential safety hazard should the gas lines be mistaken for water supply lines. We recommend properly labeling all 1/2" and 3/4" copper gas lines.



## HEATING SYSTEM 1:

### 10.4 LOCATION OF UNIT:

Basement.

### 10.5 SYSTEM TYPE:

The residence is equipped with an approximately 7 year old, Carrier brand gas fired forced air 110,000 BTU input capacity furnace. Furnaces of this type typically have a service life of 15-20 years. This is a general guideline. Some units last much longer.

### 10.6 MAIN CABINET & INTERIOR:

Appeared serviceable.



**10.7 BURNERS/ELEMENTS & OPERATION:**

Appeared serviceable. Burner flames appeared typical.

**10.8 PUMP - BLOWER FAN:**

Appeared serviceable.

**10.9 COMBUSTION AIR SUPPLY:**

Appeared adequate.

**10.10 VENTING:**

Appeared serviceable.

**10.11 AIR PLENUM:**

Appeared serviceable.

**10.12 NORMAL CONTROLS:**

Appeared serviceable.

**AIR CONDITIONING 1:**

**10.13 TYPE:**

The residence is equipped with an approximately 6 year old electric, evaporative charged 3 ton unit manufactured by Carrier. Condenser cabinets of this type typically have a service life of 15-20 years. This is a general guideline. Some units last much longer.

**10.14 POWER SOURCE:**

220 Volt. Electrical disconnect present.

**10.15 RETURN AIR TEMPERATURE:**

61.3 degrees F.

**10.16 SUPPLY AIR TEMPERATURE:**

47.8 degrees F.

**10.17 AIR TEMPERATURE DROP:**

13.5 degrees F.

**10.18 SYSTEM CONDITION:**

Appeared serviceable, except: Unit produced only a low to moderate air temperature drop. A temperature drop of 18-22 degrees is considered excellent. We recommend servicing the system and checking the refrigerant levels. We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.



**10.19 A/C CONDENSATE LINE:**

A condensate line was installed. However, the flow of condensation could not be tested during our inspection. The condensate line appeared serviceable, except: Evidence was viewed which suggests that condensation water from the air conditioner's A-coil has leaked onto the furnace cabinet. The condensate tray and/or line may be broken, clogged or damaged. The condensate water drainage should be monitored during times of air conditioning use for any signs of leakage.



**10.20 NORMAL CONTROLS:**  
Appeared serviceable.

## DUCTWORK:

**10.21 TYPE:**  
Sheet metal with no visible insulation.

**10.22 DUCTS - AIR SUPPLY:**  
Appeared serviceable. NOTE: Some ductwork was covered and not visible.

**10.23 AIR FILTERS:**  
Appeared serviceable, except: Filter was dirty. We suggest cleaning or replacing. Filters should be monitored and changed year round as needed to maximize the efficiency of the furnace and air conditioner and also realize the rated life expectancy.



## ELECTRICAL SYSTEM

**REPAIRS:** Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem.

**ALUMINUM WIRING:** Aluminum wiring, even partial aluminum wiring, should receive periodic inspection and maintenance by a licensed electrician. Aluminum branch wiring requires all connected outlets, switches, fixtures and connectors to be designed and rated for use with aluminum wiring and should be marked as such.

**TIMERS & LIGHT BULBS:** The operation and testing of timers is not part of the inspection. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints.

**LIMITATIONS:** Be advised that additional conditions, defects or problems with the home's electrical system (main service, main panels and subpanels, branch wiring and fixtures) may be uncovered during a licensed electrician's complete survey of one or multiple components of the home's electrical system. We are not licensed electricians and our findings reflect a good working knowledge of residential electrical systems, not a mastery. The majority of the home's branch wiring could not be viewed at the time of the inspection. In most cases, this is because such wiring is not viewable behind finished wall, floor or ceiling surfaces.

## MAIN SERVICE:

### 11.1 TYPE AND CONDITION:

Main electric service is 110/220 volt, underground service supplying a 100 amp main panel utilizing circuit breakers. Main service appeared serviceable.



## BRANCH WIRING:

### 11.2 BRANCH WIRING TYPE:

Branch wiring is predominantly plastic sheathed copper romex without an integral ground.

### 11.3 BRANCH WIRING CONDITION:

Wiring appeared serviceable. NOTE: The majority of the home's branch wiring was not visible at the time of the inspection. A limited inspection was performed.

## ELECTRICAL PANELS 1:

### 11.4 MAIN PANEL LOCATION:

The main electric panel is located in the basement at the north wall.

### 11.5 ENTRANCE CABLES:

Aluminum.

### 11.6 MAIN PANEL CONDITION:

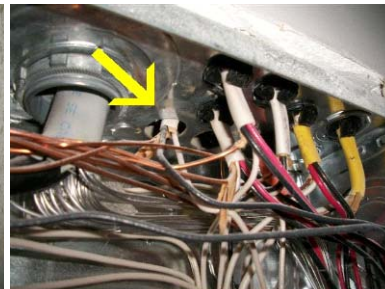
Circuit and wire sizing correct so far as visible. The panel appeared serviceable, except: 1) Although an exterior driven ground was viewed, the primary interior cold water grounding system appeared to be deficient. The cold water ground wire was present and properly attached to some interior copper water pipes (near the main interior valve). However, the plumbing main line at the front foundation wall was non-metallic (plastic) which will not permit electrical ground continuity beyond the plastic/copper connection. In this situation, replacing the plastic main water line with a conductive metal may be cost prohibitive. As such, we recommend checking with the local jurisdiction having authority to determine if the single exterior driven ground is sufficient to meet local codes or occupancy requirements. 2) Some of the branch wire openings were missing appropriate strain relief connectors or clamps. This was seen at the top of the main panel. We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.



Main 100 amp panel



Nullified interior ground



Missing strain relief clamps

### 11.7 SUBPANEL LOCATION(S):

Exterior air conditioner shut off panel.

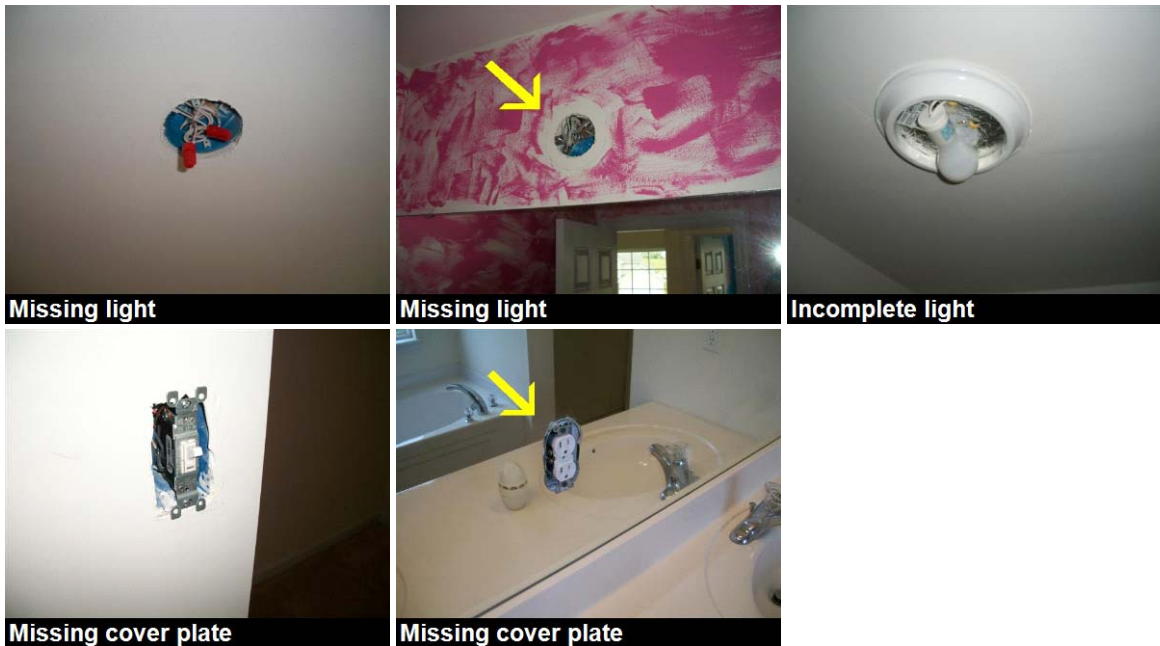
### 11.8 SUBPANEL CONDITION(S):

Appeared serviceable.

## SWITCHES - OUTLETS - FIXTURES 1:

### 11.9 CONDITION:

A representative sample of switches, fixtures and outlets was tested. As a whole, switches, fixtures and outlets were in serviceable condition, except: 1) Multiple light fixtures or receptacles were missing or incomplete and had open and potentially live wires remaining at walls or ceilings. This is a safety hazard. Replacement of these devices will be needed. 2) Missing or damaged switch or outlet cover plates were viewed. Installation of cover plates is recommended. 3) Some damaged exterior light fixtures were viewed. 4) Ground Fault Circuit Interrupter (GFCI) outlets were not installed in the garage and laundry areas. GFCI outlets are recommended for installation at exterior, garage, laundry, pool, bathroom & kitchen outlets. Ground fault circuit interrupter (GFCI) outlets provide safety and protection in wet areas. Upgrades are recommended if not present in wet areas. We recommend further evaluation and necessary repairs by a qualified professional familiar with such conditions.



## STRUCTURAL ELEMENTS

*The condition of structural elements which are not fully visible or accessible cannot be judged. Finished walls, floor coverings, stored items, locked or blocked doors/hatches or insulation cover are the primary reasons why some components cannot be inspected. Only the general conditions of visible foundational and structural components are included in this inspection. No exhaustive analysis of conditions are provided in this report. Such evaluations can be obtained from professional licensed structural engineers or specialists in particular areas. Most concrete floor slabs and foundation walls experience some degree of cracking due to minor settlement or shrinkage.*

### BASEMENT 1:

#### 12.1 DESCRIPTION & ACCESSIBILITY:

Basement is accessible from interior stairs and walkout basement-level exterior door. Basement is partially finished. NOTE: Finished basements typically restrict the viewing of a variety of structural, electrical, plumbing and heating/cooling elements.

#### 12.2 BASEMENT WALLS - TYPE:

Poured concrete.

#### 12.3 BASEMENT WALLS - CONDITION:

Viewing was restricted. Walls were not fully inspected. Appeared serviceable, except: 1) Minor settlement cracks were noted at the front corner area, above the basement bathroom "rough in" area. This cracking did not appear to be structurally significant. Monitor over time. 2) Original construction errors were also noted at the south and north sides of the front basement area, near the main water valve. It appeared that the concrete walls were notched to accept a steel beam which was not designed to be located in that spot. These patched beam "pockets" did not appear to be structurally significant. Monitor over time.



Cracking at wall

Construction error, north

Construction error, south

#### 12.4 BASEMENT FLOOR & DRAINAGE:

Floor was not fully visible due to coverings or stored items. Appeared serviceable, except: 1) Symptoms of prior water entry exist by the rear door. Water seepage may recur in the future. See EXTERIOR DOORS for further details. 2) Cracks noted at rear north corner were minor to moderate and showed signs of potential active movement or settlement. The cracks appeared to be previously patched and some of the patchwork is splitting or separating. The viewing of the adjacent walls and remaining basement floor was limited by finished surfaces and a full inspection of the settlement problem could not be performed. At a minimum, these cracks should be patched and monitored over time for any signs of further movement or displacement. However, we recommend getting further evaluation of the cracking by a qualified professional familiar with such conditions. NOTE: Structural engineering services were not performed during our inspection. If the structural situations outlined in this report are a major concern for you, the next step would be to employ a structural engineer for further evaluation.



Rear corner

Cracked patchwork

Cracked patchwork

#### 12.5 SUMP SYSTEM:

The sump pump system appeared serviceable, except: The exterior discharge line was poorly routed or terminates very close to the home's foundation. The pump's discharge line should be routed to the exterior of the structure and constructed in such a way that it maintains proper positive flow away from the foundation yet does not adversely affect exterior water drainage or neighboring properties.



### STRUCTURAL COMPONENTS:

#### 12.6 BEAMS:

Appeared serviceable. Beams were not fully visible.

#### 12.7 FLOOR JOISTS & SUBFLOORING:

Appeared serviceable. Joists and subflooring were not fully visible.

#### 12.8 COLUMNS - SUPPORTS:

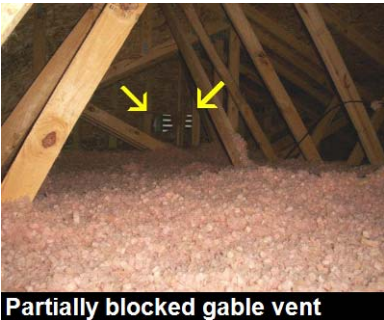
Appeared serviceable. Columns/supports were not fully visible.

**ATTIC - VENTILATION - INSULATION:****12.9 ATTIC ACCESSIBILITY AND CONDITION:**

Attics are full size. Multiple attic spaces were viewed (house and garage). Truss framing noted. Attics were accessible. Viewing was limited to observing from hatch areas only. Attic spaces appeared serviceable, except: One or more bathroom vents appeared to be terminating in attic space, not outside of structure. This may contribute to excess moisture in the attic. In extreme cases, excessive moisture in the attic can cause damage to the framing material, roof shingles and can cause the insulation to lose its effectiveness. Ideally, such vents should terminate to the exterior of the residence.

**Bathroom vents****12.10 VENTILATION TYPES AND CONDITION:**

Multiple vent types were viewed, including: Gable vents. Soffit vents. Ventilation appeared adequate, except: The north end gable vent was partially obscured by the attic wall materials. This appeared to be the result of the original construction practices. Ideally, the remaining plywood around the gable vent should be removed to allow for optimal ventilation. However, this will likely be a difficult task and the risks and costs associated with the repair may exceed the benefits of removing the wall material. Pursue the repair as desired.

**Partially blocked gable vent****12.11 INSULATION TYPE AND CONDITION:**

Loose fiberglass. Appeared serviceable. The insulation depth appeared to be between 11 and 14 inches. The insulation's R-Factor was not determined.