

Home Inspection Report



30081 Greenwood Town
Columbia, Missouri 65201

Prepared for: Melanie Westwood

Prepared by: Spradling Home Inspections, LLC
1500 South Rustic Rd.
Columbia, Missouri 65201

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

Acceptable	Functional with no obvious signs of defect.
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
Marginal	Item is not fully functional and requires repair or servicing.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 30081 Greenwood Towne
City Columbia State Missouri Zip 65201
Contact Name Betty Lou Broker

Client Information

Client Name Melanie Westwood

Inspection Company

Inspector Name Stuart Spradling
Company Name Spradling Home Inspections, LLC
Address 1500 South Rustic Rd.
City Columbia State Missouri Zip 65201
Phone 573-874-9797 Fax
E-Mail Stuart@spradlinginspections.com
File Number 06131302
Amount Received Paid \$520.00 which includes the home inspection and a radon test. Check # 1009

Conditions

Others Present Buyers and buyer's agent Property Occupied No
Estimated Age New Construction Entrance Faces North
Inspection Date June 13, 2013
Start Time 2:00 pm End Time 5:00 pm
Electric On Yes
Gas/Oil On Yes
Water On Yes
Temperature 76 Degrees
Weather Overcast Soil Conditions Damp
Space Below Grade Basement
Building Type Single-family detached home Garage Front entry attached
Sewage Disposal Public How Verified Multiple Listing Service
Water Source Public How Verified Multiple Listing Service

Lots and Grounds

- 1. Acceptable Driveway: Concrete
- 2. Acceptable Walks: Concrete
- 3. Acceptable Steps/Stoops: Concrete
- 4. Acceptable Patio: Concrete
- 5. Acceptable Deck: Treated wood floor framing and cedar floorboards, support posts and railings
- 6. Marginal Grading: Minor slope There is soil piled too high against the brick veneer in the front of the house, and in a couple of small areas on the sides. This is conducive for termite activity. Recommend removing soil where needed to expose 2-4 inches of the concrete foundation.



- 7. Acceptable Swale: Adequate pitch and depth for drainage away from the foundation
- 8. Acceptable Vegetation: Mulched beds and shrubs and trees
- 9. Acceptable Retaining Walls: Poured concrete
- 10. Acceptable Exterior Surface Drain: Buried foundation drainage tubes Recommend locating the discharge end of the foundation drainage tubes, and keeping them clear of mud and debris.
- 11. Not Inspected Lawn Sprinklers: Front, back and side yards The lawn sprinkler system was not tested or evaluated as part of this home inspection.



Exterior Surface and Components

Exterior of the house Exterior Surface

- 1. Acceptable Type: Brick veneer, cement fiber lap siding



- 2. Acceptable Trim: Metal, vinyl, wood
- 3. Acceptable Fascia: Aluminum
- 4. Acceptable Soffits: Aluminum
- 5. Acceptable Door Bell: Hard wired
- 6. Acceptable Entry Doors: Metal, insulated entry door
- 7. Acceptable Patio Door: Metal entry door, full glass
- 8. Acceptable Windows: Vinyl single hung, thermal pane, tilt in
- 9. Acceptable Window Screens: Fiberglass mesh
- 10. Acceptable Basement Windows: Vinyl single hung, thermal pane, tilt in
- 11. Acceptable Exterior Lighting: Surface mount
- 12. Acceptable Exterior Electric Outlets: 110 VAC GFCI
- 13. Acceptable Hose Bibs: Rotary valves

Exterior Surface and Components (Continued)

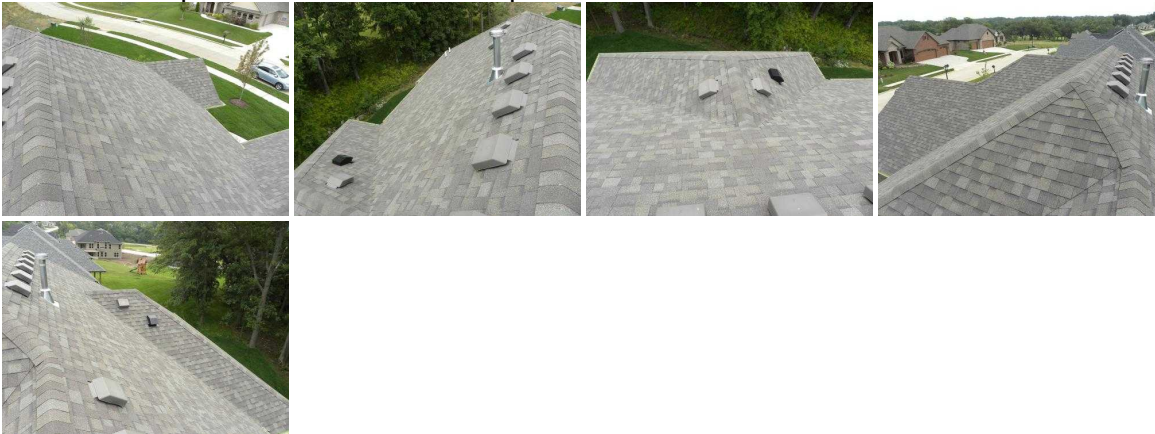
- 14. Acceptable Gas Meter: Exterior surface mount at side of home
- 15. Defective Main Gas Valve: Located at gas meter **The main gas shutoff valve is buried under the sod. This is a potential safety hazard. Recommend uncovering the gas shut off valve and the bottom of the gas meter.**



Roof

All surfaces of the roof were inspected Roof Surface

- 1. Method of Inspection: The roof was inspected from the roof surface



- 2. Acceptable Material: Laminated fiberglass and asphalt composition shingles
- 3. Type: Combination gable and hip
- 4. Approximate Age: Less than 1 year
- 5. Acceptable Flashing: Galvanized, aluminum and rubber One of the plumbing vent flashing collars is not properly nailed down. This makes the flashing prone to wind uplift and water damage to the interior of the home more likely. Recommend nailing down the flashing collar as needed.



- 6. Acceptable Valleys: Cut Shingle
- 7. Acceptable Plumbing Vents: PVC
- 8. Acceptable Electrical Mast: Underground utilities
- 9. Acceptable Gutters: Aluminum
- 10. Acceptable Downspouts: Aluminum
- 11. Acceptable Leader/Extension: Splash blocks and buried plastic Recommend locating the discharge end of the buried downspout extension tubes, and keeping them clear of mud and debris. Recommend extending the other downspouts to discharge roof runoff away from the foundation

No chimney Chimney

Garage/Carport

Attached Garage

1. Type of Structure: Front entry Car Spaces: 2
2. Acceptable Garage Doors: Metal
3. Acceptable Door Operation: Mechanized
4. Acceptable Door Opener: Lift Master
5. Acceptable Exterior Surface: Same as the house
6. Acceptable Roof: Same as the house
7. Acceptable Roof Structure: 2x6 Rafter
8. Acceptable Service Doors: Fire rated
9. Acceptable Ceiling: Drywall, textured, and painted
10. Acceptable Walls: Drywall, painted
11. Acceptable Floor/Foundation: Poured concrete slab
12. Not Inspected Hose Bibs: Rotary valves The hose bib in the garage was not tested as part of this home inspection.
13. Acceptable Electrical: 110 VAC GFCI

Electrical

1. Service Size Amps: 200 Amps Volts: 110-220 VAC
2. Acceptable Service: Copper
3. Acceptable 120 VAC Branch Circuits: Copper
4. Acceptable 240 VAC Branch Circuits: Copper
5. Acceptable Conductor Type: Non-metallic sheathed cable
6. Acceptable Ground: Rod in the ground
7. Acceptable Smoke Detectors: Located in each bedroom, and common hallway

Basement Electric Panel

8. Acceptable Manufacturer: Square D



9. Maximum Capacity: 200 Amps
10. Acceptable Main Breaker Size: 200 Amps
11. Acceptable Breakers: Copper and Aluminum
12. Acceptable AFCI: 110 volt bedroom circuits
13. Acceptable GFCI: At GFCI receptacles only
14. Is the panel bonded? Yes

Structure

1. Acceptable Structure Type: Wood frame
2. Acceptable Foundation: Poured concrete
3. Not Present Differential Movement: No movement or displacement noted
4. Acceptable Beams: Laminated wood under the living area, steel I beam underneath the excavated garage
5. Acceptable Bearing Walls: Wood frame
6. Acceptable Joists/Trusses: 2 x 10 floor joists, 2x6 ceiling joists
7. Acceptable Piers/Posts: Steel posts
8. Acceptable Floor/Slab: Poured concrete The majority of the concrete slab was not visible due to carpet and other floor coverings.
9. Acceptable Stairs/Handrails: Wood stairs with wood handrails
10. Acceptable Subfloor: Oriented Strand Board (OSB)

Attic

Entire Attic

1. Method of Inspection: From the attic access
2. Acceptable Roof Framing: 2x6 rafters, purlins, diagonal bracing, rafter ties



3. Acceptable Sheathing: Oriented strand board (O S B)
4. Acceptable Ventilation: Roof and soffit vents
5. Acceptable Insulation: Blown in cellulose
6. Acceptable Insulation Depth: 12 to 14 inches
7. Acceptable Wiring/Lighting: 110 VAC lighting circuit
8. Not Present Moisture Penetration: No signs of water penetration were observed at the time of the inspection
9. Acceptable Bathroom Fan Venting: Vents terminate to the exterior of the building envelope.

Basement

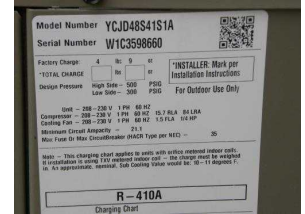
Under the entire home Basement

1. Acceptable Ceiling: Exposed framing
2. Acceptable Walls: Exposed foundation, exposed framing
3. Acceptable Floor: Concrete
4. Acceptable Floor Drain: Surface drain
5. Acceptable Doors: Wood framed hollow core
6. Marginal Windows: Vinyl single hung, thermal pane, tilt in **Several of the basement windows are very difficult to open. Recommend adjustments as needed.**
7. Acceptable Electrical: 110 VAC GFCI The GFCI electric outlet in the basement resets in the garage.
8. Acceptable HVAC Source: Ceiling mounted register
9. Acceptable Insulation: Blown in cellulose in the end of joist spaces
10. Acceptable Ventilation: HVAC ductwork and doorways
11. Not Present Moisture Location: No moisture was observed at the time of the inspection
12. Acceptable Basement Stairs/Railings: Wood stairs with wood handrails

Air Conditioning

East side of the house AC System

1. Acceptable A/C System Operation: The air-conditioning system was operated and performed satisfactorily
2. Acceptable Condensate Removal: PVC tubing
3. Acceptable Exterior Unit: Pad mounted
4. Manufacturer: Guardian



5. Area Served: Whole house Approximate Age: New-less than 1 yr
6. Fuel Type: 220 VAC Temperature Differential: 18 Degrees
7. Type: Central A/C Capacity: Not listed
8. Acceptable Visible Coil: Copper coil with aluminum fins
9. Acceptable Refrigerant Lines: Copper
10. Acceptable Electrical Disconnect: Exterior disconnect
11. Acceptable Exposed Ductwork: Metal ducts and insulated flex ducts
12. Acceptable Blower Fan/Filters: Direct drive with disposable filter
13. Acceptable Thermostats: One thermostat serves the entire dwelling

Fireplace/Wood Stove

Living Room Fireplace

1. Acceptable Fireplace Construction: Pre-fabricated
2. Type: Gas log
3. Acceptable Smoke Chamber: Fireproof panels
4. Acceptable Flue: Metal, direct vent through the exterior wall
5. Acceptable Hearth: Acceptable

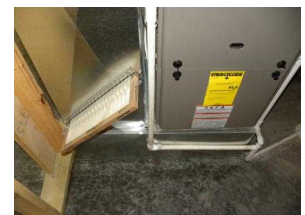
Heating System

Utility closet in the garage Heating System

1. Acceptable Heating System Operation: Functional at time of inspection
2. Manufacturer: Guardian



3. Type: Forced air Capacity: 100,000 Btu/Hr
4. Area Served: Entire dwelling Approximate Age: New-less than 1 yr
5. Fuel Type: Natural gas
6. Not Inspected Heat Exchanger: N/A sealed
7. Acceptable Blower Fan/Filter: Direct drive with disposable filter Easy access to the air filter on the lower left side of the unit.



Heating System (Continued)

- 8. Acceptable Distribution: Metal duct and insulated flex duct
- 9. Acceptable Draft Control: Powered draft
- 10. Acceptable Flue Pipe: PVC
- 11. Acceptable Controls: Disconnect switch or other normal operating and safety controls were observed
- 12. Acceptable Humidifier: General The humidifier was not tested as part of the home inspection.
- 13. Acceptable Thermostats: One thermostat serves each dwelling
- 14. Suspected Asbestos: No

Plumbing

- 1. Acceptable Service Line: Copper The majority of the water service line is buried below grade, and the material used is not known. The visible portion is copper



- 2. Acceptable Main Water Shutoff: Utility closet in the garage
- 3. Acceptable Water Lines: PEX Plastic
- 4. Acceptable Drain Pipes: PVC
- 5. Acceptable Service Caps: Accessible
- 6. Acceptable Vent Pipes: PVC
- 7. Acceptable Gas Service Lines: Black iron piping and flexible gas connectors

Utility closet in the garage Water Heater

- 8. Acceptable Water Heater Operation: Functional at time of inspection
- 9. Manufacturer: Ruud



- 10. Type: Natural gas Capacity: 50 Gallons
- 11. Approximate Age: New-less than 1 yr Area Served: Entire dwelling
- 12. Acceptable Flue Pipe: Double wall
- 13. Acceptable TPRV and Drain Tube: CPVC extension tubing

Bathroom

Master Bathroom

1. Acceptable Ceiling: Drywall, textured, and painted
2. Acceptable Walls: Drywall, painted
3. Acceptable Floor: Ceramic tile
4. Acceptable Doors: Wood framed hollow core
5. Acceptable Windows: Vinyl slider, thermal pane
6. Acceptable Electrical: 110 VAC GFCI Burned out bulb noted between the shower and the toilet room.
7. Acceptable Counter/Cabinet: Attached securely
8. Acceptable Sink/Basin: Molded dual bowl
9. Acceptable Faucets/Traps: Water pressure and drainage adequate
10. Marginal Shower/Surround: Fiberglass pan and ceramic tile surround **Recommend caulking to seal gaps in the grout joints. Recommend caulking or install edge tiles as needed on the outside edge of the surround tiles.**



11. Acceptable Spa Tub/Surround: Fiberglass tub and ceramic tile surround
12. Acceptable Toilets: Securely mounted, no leaks observed
13. Acceptable HVAC Source: Ceiling mounted register
14. Acceptable Ventilation: Electric ventilation fan and window

Main Hall Bathroom

15. Acceptable Ceiling: Drywall, textured, and painted
16. Acceptable Walls: Drywall, painted
17. Acceptable Floor: Ceramic tile
18. Acceptable Doors: Wood framed hollow core
19. Acceptable Windows: Non opening thermal pane
20. Acceptable Electrical: 110 VAC GFCI Missing light bulbs noted above the vanity.
21. Acceptable Counter/Cabinet: Attached securely
22. Acceptable Sink/Basin: Molded single bowl
23. Acceptable Faucets/Traps: Water pressure and drainage adequate
24. Acceptable Tub/Surround: Fiberglass tub and fiberglass surround
25. Acceptable Toilets: Securely mounted, no leaks observed
26. Acceptable HVAC Source: Floor mounted registers
27. Acceptable Ventilation: Electric ventilation fan

Between the kitchen and garage Bathroom

28. Acceptable Ceiling: Drywall, textured, and painted
29. Acceptable Walls: Drywall, painted
30. Acceptable Floor: Hardwood
31. Acceptable Doors: Wood framed hollow core
32. Acceptable Electrical: 110 VAC GFCI The 1/2 bathroom GFCI electric outlet resets in the master bathroom.
33. Acceptable Sink/Basin: Pedestal
34. Acceptable Faucets/Traps: Water pressure and drainage adequate
35. Acceptable Toilets: Securely mounted, no leaks observed
36. Not Present HVAC Source: None
37. Acceptable Ventilation: Electric ventilation fan

Kitchen

Middle of the floor plan Kitchen

1. Acceptable Cooking Appliances: Functional at the time of inspection
2. Acceptable Ventilator: Functional at the time of inspection
3. Acceptable Disposal: Functional at the time of inspection
4. Not Inspected Dishwasher: Not tested
5. Air Gap Present? Yes
6. Not Present Refrigerator: Functional at the time of inspection
7. Acceptable Microwave: Not present at the time of inspection
8. Acceptable Sink: Stainless steel dual basin
9. Acceptable Electrical: 110 VAC GFCI
10. Acceptable Plumbing/Fixtures: Water pressure and drainage adequate
11. Acceptable Counter Tops: Granite
12. Acceptable Cabinets: Wood
13. Acceptable Ceiling: Drywall, textured, and painted
14. Acceptable Walls: Drywall, painted
15. Acceptable Floor: Hardwood
16. Acceptable HVAC Source: Floor mounted registers

Bedroom

Master Bedroom

1. Acceptable Closet: Walk In
2. Acceptable Ceiling: Drywall, textured, and painted
3. Acceptable Walls: Drywall, painted
4. Acceptable Floor: Carpet
5. Acceptable Doors: Wood framed hollow core
6. Marginal Windows: Vinyl single hung, thermal pane, tilt in **The window is very difficult to open and close. Recommend adjustments as needed to correct.**
7. Acceptable Electrical: 110 VAC
8. Acceptable HVAC Source: Floor mounted registers
9. Acceptable Smoke Detector: Hard wired with battery back up

Front Bedroom

10. Acceptable Closet: Large
11. Acceptable Ceiling: Drywall, textured, and painted
12. Acceptable Walls: Drywall, painted
13. Acceptable Floor: Carpet
14. Acceptable Doors: Wood framed hollow core
15. Marginal Windows: Vinyl single hung, thermal pane, tilt in **The window is very difficult to open and close. Recommend adjustments as needed to correct.**
16. Acceptable Electrical: 110 VAC
17. Acceptable HVAC Source: Floor mounted registers
18. Acceptable Smoke Detector: Hard wired with battery back up

Rear Bedroom

19. Acceptable Closet: Large
20. Acceptable Ceiling: Drywall, textured, and painted
21. Acceptable Walls: Drywall, painted
22. Acceptable Floor: Carpet
23. Acceptable Doors: Wood framed hollow core
24. Acceptable Windows: Vinyl single hung, thermal pane, tilt in
25. Acceptable Electrical: 110 VAC

Bedroom (Continued)

- 26. Acceptable HVAC Source: Floor mounted registers
- 27. Acceptable Smoke Detector: Hard wired with battery back up

Living Space

Entry foyer Living Space

- 1. Acceptable Closet: Large
- 2. Acceptable Ceiling: Drywall, textured, and painted
- 3. Acceptable Walls: Drywall, painted
- 4. Acceptable Floor: Hardwood
- 5. Acceptable Doors: Entry door
- 6. Acceptable Windows: Non opening thermal pane windows
- 7. Acceptable Electrical: 110 VAC
- 8. Acceptable HVAC Source: Floor mounted registers

Living Room Living Space

- 9. Acceptable Ceiling: Drywall, textured, and painted
- 10. Acceptable Walls: Drywall, painted
- 11. Acceptable Floor: Hardwood
- 12. Acceptable Doors: Wood framed hollow core
- 13. Acceptable Windows: Vinyl single hung, thermal pane, tilt in and non opening thermal pane
- 14. Acceptable Electrical: 110 VAC
- 15. Acceptable HVAC Source: Floor mounted registers
- 16. Acceptable Smoke Detector: Near the bedrooms

Breakfast room Living Space

- 17. Acceptable Ceiling: Drywall, textured, and painted
- 18. Acceptable Walls: Drywall, painted
- 19. Acceptable Floor: Hardwood
- 20. Acceptable Doors: Vinyl sliding, thermal pane
- 21. Marginal Windows: Vinyl single hung, thermal pane, tilt in **The window is very difficult to open and close. Recommend adjustments as needed to correct.**
- 22. Acceptable Electrical: 110 VAC
- 23. Acceptable HVAC Source: Floor mounted registers

Dining Room Living Space

- 24. Acceptable Ceiling: Drywall, textured, and painted
- 25. Acceptable Walls: Drywall, painted
- 26. Acceptable Floor: Hardwood
- 27. Acceptable Windows: Vinyl single hung, thermal pane, tilt in and non opening thermal pane
- 28. Acceptable Electrical: 110 VAC
- 29. Acceptable HVAC Source: Floor mounted registers

Laundry Room/Area

Between the master closet and the garage Laundry Room/Area

1. Acceptable Closet: Large
2. Acceptable Ceiling: Drywall, textured, and painted
3. Acceptable Walls: Drywall, painted
4. Acceptable Floor: Ceramic tile
5. Acceptable Doors: Wood framed, hollow core to the kitchen, entry door to the garage
6. Acceptable Electrical: 110 VAC
7. Acceptable HVAC Source: Ceiling mounted register
8. Acceptable Laundry Tub: PVC
9. Acceptable Laundry Tub Drain: PVC
10. Not Inspected Washer Hose Bib: Ball valves The washing machine hose bibbs were not tested as part of this home inspection.
11. Acceptable Washer and Dryer Electrical: 110-220 VAC
12. Acceptable Dryer Vent: Through wall
13. Not Inspected Washer Drain: To the main drain line The washing machine drain line was not tested as part of this home inspection.
14. Not Present Floor Drain: None

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Grading: Minor slope **There is soil piled too high against the brick veneer in the front of the house, and in a couple of small areas on the sides. This is conducive for termite activity. Recommend removing soil where needed to expose 2-4 inches of the concrete foundation.**

Basement

2. Under the entire home Basement Windows: Vinyl single hung, thermal pane, tilt in **Several of the basement windows are very difficult to open. Recommend adjustments as needed.**

Bathroom

3. Master Bathroom Shower/Surround: Fiberglass pan and ceramic tile surround **Recommend caulking to seal gaps in the grout joints.**
Recommend caulking or install edge tiles as needed on the outside edge of the surround tiles.

Bedroom

4. Master Bedroom Windows: Vinyl single hung, thermal pane, tilt in **The window is very difficult to open and close. Recommend adjustments as needed to correct.**
5. Front Bedroom Windows: Vinyl single hung, thermal pane, tilt in **The window is very difficult to open and close. Recommend adjustments as needed to correct.**

Living Space

6. Breakfast room Living Space Windows: Vinyl single hung, thermal pane, tilt in **The window is very difficult to open and close. Recommend adjustments as needed to correct.**

Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. Main Gas Valve: Located at gas meter **The main gas shutoff valve is buried under the sod. This is a potential safety hazard. Recommend uncovering the gas shut off valve and the bottom of the gas meter.**