



Home Inspection Report

1841 E 152nd Ct Olathe, KS 66062

Inspection Date: 09/03/2010

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Report Overview

THE HOUSE IN PERSPECTIVE

This is a well built home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. *The improvements that are recommended in this report are not considered unusual for a home of this age and location.* Please remember that there is no such thing as a perfect home.

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.

Safety Issue: denotes a condition that is unsafe and in need of prompt attention.

Repair: denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.

Improve: denotes improvements which are recommended but not required.

Monitor: denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary.

Please note that those observations listed under “Discretionary Improvements” are not essential repairs, but represent logical long term improvements.

- For the purpose of this report, it is assumed that the house faces east.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

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

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

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

Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary. **Cracks have been sealed**

Chimneys

- **Monitor, Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked before winter to prevent damage from freezing water. **Repaired**

Flashings

- **Repair:** The flashing should be caulked to avoid leaks. **Repaired**

Gutters & Downspouts

- **Repair:** It is recommended that gutters and downspouts be installed on the storage shed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

Exterior Walls

- **Repair:** The exterior of the storage shed needs to be painted and the rot in the door repaired.
- **Repair:** The siding trim needs minor caulking improvements in localized areas to prevent water damage and rot. **Repaired**
- **Repair:** Localized minor rot was observed in the trim around the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.

Exterior Eaves

- **Repair:** The north eave is lacking paint and should be painted to prevent water damage and rot. **Repaired**

Windows

- **Repair:** Some window frames require painting and caulking. **Repaired**
- **Monitor:** There appears to be some minor rot repairs to window trim/frames. These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and kept caulked and painted to prevent further damaged. **Repaired**

Garage

- **Monitor, Repair:** The north garage door trim has been cut out to give clearance for the mirrors on the SUV. Repair is discretionary

Lot Drainage

- **Monitor, Repair:** The grading should be improved and/or maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.*

Porch

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

Deck

- **Recommend:** The deck is in fair condition and it's recommended it be stained or painted to prolong its life.
- **Monitor, Repair:** The support posts for the deck are below the soil. This configuration is prone to rot. Rising above soil level is recommended. The potential of rot could already be present.

Driveway

- **Monitor:** The soil below the driveway has settled and/or heaved resulting in an uneven surface and cracks. Persisting movement may result in the need for resurfacing.

Landscaping

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

Fencing

- **Monitor, Repair:** The fencing is in fair condition. Minor repairs could improve the operation of the gates.

Lights

- **Repair:** The upper hallway and one family room light is inoperative. If the bulbs are not blown, the circuit should be repaired. **Repaired**
- **Monitor, Repair:** The upper hallway light fixture is missing the glass cover. Repair is discretionary. **Repaired**

Smoke Detectors

- **Repair, Safety Issue:** The upper hallway smoke detector did not respond to testing. **Repaired**

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.

Plumbing Fixtures

- **Repair:** The mirror has been removed from the master bedroom bath. **Repaired**
- **Repair:** The rear hose bib is leaky when the water is on.(very minor)

Wall / Ceiling Finishes

- **Monitor:** Evidence of patching was detected on the basement ceiling.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.

Floors

- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.

Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort.

Clothes Dryer

- **Recommend:** The clothes dryer exhaust vent pipe is duct taped. Improvement is recommended.

Fireplaces

- **Repair:** The fireplace firebox mortar should be repaired. **Repaired**
- **Recommend:** The fireplace chimney should be inspected and cleaned prior to operation. **Cleaned & Inspected**

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection.
The estimated outside temperature was 72 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •90% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Steel
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Plywood Sheathing

STRUCTURE OBSERVATIONS

Positive Attributes

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

General Comments

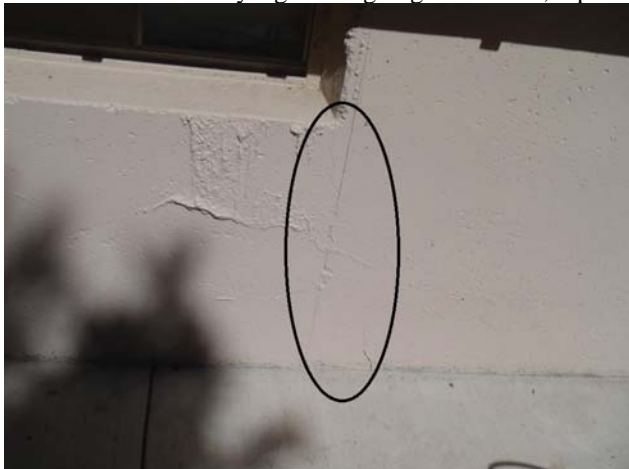
No major defects were observed in the accessible structural components of the house.

??? INSPECTION NOTES FROM PALM HANDHELD:

RECOMMENDATIONS / OBSERVATIONS

Foundation

- **Monitor:** Common minor settlement cracks were observed in the foundation walls. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary. **Cracks have been sealed**



LIMITATIONS OF STRUCTURE INSPECTION

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

- Structural components concealed behind finished surfaces could not be inspected.

- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.
 - The roof space/attic was viewed from the access hatch only.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle •Multiple layers
Roof Flashings:	•Metal
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are to be in generally good condition. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings. The chimneys do not show signs of significant deterioration. The gutters are clean.

General Comments

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

RECOMMENDATIONS / OBSERVATIONS

Gutters & Downspouts

- **Repair:** It is recommended that gutters and downspouts be installed on the storage shed to avoid spilling roof runoff around the building – a potential source of water entry or water damage.

Chimneys

- **Monitor, Repair:** The cap of the masonry chimney is cracked. These cracks should be sealed or caulked before winter to prevent damage from freezing water. **Repaired**



Flashings

- **Repair:** The flashing should be caulked to avoid leaks. **Repaired**



LIMITATIONS OF ROOFING INSPECTION

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

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Brick •Board & Bat
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Sliding Glass •Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Graded Away From House •Level Grade
Retaining Walls:	•None
Fencing:	•Wood

EXTERIOR OBSERVATIONS

Positive Attributes

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

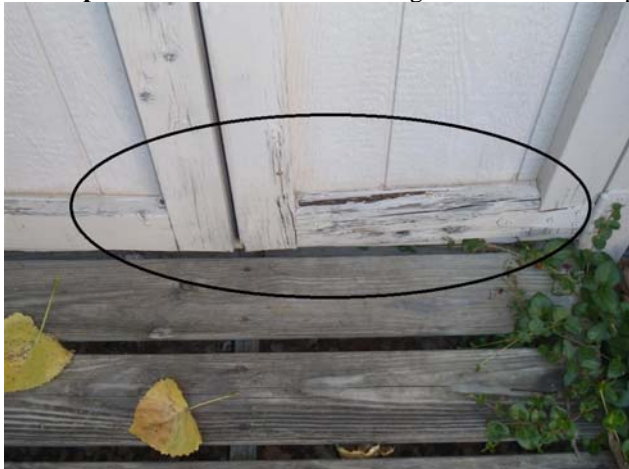
General Comments

The exterior of the home is generally in good condition. The exterior of the home shows normal wear and tear for a home of this age.

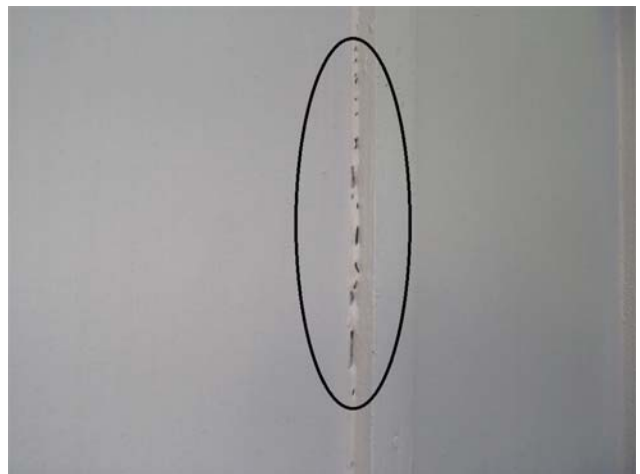
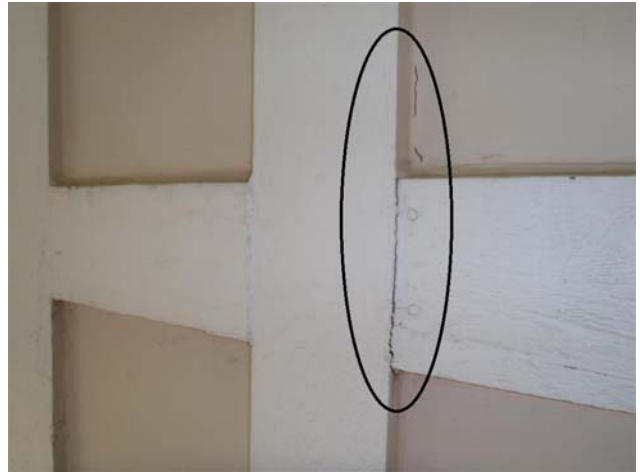
RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

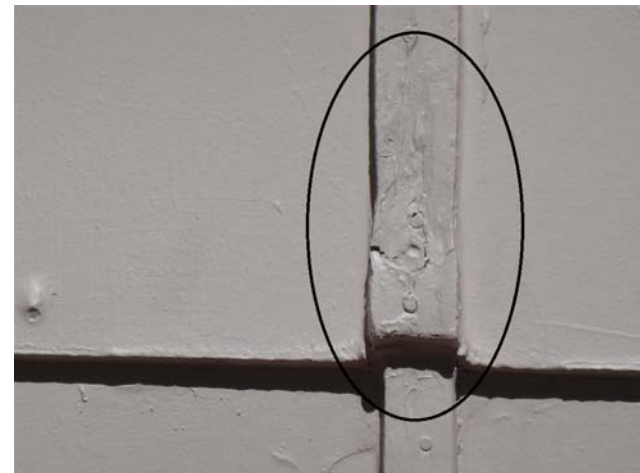
- **Repair:** The exterior of the storage shed needs to be painted and the rot in the door repaired.



- **Repair:** The siding trim needs minor caulking improvements in localized areas to prevent water damage and rot.
Repaired



- **Repair:** Localized minor rot was observed in the trim around the siding. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can avoid further damage.



Exterior Eaves

- **Repair:** The north eave is lacking paint and should be painted to prevent water damage and rot. **Repaired**



Windows

- **Repair:** Some window frames require painting and caulking. **Repaired**



- **Monitor:** There appears to be some minor rot repairs to window trim/frames. These areas are currently protected with paint and do not need immediate attention. It is recommended, however, that these areas be monitored closely and kept caulked and painted to prevent further damaged. **Repaired**



Garage

- **Monitor, Repair:** The north garage door trim has been cut out to give clearance for the mirrors on the SUV. Repair is discretionary



Lot Drainage

- **Monitor, Repair:** The grading should be improved and/or maintained to promote the flow of storm water away from the house. This can often be accomplished by the addition of top soil. The ground should slope away from the house at a rate of one inch per foot for at least the first five feet. At least eight (8) inches of clearance should be maintained between soil level and the bottom of exterior wall siding. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future. If another rain occurs before closing, it's recommended the basement be viewed again for any signs of moisture penetration.*

Porch

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



Deck

- **Recommend:** The deck is in fair condition and it's recommended it be stained or painted to prolong its life.



- **Monitor, Repair:** The support posts for the deck are below the soil. This configuration is prone to rot. Rising above soil level is recommended. The potential of rot could already be present.



Driveway

- **Monitor:** The soil below the driveway has settled and/or heaved resulting in an uneven surface and cracks. Persisting movement may result in the need for resurfacing.



Landscaping

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

Fencing

- **Monitor, Repair:** The fencing is in fair condition. Minor repairs could improve the operation of the gates.

LIMITATIONS OF EXTERIOR INSPECTION

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

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.
- Automobile(s) in the garage restricted the inspection.
- Storage in the garage restricted the inspection.
- Access below decks and/or porches was not possible.

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

Electrical

DESCRIPTION OF ELECTRICAL

Size of Electrical Service:	•120/240 Volt Main Service - Service Size: 100 Amps •120/240 Volt Main Service - Service Size: 200 Amps
Service Drop:	•Underground
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 200 Amps •Located: Basement Closet •Breakers
Service Grounding:	•Aluminum-Insulated •Ground Connection Not Visible
Service Panel & Overcurrent Protection:	•Panel Rating: 200 Amp •Breakers •Located: Basement Closet
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Exterior •Electrical Panel
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized relative to the wiring. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly unless otherwise noted below. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home.

General Comments

Inspection of the electrical system did not reveal the need for improvement.

RECOMMENDATIONS / OBSERVATIONS

Lights

- **Repair:** The upper hallway and one family room light is inoperative. If the bulbs are not blown, the circuit should be repaired. **Repaired**
- **Monitor, Repair:** The upper hallway light fixture is missing the glass cover. Repair is discretionary. **Repaired**

Smoke Detectors

- **Repair, Safety Issue:** The upper hallway smoke detector did not respond to testing. **Repaired**

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Heating

DESCRIPTION OF HEATING

Energy Source:	•Gas
Heating System Type:	•Forced Air Furnace •Manufacturer: International Comfort •Serial Number: L004577910
Vents, Flues, Chimneys:	•Metal-Single Wall
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The heating system is controlled by a “set back” thermostat. This type of thermostat, if set up correctly, helps reduce heating costs.

General Comments

The heating system shows no visible evidence of major defects. No repairs to the heating system are necessary at this time.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF HEATING INSPECTION

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

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

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity
Central System Type:	•Air Cooled Central Air Conditioning Manufacturer: Tempstar •Serial Number: L0004040664
Size of Circuit:	•Circuit Size: Minimum Circuit Size 24.6 Amps/Maximum Circuit Breaker Size 40 Amps •Breaker Size In Main Panel: 30 Amps
Through-Wall Equipment:	•Not Present
Other Components:	•House Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes

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

General Comments

The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

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

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•Loose and Rolled Fiberglass/Mineral Wool in Main Attic
Exterior Wall Insulation:	•None Visible
Basement Wall Insulation:	•None Visible
Vapor Retarders:	•Unknown
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Dryer

INSULATION / VENTILATION OBSERVATIONS

Positive Attributes

This is a well insulated home.

General Comments

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.
- The attic was viewed from the access hatch only.

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

Plumbing

DESCRIPTION OF PLUMBING

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper
Main Water Valve Location:	•Front Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Public Sewer System
Drain, Waste, & Vent Piping:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: Reliance •Serial Number: F89168839
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

PLUMBING OBSERVATIONS

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.

Plumbing Fixtures

- **Repair:** The mirror has been removed from the master bedroom bath. **Repaired**



- **Repair:** The rear hose bib is leaky when the water is on.(very minor)



LIMITATIONS OF PLUMBING INSPECTION

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

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

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

Interior

DESCRIPTION OF INTERIOR

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

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of the windows are good quality. The windows have, for the most part, been well-maintained.

General Condition of Floors

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Evidence of patching was detected on the basement ceiling.
- **Monitor:** Typical drywall and/or plaster flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, loose or bulging plaster, etc. Any repairs would be discretionary.

Floors

- **Monitor:** The carpet shows typical wear and/or soiled spots and stains.

Basement Leakage

- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. *It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.* The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.

In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort.

LIMITATIONS OF INTERIOR INSPECTION

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

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.
- Portions of the foundation walls were concealed from view.
- The adequacy of the fireplace draw cannot be determined during a visual inspection.

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

Appliances

DESCRIPTION OF APPLIANCES

Appliances Tested:

- Electric Range •Microwave Oven •Dishwasher •Waste Disposer
- Refrigerator

Laundry Facility:

- Dryer Vented to Building Exterior •Hot and Cold Water Supply for Washer
- Waste Standpipe for Washer

Other Components Tested:

- Door Bell

APPLIANCES OBSERVATIONS

Positive Attributes

The appliances are to be in generally good condition. All appliances that were tested responded satisfactorily. The kitchen and laundry facilities are well organized. The kitchen cabinetry is above average quality.

RECOMMENDATIONS / OBSERVATIONS

Clothes Dryer

- **Recommend:** The clothes dryer exhaust vent pipe is duct taped. Improvement is recommended.



LIMITATIONS OF APPLIANCES INSPECTION

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

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

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

Fireplaces / Wood Stoves

DESCRIPTION OF FIREPLACES / WOOD STOVES

Fireplaces:

•Masonry Firebox •Gas

Vents, Flues, Chimneys:

•Masonry Chimney-Lined

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

On the whole, the fireplace and it's components were found to be in average condition. Typical flaws were observed in some areas.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The fireplace firebox mortar should be repaired. **Repaired**



- **Recommend:** The fireplace chimney should be inspected and cleaned prior to operation. **Cleaned & Inspected**

LIMITATIONS OF FIREPLACES / WOOD STOVES INSPECTION

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

- The interiors of flues or chimneys are not inspected.
- Firescreens, fireplace doors, appliance gaskets and seals, automatic fuel feed devices, mantles and fireplace surrounds, combustion make-up air devices, and heat distribution assists (gravity or fan-assisted) are not inspected.
- The inspection does not involve igniting or extinguishing fires nor the determination of draft.
- Fireplace inserts, stoves, or firebox contents are not moved.

Other Fireplace/Stove Components Not Inspected:

- Interiors of flues or chimneys
- The adequacy of the fireplace draw is not determined during a visual inspection; for safety reasons, if no fire is burning we do not ignite fires nor light paper or other materials.

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