



Star Home Inspection Services

Home Inspection Report

4774 Black Swan Dr, Shawnee, KS 66216

Inspection Date: 9/11/2007

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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 west.

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.

Foundation

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

Gutters & Downspouts

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

Retaining Walls

- **Monitor:** Localized pointing of deteriorated mortar between the rocks and replacement of loose rocks of the exterior front retaining wall is advisable to prevent further deterioration.
- **Monitor:** The stone retaining wall near the driveway (west side) is bowing. Bowing 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.

Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas. These areas should be painted to prevent water damage or rot in the future.

Exterior Eaves

- **Repair:** The soffit and fascia should be painted.
- **Repair:** The fascia (the wooden board to which the gutter is typically fastened) shows evidence of substantial rot on the backside of the house. Repair or replacement is needed.

Driveway

- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs.

Walkway

- **Monitor:** The walkway has settled and cracked. Persisting movement may result in the need for repairs.

Service / Entrance

- **Improve:** The service wires do not have adequate clearance from the ground. The top of the service mast and the service wires should be at least fifteen (15) feet from the ground.

Main Panel

- **Repair:** The main distribution panel is obsolete and should be replaced.
- **Repair:** Any openings in the main panel should be covered.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated. Each circuit should be served by a separate fuse or breaker.

Auxiliary Panel(s)

- **Repair:** The auxiliary panel is obsolete and should be replaced.
- **Repair:** Any openings in the auxiliary panel should be covered.

Outlets

- **Repair:** An outlet in the south east bedroom east wall marked with blue tape is inoperative. This outlet and circuit should be investigated.
- **Repair:** Ungrounded 3-prong outlets in the basement family room west wall should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present “repair” can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can’t be tested by normal means.
- **Repair:** The open neutral outlet in the kitchen marked O/N with blue tape should be repaired or replaced.
- **Repair:** Missing light or junction box cover plates in the master bedroom closet and basement ceiling should be replaced to avoid a shock hazard.

Lights

- **Monitor, Repair:** The light at the north main entry doorway area is missing the glass cover. Repair is discretionary.

Smoke Detectors

- **Repair:** It is suspected that the batteries in the smoke detectors are defunct. This should be investigated.

Furnace

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

Air Conditioner

- **Repair:** The manufacturer specifications on the air conditioner call for a minimum and maximum fuse or breaker size of 30 amp. The main panel shows AC breaker of 20 amps. This should be repaired to meet the requirements of the manufacturer.

Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.

Gas Piping

- **Repair:** Copper tubing is no longer suitable for gas piping. It’s recommended this pipe to the fireplace be replaced with one of suitable material.
- **Monitor:** The front gas light is not in operable condition. Repairs are discretionary.

Fixtures

- **Repair:** The sink drain plug in the master bath sink is inoperative and needs repair.

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted on the basement family room ceiling.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor, Repair:** The vinyl flooring is damaged in the kitchen.
- **Monitor:** The wood floor is stained or burn marks in first room on left of main hallway.

Windows

- **Monitor:** Some window(s) are painted shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window in the east side of basement and north side of basement family room are cracked. Improvement is not a high priority.
- **Repair:** Window hardware is missing on several windows throughout the house.
- **Repair:** Window hardware is damaged on windows throughout house.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Kitchen Counters

- **Monitor, Repair:** Damaged, missing or loose grouting of the tile countertops in the kitchen should be improved.

Kitchen Cabinets

- **Monitor, repair:** The kitchen cabinet door at the top on the left of kitchen does not stay closed properly.

Doors

- **Repair:** The master bedroom closet door is not attached. It was observed in the room across hall.

Fireplaces

- **Repair:** The wood stove chimney may require a liner. This chimney should be evaluated by specialist prior to operation.

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 77 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration
Columns:	•Steel
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters

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.

RECOMMENDATIONS / OBSERVATIONS

Foundation

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

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.
- There was no access to the roof space/attic.

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

Roofing

DESCRIPTION OF ROOFING

Roof Covering:	•Asphalt Shingle
Roof Flashings:	•Metal •Not Visible
Chimneys:	•Masonry
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

Positive Attributes

The roof coverings are to be in generally good condition. Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter. Better than average quality materials have been employed as roof coverings. Roof flashing details appear to be in good order. The chimneys do not show signs of significant deterioration.

RECOMMENDATIONS / OBSERVATIONS

Gutters & Downspouts

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



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:	•Board & Bat
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete
Overhead Garage Door(s):	•None
Surface Drainage:	•Level Grade
Retaining Walls:	•Stone
Fencing:	•None

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. 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. Freeze resistant hose bibs (exterior faucets) have been installed.

RECOMMENDATIONS / OBSERVATIONS

Retaining Walls

- **Monitor:** Localized pointing of deteriorated mortar between the rocks and replacement of loose rocks of the exterior front retaining wall is advisable to prevent further deterioration.
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Exterior Walls

- **Repair:** The exterior siding paint is peeling and/or worn thin in localized areas. These areas should be painted to prevent water damage or rot in the future.

Exterior Eaves

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Driveway

- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs.

Walkway

- **Monitor:** The walkway has settled and cracked. Persisting movement may result in the need for repairs.

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.

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
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Fuses •Located: Basement back wall
Service Grounding:	•Ground Connection Not Visible
Sub-Panel(s):	•Panel Rating 60 Amp •Fuses •Located: Basement back wall beside main panel
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Bathroom(s) •Basement
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

General Comments

Major Concern: *The electrical system is obsolete. Improvement should be high priority for safety reasons. Unsafe electrical conditions represent a shock hazard. A licensed electrician should be consulted.*

RECOMMENDATIONS / OBSERVATIONS

- **Important Safety Notice:** *All electrical repairs listed in this report should be considered as important safety items as they present risk of fire or shock. These items should receive high priority for action.*

Service / Entrance

- **Improve:** The service wires do not have adequate clearance from the ground. The top of the service mast and the service wires should be at least fifteen (15) feet from the ground.

Main Panel

- **Repair:** The main distribution panel is obsolete and should be replaced.
- **Repair:** Any openings in the main panel should be covered.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as "double taps") should be separated. Each circuit should be served by a separate fuse or breaker.

Auxiliary Panel(s)

- **Repair:** The auxiliary panel is obsolete and should be replaced.
- **Repair:** Any openings in the auxiliary panel should be covered.

Outlets

- **Repair:** An outlet in the south east bedroom east wall marked with blue tape is inoperative. This outlet and circuit should be investigated.
- **Repair:** Ungrounded 3-prong outlets in the basement family room west wall should be repaired. In some cases a ground wire may be present in the electrical box and simply needs to be connected. If no ground is present "repair" can be as simple as filling the ground slot with epoxy. Better, since having a ground increases safety, a grounded circuit could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided. In this case the GFCI may work but can't be tested by normal means.

- **Repair:** The open neutral outlet in the kitchen marked O/N with blue tape should be repaired or replaced.
- **Repair:** Missing light or junction box cover plates in the master bedroom closet and basement ceiling should be replaced to avoid a shock hazard.

Lights

- **Monitor, Repair:** The light at the north main entry doorway area is missing the glass cover. Repair is discretionary.

Smoke Detectors

- **Repair:** It is suspected that the batteries in the smoke detectors are defunct. This should be investigated.

Discretionary Improvements

The size of the electrical service supplied to the home *may* not be sufficient, depending on the lifestyle of the occupants. A **marginally sized electrical service is not a safety concern**, but may represent an inconvenience if the main fuses (or breakers) blow, shutting down the power in all or part of the home. If it is found that the main fuses (or breakers) blow regularly, a larger electrical service may be desirable. If care is taken not to run major electrical appliances simultaneously, it is unlikely that the service will overload. The use of gas fired kitchen appliances will also reduce the load on the electrical service.

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: Trane •Serial Number: 5085NK17G
Heat Distribution Methods:	•Ductwork
Other Components:	

HEATING OBSERVATIONS

Positive Attributes

The heating system is in generally good condition. This is a high efficiency heating system. 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. The chimney has been lined. This is an important safety consideration for a heating system of this type.

RECOMMENDATIONS / OBSERVATIONS

Furnace

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

LIMITATIONS OF HEATING INSPECTION

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

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

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

Cooling / Heat Pumps

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	•Electricity
Central System Type:	•Air Cooled Central Air Conditioning •Manufacturer: Trane
	•Serial Number: 4322SHD1F
Size of Circuit:	•Circuit Size: 30/30 •Breaker Size In Main Panel: 20

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.

RECOMMENDATIONS / OBSERVATIONS

Air Conditioner

- **Repair:** The manufacturer specifications on the air conditioner call for a minimum and maximum fuse or breaker size of 30 amp. The main panel shows AC breaker of 20 amps. This should be repaired to meet the requirements of the manufacturer.

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:	•Not Visible
Roof Cavity Insulation:	•Not Visible
Exterior Wall Insulation:	•Not Visible
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

No access to attic

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.
- No access was gained to the attic.

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:	•Side Wall of Basement
Interior Supply Piping:	•Copper
Waste System:	•Private Sewage System
Drain, Waste, & Vent Piping:	•Plastic •Cast Iron
Water Heater	•Gas •Approximate Capacity (in gallons): 40 •Manufacturer: GE •Serial Number: GENG 0501108759
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The water pressure supplied to the fixtures is above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. Some of the plumbing fixtures within the home have been upgraded. The plumbing fixtures appear to have been well-maintained.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

- **Repair:** The discharge piping serving the Temperature and Pressure Relief (TPR) Valve for the water heater should terminate not less than 6 inches or more than 24 inches above the floor.

Gas Piping

- **Repair:** Copper tubing is no longer suitable for gas piping. It's recommended this pipe to the fireplace be replaced with one of suitable material.
- **Monitor:** The front gas light is not in operable condition. Repairs are discretionary.

Fixtures

- **Repair:** The sink drain plug in the master bath sink is inoperative and needs repair.

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.
- An inspection of the sewage system 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.

Interior

DESCRIPTION OF INTERIOR

Wall And Ceiling Materials:	•Drywall
Floor Surfaces:	•Carpet •Tile •Vinyl/Resilient •Wood •Concrete
Window Type(s) & Glazing:	•Jalousie •Awning •Fixed Pane
Doors:	•Wood-Solid Core •Wood-Hollow Core •Storm Door(s)

INTERIOR OBSERVATIONS

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of the doors and windows are average quality.

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Water staining was noted on the basement family room ceiling.
- **Monitor:** Typical drywall flaws were observed that could include loose tape, minor cracks, rough seams, peeling paper, nail popping, minor patching, etc. Any repairs would be discretionary.

Floors

- **Monitor, Repair:** The vinyl flooring is damaged in the kitchen.
- **Monitor:** The wood floor is stained or burn marks in first room on left of main hallway.

Windows

- **Monitor:** Some window(s) are painted shut. Improvement can be undertaken as desired.
- **Monitor, Repair:** The window in the east side of basement and north side of basement family room are cracked. Improvement is not a high priority.
- **Repair:** Window hardware is missing on several windows throughout the house.
- **Repair:** Window hardware is damaged on windows throughout house.
- **Monitor:** It may be desirable to replace window screens where missing. The owner should be consulted regarding any screens that may be in storage.

Kitchen Counters

- **Monitor, Repair:** Damaged, missing or loose grouting of the tile countertops in the kitchen should be improved.

Kitchen Cabinets

- **Monitor, repair:** The kitchen cabinet door at the top on the left of kitchen does not stay closed properly.

Doors

- **Repair:** The master bedroom closet door is not attached. It was observed in the room across hall.

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.
- 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:

•Built-in Electric Oven •Electric Cooktop •Refrigerator •Clothes Washer

Laundry Facility:

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

•Waste Standpipe for Washer

APPLIANCES OBSERVATIONS

Positive Attributes

All appliances that were tested responded satisfactorily.

General Comments

Some appliances are showing signs of aging. As such, they are more prone to breakdowns.

RECOMMENDATIONS / OBSERVATIONS

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 |
| 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 below average condition. When redecorating, repairs will be necessary in some areas.

RECOMMENDATIONS / OBSERVATIONS

Fireplaces

- **Repair:** The wood stove chimney may require a liner. This chimney should be evaluated by specialist prior to operation.

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.
- 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.