Star
Home
Inspection Services

Home Inspection Report

9200 Wyandotte St, Kansas City, MO 64114

Inspection Date: 06/03/2009

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Report Number: 06032009-2A

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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.

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.

Sloped Roofing

- **Repair:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.
- **Monitor:** Damage to a roof tab was observed. This area should be monitored, caulking at the damaged tab may be desirable.

Gutters & Downspouts

- **Repair:** Loose nails at gutters should be secured.

Exterior Walls
- **Monitor, Repair:** Localized damage of the vinyl was observed near the overhead garage doors.
- **Monitor, Improve:** The dryer vent cover is missing. This should be improved if practical.

Windows/Doors
- **Repair:** The front windows and front door trim frames require caulking.

Garage
- **Repair:** The overhead garage door weather strip is loose and needs repair.
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.
- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab as it cures. Shrinkage cracks are very common and are not normally a concern.

Driveway
- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs.
- **Repair, Safety Issue:** The driveway presents a trip hazard. This condition should be altered for improved safety.
- **Repair, Safety Issue:** The bolts for a previous basketball goal should be covered or cut off flush with the pavement. This condition should be altered for improved safety.

Service / Entrance
- **Improve, Safety Issue:** The service wires do not have adequate clearance from the deck.

Main Panel
- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 35 Amps and the one in the panel is 40 Amps.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated (marked with blue tape). Each circuit should be served by a separate fuse or breaker.

Distribution Wiring
- **Monito, Repair:** Extension cords should not be used as permanent wiring. This wiring servicing the garage door openers should be removed and replaced with permanent wiring and an outlet(s).
- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates (examples in attic).

Outlets
- **Repair:** Some of the outlets have reversed polarity (i.e. it is wired backwards). These outlets and the circuits (marked “rev pol” with blue tape) should be investigated and repaired as necessary (examples in the dining room and northeast bedroom).
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired (examples at back patio and basement). 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:** An outlet below the kitchen sink is loose. It should be replaced.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (example below kitchen sink).

Switches
- **Monitor:** The function of the light switch in the hallway is unknown. Further investigation is required.

Smoke Detectors
- **Repair:** The installation of smoke detectors outside sleeping areas is recommended.

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.

Gas Piping

- **Monitor:** Copper tubing is no longer suitable for gas piping at some utility company providers . It's recommended the utility company provider be contacted regarding the suitability of copper piping and wether this unused pipe at the dryer should be disconnected and capped off.

Supply Plumbing

- **Monitor:** The water piping above the washer shows evidence of previous leakage.

Plumbing Fixtures

- **Improve:** The faucet at the kitchen is loose.
- **Repair:** The hall bath shower head is leaky.
- **Repair:** The back hose bib is leaky.

Wall / Ceiling Floors Finishes

- **Monitor:** Evidence of patching was detected (example at basement stairway), minor damage to garage ceiling was noted..
- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.
- **Monitor:** Vinyl damage to the unfinished basement was observed.

Windows

- **Monitor, Repair:** Sash cords (the springs that hold up the windows) are missing on some of the windows.
- **Monitor:** Some of the basement windows have been sealed and are inoperative. Improvement can be undertaken as desired.

Doors

- **Repair:** Door to the northeast bedroom should be trimmed or adjusted as necessary to work/latch properly.
- **Repair:** The screen for the sliding glass door is damaged.

Kitchen Counters

- **Monitor:** The kitchen counter shows evidence of surface wear. Improvement is discretionary.

Basement Leakage

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

  In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

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 76 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 •65% Of Foundation Was Not Visible From Inside Due To Finished Walls and/or Storage
Columns:	•Steel
Floor Structure:	•Wood Joist •Concrete
Wall Structure:	•Wood Frame, Brick Veneer
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.

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.

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:	•Roofing Material (Shingles)
Chimneys:	•None
Roof Drainage System:	•Aluminum •Downspouts discharge above grade
Skylights:	•None
Method of Inspection:	•Walked on roof

ROOFING OBSERVATIONS

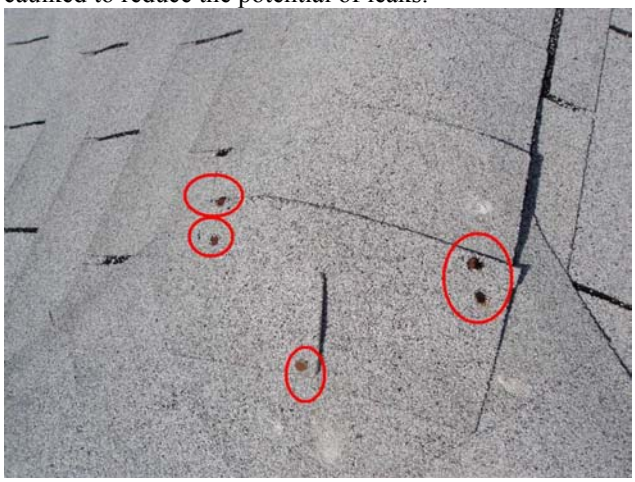
Positive Attributes

The roof coverings are to be in generally good condition. Where investigated, eave protection has been installed below the sloped roof coverings. This reduces the risk of roof leakage, should ice damming develop in the winter. The gutters are clean.

RECOMMENDATIONS / OBSERVATIONS

Sloped Roofing

- **Repair:** Exposed nail heads were observed in the roofing shingles and/or ridge caps. All exposed nail heads should be caulked to reduce the potential of leaks.



- **Monitor:** Damage to a roof tab was observed. This area should be monitored, caulking at the damaged tab may be desirable.

Gutters & Downspouts

- **Repair:** Loose nails at gutters should be secured.

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 •Metal Siding
Eaves, Soffits, And Fascias:	•Metal
Exterior Doors:	•Metal •Sliding Glass
Window/Door Frames and Trim:	•Vinyl-Covered •Metal
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Porches, Decks, Steps, Railings:	•Concrete •Wood
Overhead Garage Door(s):	•Wood •Automatic Opener Installed
Surface Drainage:	•Level Grade •Graded Away From House
Retaining Walls:	•Prefab Masonry
Fencing:	•Wood •Chain Link

EXTERIOR OBSERVATIONS

Positive Attributes

The exterior siding that has been installed on the house is relatively low maintenance. Window frames are clad, for the most part, with a low maintenance material. The metal soffits and fascia are a low-maintenance feature of the exterior of the home. 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.

General Comments

The exterior of the home is generally in good condition.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

- **Monitor, Repair:** Localized damage of the vinyl was observed near the overhead garage doors.
- **Monitor, Improve:** The dryer vent cover is missing. This should be improved if practical.

Windows/Doors

- **Repair:** The front windows and front door trim frames require caulking.

Garage

- **Repair:** The overhead garage door weather strip is loose and needs repair.
- **Repair, Safety Issue:** No safety springs/cables were noted on the garage door springs. The installation of the springs/cables would improve safety during operation.
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- **Monitor:** The driveway has settled and cracked. Persisting movement may result in the need for repairs.
- **Repair, Safety Issue:** The driveway presents a trip hazard. This condition should be altered for improved safety.
- **Repair, Safety Issue:** The bolts for a previous basketball goal should be covered or cut off flush with the pavement. This condition should be altered for improved safety.

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.

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: 200 Amps
Service Drop:	•Overhead
Service Entrance Conductors:	•Aluminum
Service Equipment & Main Disconnects:	•Main Service Rating 100 Amps •Breakers •Located: Laundry room
Service Grounding:	•Copper •Water Pipe Connection
Service Panel & Overcurrent Protection:	•Panel Rating: 100 Amp •Breakers •Located: Laundry room
Sub-Panel(s):	•Panel Rating 40 Amp •Panel Rating: 60 Amp •Fuses •Breakers •Located: Laundry room
Distribution Wiring:	•Copper
Wiring Method:	• Non-Metallic Cable "Romex"
Switches & Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•None Found
Smoke Detectors:	•Present

ELECTRICAL OBSERVATIONS

Positive Attributes

The size of the electrical service is sufficient for typical single family needs. Generally speaking, the electrical system is in good order. The distribution of electricity within the home is good. 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

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

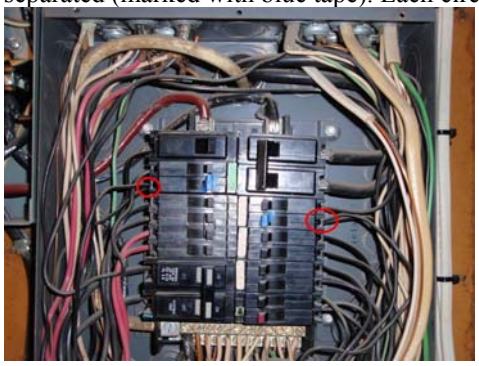
RECOMMENDATIONS / OBSERVATIONS

Service / Entrance

- **Improve, Safety Issue:** The service wires do not have adequate clearance from the deck.

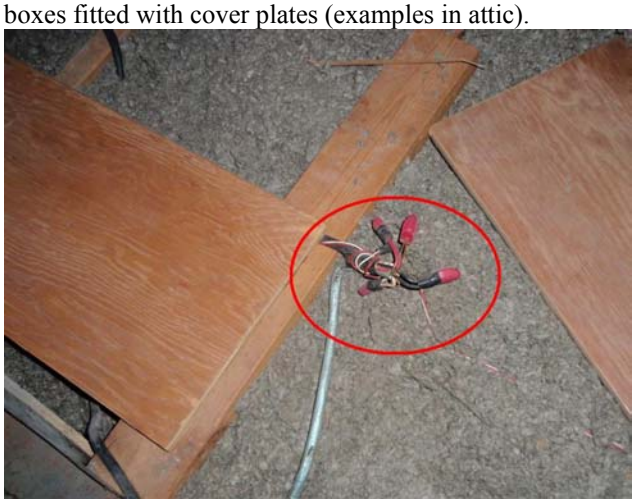
Main Panel

- **Repair:** Oversized breaker within the main distribution panel for the air condition should be replaced. The data plate on the unit specifies a maximum breaker size of 35 Amps and the one in the panel is 40 Amps.
- **Repair:** Circuits within the main distribution panel that are doubled up (referred to as “double taps”) should be separated (marked with blue tape). Each circuit should be served by a separate fuse or breaker.



Distribution Wiring

- **Monito, Repair:** Extension cords should not be used as permanent wiring. This wiring servicing the garage door openers should be removed and replaced with permanent wiring and an outlet(s).
- **Repair:** Improper electrical connections should be repaired. All electrical connections should be made inside junction boxes fitted with cover plates (examples in attic).



Outlets

- **Repair:** Some of the outlets have reversed polarity (i.e. it is wired backwards). These outlets and the circuits (marked "rev pol" with blue tape) should be investigated and repaired as necessary (examples in the dining room and northeast bedroom).
- **Repair:** Ungrounded 3-prong outlets marked with blue tape should be repaired (examples at back patio and basement). 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:** An outlet below the kitchen sink is loose. It should be replaced.
- **Repair:** Missing outlet cover plates should be replaced to avoid a shock hazard (example below kitchen sink).

Switches

- **Monitor:** The function of the light switch in the hallway is unknown. Further investigation is required.

Smoke Detectors

- **Repair:** The installation of smoke detectors outside sleeping areas is recommended.

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: Lennox •Serial Number: 5801J 07277
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. Heating a home with a this type of heating system should be relatively economical. Adequate heating capacity is provided by the system. Heat distribution within the home is adequate. The 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.

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: Lennox
•Serial Number: 5899F 18106
Size of Circuit: •Circuit Size: Minimum Circuit Size 21.2 Amps
Maximum Circuit Breaker Size 35 Amps •Breaker Size In Main Panel: 40
Other Components: •House Fan

COOLING / HEAT PUMPS OBSERVATIONS

Positive Attributes
The capacity and configuration of the system should be sufficient for the home. 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 Fiberglass in Main Attic
Roof Cavity Insulation:	•None Visible
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•Fiberglass on Basement Walls
Vapor Retarders:	•Kraft Paper
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

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.

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:	•Cast Iron •Steel •Lead
Water Heater:	•Gas •Approximate Capacity (in gallons): 40
	•Serial Number: GK97-3827014-242
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter

PLUMBING OBSERVATIONS

Positive Attributes

The plumbing system is in generally good condition. The piping system within the home, for both supply and waste, is a good quality system. The water pressure supplied to the fixtures is 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.

General Comments

The plumbing system requires some typical minor improvements.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

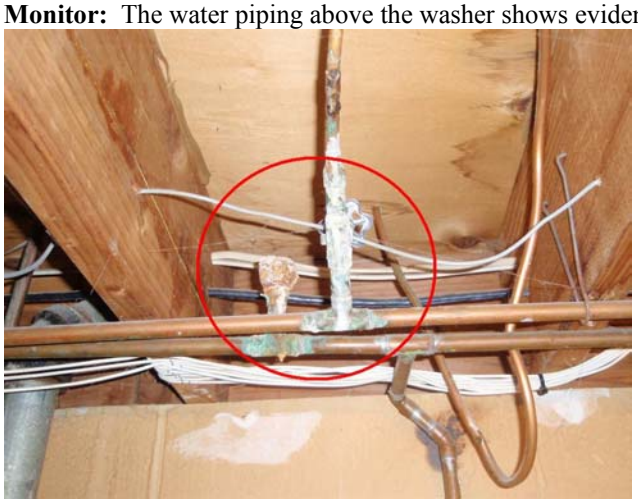
- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching or has exceeded this age range. One cannot predict with certainty when replacement will become necessary.

Gas Piping

- **Monitor:** Copper tubing is no longer suitable for gas piping at some utility company providers . It's recommended the utility company provider be contacted regarding the suitability of copper piping and wether this unused pipe at the dryer should be disconnected and capped off.

Supply Plumbing

- **Monitor:** The water piping above the washer shows evidence of previous leakage.



Plumbing Fixtures

- **Improve:** The faucet at the kitchen is loose.
- **Repair:** The hall bath shower head is leaky.
- **Repair:** The back hose bib is leaky.

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.

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 •Wood •Concrete •Vinyl/Resilient
Window Type(s) & Glazing:	•Double/Single Hung •Sliders •Double Glazed
Doors:	•Wood-Hollow Core •Metal •Sliding Glass •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 good quality.

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Floors Finishes
- **Monitor:** Evidence of patching was detected (example at basement stairway), minor damage to garage ceiling was noted..
- **Monitor:** Typical drywall flaws were observed that could include minor cracks, rough seams, nail popping, minor patching, etc. Any repairs would be discretionary.
- **Monitor:** Vinyl damage to the unfinished basement was observed.

Windows
- **Monitor, Repair:** Sash cords (the springs that hold up the windows) are missing on some of the windows.
- **Monitor:** Some of the basement windows have been sealed and are inoperative. Improvement can be undertaken as desired.

Doors
- **Repair:** Door to the northeast bedroom should be trimmed or adjusted as necessary to work/latch properly.
- **Repair:** The screen for the sliding glass door is damaged.

Kitchen Counters
- **Monitor:** The kitchen counter shows evidence of surface wear. Improvement is discretionary.

Basement Leakage
- **Monitor:** No evidence of moisture penetration was visible in the basement at the time of the inspection. ***It should be understood that it is impossible to predict whether moisture penetration will pose a problem in the future.*** The vast majority of basement leakage problems are the result of insufficient control of storm water at the surface. The ground around the house should be sloped to encourage water to flow away from the foundation. Gutters and downspouts should act to collect roof water and drain the water at least five (5) feet from the foundation or into a functional storm sewer. Downspouts that are clogged or broken below grade level, or that discharge too close to the foundation are the most common source of basement leakage. Please refer to the Roofing and Exterior sections of the report for more information.
  In the event that basement leakage problems are experienced, lot and roof drainage improvements should be undertaken as a first step. Please beware of contractors who recommend expensive solutions. Excavation, damp-proofing and/or the installation of drainage tiles should be a last resort. In some cases, however, it is necessary. Your plans for using the basement may also influence the approach taken to curing any dampness that is experienced.

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.

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 •Electric Cooktop •Microwave Oven •Dishwasher •Waste Disposer

Laundry Facility: •Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply 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. The fixtures employed in the kitchen are high quality.

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.