



KC Realty Inspections

Home Inspection Report



54321 Any Street, Any Town, KS or MO 64101

Inspection Date:

Wednesday November 1, 2017

Prepared For:

Anyone

Prepared By:

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Report Number:

11012017-2C

Inspector:

Curt Schampers

Report Summary

Items To Monitor

STRUCTURE

- **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

EXTERIOR

- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8" high could present a trip hazard.
- **Monitor:** The front porch has cracked. This is a common condition that should be monitored.
- **Monitor:** The driveway has settled resulting in typical cracks.

INSULATION

- **Monitor :** Insulation with exposed Kraft paper vapor barrier was observed. Most cities adopted the National Fire and Safety codes in 2009 that requires wall insulation with Kraft paper vapor barrier in the basement, furnace room and garage to be covered with a fire rated drywall. Since this house was built prior to this time and the code did not exist it is grandfathered and bringing up to code is not required. However, if there are plans to finish areas with Kraft paper vapor barrier the proper fire rated drywall should be installed.

PLUMBING

- **Monitor:** Supply piping may be susceptible to freezing during extremely cold weather. Heating or insulating this pipe would be wise.

INTERIOR

- **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.
- **Monitor:** The railing for the stairway is loose.
- **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. ***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 is recommended the basement be viewed again for any signs of moisture penetration.***

Discretionary Repairs

EXTERIOR

- **Monitor, Repair :** The deck is in need of power washing and painting or staining to prolong the life.
- **Monitor, Repair:** The support posts for the deck are below the soil. This configuration is prone to rot. Raising above soil

Report Summary

Descretionary Repairs

level is recommended. The potential of rot could already be present.

- **Monitor, Repair:** The patio has settled and/or heaved resulting in moderate cracking.
- **Monitor, Repair:** The fence is in need of minor repairs.

INTERIOR

- **Monitor, Repair:** Damaged and/or missing suspended tile ceiling panel(s) should be replaced.
- **Monitor, Repair:** The southwest bedroom door and the kitchen pantry door needs adjustment or repair to latch properly.
- **Monitor, Repair:** 2 doors in the basement need trimming or adjustment to function properly.
- **Monitor, Repair:** Minor damage was observed on the interior garage door and basement door.
- **Monitor, Repair:** The northwest bedroom sliding closet doors are missing guide tracks at the bottom of door to keep doors working properly.

APPLIANCE

- **Monitor, Repair:** The dryer vent louvers are stuck open, this is possibly indicating that the vent needs to be cleaned.

Items Needing Repair

ROOFING

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

EXTERIOR

- **Repair :** The lower rear door jamb is damaged and/or split and needs repair.
- **Repair:** The upper patio door weather strip is damaged and needs improvement.
- **Repair:** The lower rear door locking hardware is damaged or needs adjustment to function properly.
- **Repair:** The garage door frame shows evidence of rot. Repairs should be undertaken to prevent further damage.
- **Repair:** Caulking or mortar is needed between garage door frame and brick facing.
- **Repair, Safety Issue:** The porch railing is loose. It is recommended that this be repaired for improved safety.
- **Repair, Safety Issue:** As there is a danger of falling, a railing should be provided for the porch.
- **Repair:** The deck shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.
- **R epair, Safety Issue:** The deck railing and a few boards are loose and need repairs.
- **Repair, Safety Issue:** The openings in the deck railing are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.
- **Repair:** The support beam for the deck requires "through bolts", bolts that go through the beam and post and are secured with nuts, to ensure the beam doesn't pull away from the post. These through bolts are needed at all posts that are holding the beam.

ELECTRICAL

- **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 25 Amps and the one in the panel is 30 Amps.
- **Repair:** Wiring exposed on the deck should be relocated or protected by a rigid conduit.
- **Repair:** An outlet marked with blue tape in the dining room has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.
- **Repair:** An ungrounded 3-prong outlet above the microwave 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,

Report Summary

Items Needing Repair

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.

- **R epair, Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended for exterior outlets and all interior outlets near water sources. A GFCI offers increased protection from shock or electrocution.
- **Repair:** Switch cover(s) missing in the basement. Repair is needed to avoid shock hazard.

HEATING

- **Repair:** The air filter has been installed backwards.

PLUMBING

- **Repair:** The toilet is very loose. The wax seal should be replaced and the toilet secured better to the floor.
- **Repair:** The basement shower stall doors don't seal properly.
- **Repair:** The cold water handle in the basement shower is missing the flange.
- **Repair:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk in the main bathroom should be replaced.

INTERIOR

- **Repair:** Sash rods (the rods that hold up the windows) are missing or damaged on several windows.
- **Repair, Safety Issue:** For improved safety, it is recommended that a railing be provided for the stairway.

APPLIANCE

- **Repair:** The surface light on the bottom of the microwave oven is inoperative and needs repair.

Major Concerns

None apparent

House in Perspective

Description

Description

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.

Observations

Observations

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.

Limitations

Weather conditions Dry weather conditions prevailed at the time of the inspection.

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

Limitations The estimated outside temperature was 54 degrees F.

Comments

Comments

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

Structure

Description

Foundation	<ul style="list-style-type: none">• Poured Concrete• Basement Configuration• 100% Of Foundation Was Not Visible
Columns	<ul style="list-style-type: none">• Steel
Floor	<ul style="list-style-type: none">• Wood Joist
Wall	<ul style="list-style-type: none">• Wood Frame
Ceiling	<ul style="list-style-type: none">• Joist
Roof	<ul style="list-style-type: none">• Rafters• Plywood Sheathing

Observations

Exterior walls • **Monitor:** Common minor cracks were observed on the exterior walls of the house. This implies that structural movement has occurred. The location, size, shape of these cracks is common. The inspection did not find evidence of significant movement requiring immediate major repairs.

Photos



East exterior wall cracks



East exterior wall cracks

Limitations

Structure

Limitations cont.

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

Comments

Positive attributes The construction of the home is high quality. The materials and workmanship, where visible, are above average.
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.

Roofing

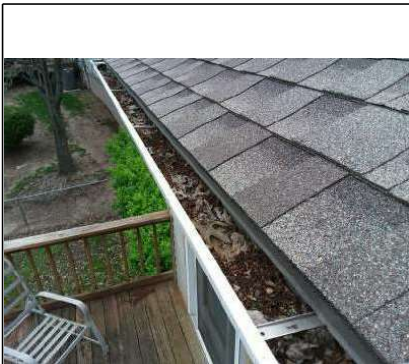
Description

Roof covering	• Asphalt Shingle
Roof flashings	• Metal
Chimneys	• None
Roof drainage system	• Aluminum • Downspouts discharge above grade
Skylight	• None
Method of inspection	• Walked on roof

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.

Photos



Gutters are dirty

Limitations

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Comments

Roofing

Comments cont.

Positive attributes The roof coverings are newer and appear 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.

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

Exterior

Description

Wall covering	<ul style="list-style-type: none"> • Brick • Vinyl Siding
Eaves / soffits / fascias	<ul style="list-style-type: none"> • Aluminum
Doors	<ul style="list-style-type: none"> • Metal
Window/door frames and trim	<ul style="list-style-type: none"> • Metal-Covered • Vinyl Clad
Entry driveways	<ul style="list-style-type: none"> • Concrete
Entry walkways and patios	<ul style="list-style-type: none"> • Concrete • Wood
Porch / deck / steps / railings	<ul style="list-style-type: none"> • Concrete • Wood
Overhead garage door(s)	<ul style="list-style-type: none"> • Metal
Surface drainage	<ul style="list-style-type: none"> • Level Grade • Graded Away From House
Retaining walls	<ul style="list-style-type: none"> • None
Fencing	<ul style="list-style-type: none"> • Wood • Chain Link

Observations

- Doors (Exterior)**
- **Repair** : The lower rear door jamb is damaged and/or split and needs repair.
 - **Repair**: The upper patio door weather strip is damaged and needs improvement.
 - **Repair**: The lower rear door locking hardware is damaged or needs adjustment to function properly.

Photos

Exterior



Lower rear door



Upper patio door



Lower rear door

Garage

- **Monitor:** The garage floor slab has typical cracks usually the result of shrinkage and/or settling of the slab. Cracks more than 1/8" high could present a trip hazard.
- **Repair:** The garage door frame shows evidence of rot. Repairs should be undertaken to prevent further damage.
- **Repair:** Caulking or mortar is needed between garage door frame and brick facing.

Photos



Garage floor cracks



Garage frame wood rot



Caulk needed

Porch

- **Monitor:** The front porch has cracked. This is a common condition that should be monitored.
- **Repair, Safety Issue:** The porch railing is loose. It is recommended that this be repaired for improved safety.
- **Repair, Safety Issue:** As there is a danger of falling, a railing should be provided for the porch.

Photos

Exterior



Typical cracks at porch



Porch railing loose



Porch railing needed

Deck

- **Monitor, Repair** : The deck is in need of power washing and painting or staining to prolong the 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.
- **Repair**: The deck shows evidence of rot. Replacement may eventually be desired. In the interim, localized repairs could be undertaken.
- **Repair, Safety Issue**: The deck railing and a few boards are loose and need repairs.
- **Repair, Safety Issue**: The openings in the deck railing are large enough to allow a child to fall through. It is recommended that this be corrected for improved child safety.
- **Repair**: The support beam for the deck requires "through bolts", bolts that go through the beam and post and are secured with nuts, to ensure the beam doesn't pull away from the post. These through bolts are needed at all posts that are holding the beam.

Photos



Deck post below soil



Wood rot at deck



Loose boards at deck

Exterior



Loose boards at deck



Loose railing and spindle



Large openings in railing



Deck beam through bolts needed

Patio

- **Monitor, Repair:** The patio has settled and/or heaved resulting in moderate cracking.

Photos



Patio cracks

Driveway

- **Monitor:** The driveway has settled resulting in typical cracks.

Exterior



Driveway cracks

Fence

- **Monitor, Repair:** The fence is in need of minor repairs.

Photos



Loose board at pool fence

Limitations

- 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:
- Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.
- Storage in the garage restricted the inspection.

Comments

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 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 driveway and walkways are in good condition.

Exterior

Comments cont.

General comments The exterior of the home shows normal wear and tear for a home of this age.

Electrical

Description

Size of service	• 200 Amp 120/240v Main Service
Service drop	• Underground
Service entrance conductors	• Aluminum
Service equip / main disconnect	• Main Service Rating 200 Amps • Breakers • Located: Garage
Service grounding	• Copper • Aluminum-Bare • Water Pipe Connection • Ground Rod Connection
Serv. panel / current protect.	• Panel Rating: 200 Amp • Breakers
Sub-panel(s)	• None Visible
Distribution wiring	• Copper
Wiring method	• Non-Metallic Cable "Romex"
Switches / receptacles	• Grounded
Ground fault circuit interrupter	• Bathroom(s)
Smoke detector(s)	• Present

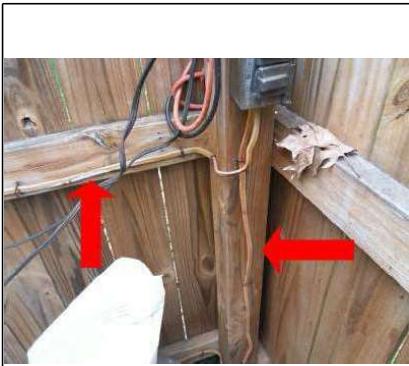
Observations

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 25 Amps and the one in the panel is 30 Amps.

Distribution wires • **Repair:** Wiring exposed on the deck should be relocated or protected by a rigid conduit.

Photos

Electrical



Exposed wiring



Exposed wiring

Outlet

- **Repair:** An outlet marked with blue tape in the dining room has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and repaired as necessary.
- **Repair:** An ungrounded 3-prong outlet above the microwave 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, Safety Issue:** The installation of a ground fault circuit interrupter (GFCI) is recommended for exterior outlets and all interior outlets near water sources. A GFCI offers increased protection from shock or electrocution.

Photos



Dining room



Above microwave

Switches

- **Repair:** Switch cover(s) missing in the basement. Repair is needed to avoid shock hazard.

Photos

Electrical



Basement

Limitations

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

Comments

Positive attributes The size of the electrical service is sufficient for typical single family needs.
Panel Good / Fusing OK
Generally speaking, the electrical system is in good order.
Outlets / Switches OK
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.

Heating

Description

Energy source	<ul style="list-style-type: none">• Gas
System type	<ul style="list-style-type: none">• Forced Air Furnace Trane• Serial Number: 13092K1B1G• Year: 2013
Vents / flues / chimneys	<ul style="list-style-type: none">• Metal-Multi Wall
Heat distribution methods	<ul style="list-style-type: none">• Ductwork

Observations

Furnace	<ul style="list-style-type: none">• Repair: The air filter has been installed backwards.
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Limitations

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

Comments

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.
General comments	The heating system shows no visible evidence of major defects. Minor repairs to the heating system are necessary.

Cooling

Description

Energy source	<ul style="list-style-type: none">• Electricity
Central system type	<ul style="list-style-type: none">• Air Cooled Central Air Conditioning• Trane• Serial Number: 12184LU13F• Year: 2012
A.C. Circuit Size	<ul style="list-style-type: none">• Circuit Size: Minimum Circuit Size 15 Amps/Maximum Circuit Breaker Size 25 Amps. Breaker Size In Main Panel
Through wall equipment	<ul style="list-style-type: none">• Not Present
Other components	<ul style="list-style-type: none">• House Fan

Limitations

- 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:
- Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.
- The air conditioning system could not be tested as the outdoor temperature was at or below 65 degrees F over the past 24 hours.

Comments

Positive attributes The capacity and configuration of the system should be sufficient for the home.

Insulation

Description

Attic	<ul style="list-style-type: none"> • Loose Fiberglass/Mineral Woon in Main Attic
Roof cavity	<ul style="list-style-type: none"> • Not Visible
Exterior wall	<ul style="list-style-type: none"> • Not Visible
Basement wall	<ul style="list-style-type: none"> • R8 Fiberglass on portion of walls in Basement
Floor cavity	<ul style="list-style-type: none"> • Low Levels Suspected (But Not Visible)
Vapor retarders	<ul style="list-style-type: none"> • Kraft Paper
Roof ventilation	<ul style="list-style-type: none"> • Roof Vents
Exhaust fan/vent locations	<ul style="list-style-type: none"> • Bathroom • Dryer

Observations

- Basement**
- **Monitor** : Insulation with exposed Kraft paper vapor barrier was observed. Most cities adopted the National Fire and Safety codes in 2009 that requires wall insulation with Kraft paper vapor barrier in the basement, furnace room and garage to be covered with a fire rated drywall. Since this house was built prior to this time and the code did not exist it is grandfathered and bringing up to code is not required. However, if there are plans to finish areas with Kraft paper vapor barrier the proper fire rated drywall should be installed.

Photos



Kraft paper vapor barrier

Insulation

Limitations

- 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:
- Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.
- No access was gained to the wall cavities of the home.

Comments

Positive attributes This is a well insulated home.

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

Plumbing

Description

Water supply source	<ul style="list-style-type: none">• Public Water Supply
Service pipe to house	<ul style="list-style-type: none">• Copper
Main water valve location	<ul style="list-style-type: none">• Furnace Room
Interior supply piping	<ul style="list-style-type: none">• Copper• Plastic
Waste system	<ul style="list-style-type: none">• Public Sewer System
Drain / waste / vent piping	<ul style="list-style-type: none">• Plastic
Water heater	<ul style="list-style-type: none">• Gas• Approximate Capacity (in gallons): 40• GE• Serial Number: GELNQ01136556• Year: 2013
Fuel shut-off valves	<ul style="list-style-type: none">• Natural Gas Main Valve At Meter

Observations

Supply • **Monitor:** Supply piping may be susceptible to freezing during extremely cold weather. Heating or insulating this pipe would be wise.

Photos



Front hose bib supply line

Plumbing

Observations cont.

Fixtures

- **Repair:** The toilet is very loose. The wax seal should be replaced and the toilet secured better to the floor.
- **Repair:** The basement shower stall doors don't seal properly.
- **Repair:** The cold water handle in the basement shower is missing the flange.
- **Repair:** Cracked, deteriorated and/or missing bathtub enclosure grout and caulk in the main bathroom should be replaced.

Photos



Loose toilet in basement



Basement shower doors



Missing flange



Cracked caulk

Limitations

- 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:
- Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.
- An inspection of the pool is outside the scope of this inspection.

Plumbing

Comments

Positive attributes

- The plumbing system is in generally good condition.
- The water pressure supplied to the fixtures is reasonably good. A typical drop in flow was experienced when two fixtures were operated simultaneously.

General comments

- The plumbing system requires some typical minor improvements.

Interior

Description

Wall/ceiling materials	<ul style="list-style-type: none"> • Drywall
Floor surfaces	<ul style="list-style-type: none"> • Carpet • Vinyl/Resilient
Window type(s) / glazing	<ul style="list-style-type: none"> • Double/Single Hung • Fixed Pane
Doors	<ul style="list-style-type: none"> • Wood-Hollow Core

Observations

- Wall / ceiling finishes**
- **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.
 - **Monitor, Repair:** Damaged and/or missing suspended tile ceiling panel(s) should be replaced.

Photos



Basement bathroom ceiling

- Windows (Interior)**
- **Repair:** Sash rods (the rods that hold up the windows) are missing or damaged on several windows.

- Door**
- **Monitor, Repair:** The southwest bedroom door and the kitchen pantry door needs adjustment or repair to latch properly.
 - **Monitor, Repair:** 2 doors in the basement need trimming or adjustment to function properly.
 - **Monitor, Repair:** Minor damage was observed on the interior garage door and basement door.
 - **Monitor, Repair:** The northwest bedroom sliding closet doors are missing guide tracks at the bottom of door to keep doors working properly.

Photos

Interior



Damage on interior garage door



Damage on basement door

Stairways

- **Monitor:** The railing for the stairway is loose.
- **Repair, Safety Issue:** For improved safety, it is recommended that a railing be provided for the stairway.

Photos



Loose railing



Railing needed

- 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.

Interior

Observations cont.

Basement leakage cont. 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. ***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 is recommended the basement be viewed again for any signs of moisture penetration.***

Limitations

- 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:
- Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.
- Portions of the foundation walls were concealed from view.

Comments

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

Condition of windows and doors The majority of the windows are average quality units.

Condition of floors Level Floors/Plumb Walls

Appliance

Description

Appliances tested

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

Laundry facility

- 240 Volt Circuit for Dryer
- Dryer Vented to Building Exterior
- 120 Volt Circuit for Washer
- Hot/Cold Water Supply for Washer
- Waste Standpipe for Washer

Other components tested

- None

Observations

Microwave Oven • **Repair:** The surface light on the bottom of the microwave oven is inoperative and needs repair.

Clothes dryer unit • **Monitor, Repair:** The dryer vent louvers are stuck open, this is possibly indicating that the vent needs to be cleaned.

Photos



Dryer vent

Appliance

Limitations

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

Comments

Positive attributes The appliances are to be in generally good condition.

General comments Only minor improvements to the appliances are needed.