



Metro Property Inspection Report

14356 Anystreet Lane Overland Park, KS 66209

Inspection Date:
8/24/2009

Prepared For:
Metro Property
Inspection Clients



Prepared By:
Metro Property
Inspection LLC
14006 S Widmer St
Olathe, KS 66062

913-390-9001
913-390-9912 Fax
Info@MetroPropertyInspection.com

Report Number:
123456789

Inspector:
Michael Pelliccia

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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.*

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years.*

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 north.

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.

MAJOR CONCERNS

- **Repair:** Localized evidence of rot was visible at window sills at the rear wall. Repairs should be undertaken in the near future to prevent any moisture from entering the wall cavity or living spaces.
- **Repair:** The heating system for the first floor and basement requires service. There is a very large buildup of rust in the blower section of the unit. Due to the amount of damage present we recommend evaluation and repairs as necessary by a qualified HVAC technician. It should be noted that the unit did operate properly at the time of inspection however overall life expectancy may be reduced based on the units current condition.

SAFETY ISSUES

- **Repair, Safety Issue:** The smaller garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** The opener is in need of adjustment. This is likely how the damage to the rear of the door occurred.

REPAIR ITEMS

- **Repair:** Localized rot was observed in the siding at the rear wall. Following repair of the damaged areas (which should be combined with exterior painting/maintenance) proper maintenance of the siding and control of water from roof or surface runoff can help avoid further damage.
- **Repair:** The retaining wall around the basement egress window should be rebuilt.
- **Repair:** The trap in the master bathroom is leaking (left side sink). Repairs are recommended at this time.
- **Repair:** Window hardware (crank mechanism) is damaged in the west (blue) bedroom
- **Repair:** Damaged, missing or loose epoxy at the seams in the granite slabs (countertops) should be improved.

- **Repair:** The front door appears to have been damaged (the bottom sill/threshold is not allowing the door to be plumb with the exterior of the home when shut. We recommend evaluation and repairs as necessary by a qualified door/window contractor.

IMPROVEMENT ITEMS

See the body of the report for Improvement Items

ITEMS TO MONITOR

- **Monitor:** The soil below the walkway (on the side of the home) has settled in the past and the pad near the driveway has been mudjacked. This area should be monitored for any future movement. Persisting movement may result in the need for resurfacing.
- **Monitor:** The house fan is inoperative. Improvement is discretionary.
- **Monitor:** Water staining was noted in the basement via rust marks on the tile floor. We recommend investigating the source of the moisture and the repairs that were made to address the condition. No active leaks or moisture sources were discovered during this home inspection.

DEFERRED COST ITEMS

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing units are approaching this age range. One cannot predict with certainty when replacement will become necessary.
- **Repair:** Windows hardware (cranks) are missing in many locations. The windows were not opened in these locations accordingly.
- **Improve:** This window well must have a ladder installed in order to qualify as a method of egress

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 82 degrees F.

RECENT WEATHER CONDITIONS

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

Structure

DESCRIPTION OF STRUCTURE

Foundation:	•Poured Concrete •Basement Configuration •90% Of Foundation Was Not Visible due to installed finishing systems and stored items.
Columns:	•Steel
Floor Structure:	•Wood Joist
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters •Spaced Plank Sheathing

STRUCTURE OBSERVATIONS

General Comments

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

RECOMMENDATIONS / OBSERVATIONS



All visible structural components of the home are in satisfactory condition with no signs of significant movement.

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:	•Wood Shingle
Roof Flashings:	•Metal
Chimneys:	•Metal below siding
Roof Drainage System:	•Aluminum •Downspouts discharge above & below grade.
Method of Inspection:	•Viewed with binoculars

ROOFING OBSERVATIONS

General Comments

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 installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. Better than average quality materials have been employed as roof coverings. The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings.

RECOMMENDATIONS / OBSERVATIONS



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.
- Some sections of the roofing surface were concealed from view.
- A chimney was not entirely visible during the inspection of the roofing system.

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

Exterior

DESCRIPTION OF EXTERIOR

Wall Covering:	•Wood Siding
Eaves, Soffits, And Fascias:	•Wood
Exterior Doors:	•Solid Wood
Window/Door Frames and Trim:	•Wood
Entry Driveways:	•Concrete
Entry Walkways And Patios:	•Concrete
Overhead Garage Door(s):	•Masonite (x2)
Surface Drainage:	•Graded Away From House
Retaining Walls:	•Stone
Fencing:	•Steel/Iron (not evaluated as part of this home inspection)

EXTERIOR OBSERVATIONS

General Comments

There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The exterior of the home is generally in good condition and shows normal wear and tear for a home of this age.

RECOMMENDATIONS / OBSERVATIONS

Exterior Walls

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



Windows

- **Repair:** Localized evidence of rot was visible at window sills at the rear wall. Repairs should be undertaken in the near future to prevent any moisture from entering the wall cavity or living spaces.



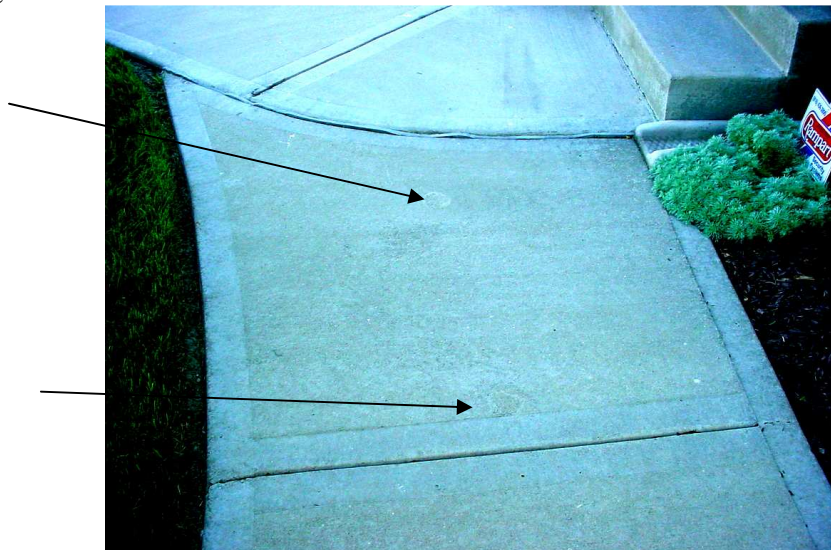
Garage

- **Repair:** The smaller overhead garage door is damaged repairs can be made on a discretionary basis.
- **Repair, Safety Issue:** The smaller garage door opener did not automatically reverse under resistance to closing. ***There is a serious risk of injury, particularly to children, under this condition.*** The opener is in need of adjustment. This is likely how the damage to the rear of the door occurred.



Walkway

- **Monitor:** The soil below the walkway (on the side of the home) has settled in the past and the pad near the driveway has been mudjacked. This area should be monitored for any future movement. Persisting movement may result in the need for resurfacing.



Arrows are indicating the location of the mud jacking concrete repairs.

Retaining Wall

- **Repair:** The retaining wall around the basement egress window should be rebuilt.
- **Improve:** This window well must have a ladder installed in order to qualify as a method of egress.



Landscaping

- **Repair:** Vines, plants and shrubs growing on or near exterior walls should be kept trimmed (at least 12 inches) away from siding, window trims, and the eaves to reduce risk of insect and water damage.

Doors

- **Repair:** The front door appears to have been damaged (the bottom sill/threshold is not allowing the door to be plumb with the exterior of the home when shut. We recommend evaluation and repairs as necessary by a qualified door/window contractor.



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.
- Landscape components restricted a view of some exterior areas of the house.
- Automobile(s) 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:	<ul style="list-style-type: none"> •120/240 Volt Main Service - Service Size: 200 Amp •120/240 Volt Second Service - Service Size: 200 Amp
Service Drop:	<ul style="list-style-type: none"> •Underground
Service Entrance Conductors:	<ul style="list-style-type: none"> •Aluminum
Service Equipment & Main Disconnects:	<ul style="list-style-type: none"> •Main Service Rating 200 Amps •Second Service Rating 200 Amps •Breakers •Located: side wall of basement
Service Grounding:	<ul style="list-style-type: none"> •Ground Connection Not Visible
Sub-Panel(s):	<ul style="list-style-type: none"> •None Visible
Distribution Wiring:	<ul style="list-style-type: none"> •Copper
Wiring Method:	<ul style="list-style-type: none"> • Non-Metallic Cable "Romex"
Switches & Receptacles:	<ul style="list-style-type: none"> •Grounded
Ground Fault Circuit Interrupters:	<ul style="list-style-type: none"> •Bathroom(s) •Exterior •Garage •Kitchen
Smoke Detectors:	<ul style="list-style-type: none"> •Present (not tested as part of this home inspection)

ELECTRICAL OBSERVATIONS

General Comments

The size of the electrical service is sufficient for typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. Generally speaking, the electrical system is in good order. All outlets and light fixtures that were tested operated satisfactorily. The distribution of electricity within the home is good. All 3-prong outlets that were tested were appropriately grounded. Split receptacles are present in the kitchen. These outlets offer an added level of convenience, as there are separate circuits provided for each half of the outlet. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. 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.

RECOMMENDATIONS / OBSERVATIONS





The interiors of the service panels did not show any signs of arcing or overheating.

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.
- The ground connection for the electrical service was not visible at the time of the inspection.

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 •Electricity
Heating System Type:	•Forced Air Furnace •Manufacturer: Lennox (x2) •Serial Number: 5800L02675 1 st floor unit- manufactured in 2000 •Serial Number: 5800H55224 2 nd floor unit- manufactured in 2000
Vents, Flues, Chimneys:	•Metal-Multi Wall •Plastic
Heat Distribution Methods:	•Ductwork
Other Components:	•Humidifier (x2)

HEATING OBSERVATIONS

THE HEATING SYSTEM HAS BEEN TESTED FOR THE PRESENCE OF COMBUSTION GASSES IN THE DUCTWORK AS WELL AS FOR NATURAL GAS LEAKS IN AND AROUND THE FURNACE CABINET. NEITHER WAS PRESENT AT THE TIME OF INSPECTION HOWEVER WE RECOMMEND AN ANNUAL INSPECTION OF THE HEATING UNIT TO ENSURE SAFE AND EFFICIENT HEATING. WE ALSO RECOMMEND THE INSTALLATION OF A CARBON MONOXIDE DETECTOR ON EACH FLOOR OF THE HOME.

General Comments

This is a high efficiency heating system. 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. The distribution of heat is divided into “zones,” allowing for greater ease of balancing heat flow.

RECOMMENDATIONS / OBSERVATIONS

Furnace

- **Repair:** The heating system for the first floor and basement requires service. There is a very large buildup of rust in the blower section of the unit. Due to the amount of damage present we recommend evaluation and repairs as necessary by a qualified HVAC technician. It should be noted that the unit did operate properly at the time of inspection however overall life expectancy may be reduced based on the units current condition.





1st Floor Unit



2nd Floor Unit

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.
- Although the heating system was operated, there are significant testing limitations at this time of year.
- The programmable thermostat was not tested.

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 •240 Volt Power Supply
Central System Type:	•Air Cooled Central Air Conditioning •Manufacturer: Lennox (x2) •Serial Number: 5805B36950 Unit manufactured in 2005 •Serial Number: 5801E50619 Unit manufactured in 2001
Other Components:	•House Fan (unit was not operational at the time of inspection)

COOLING / HEAT PUMPS OBSERVATIONS

General Comments

The capacity and configuration of the system should be sufficient for the home. The heat pump serves to air-condition the home and provide heat during cooler weather conditions. Upon testing in the air conditioning mode, a normal temperature drop across the evaporator coil was observed. This suggests that the system is operating properly. The location of the return air vents is well suited to air conditioning. The system responded properly to operating controls. The system shows no visible evidence of major defects.

RECOMMENDATIONS / OBSERVATIONS



The arrow is indicating the newer of the two units

The A/C system was able to generate a 19 degree temperature drop at the registers on both the first and second floors. This result is indicative of a properly operating system.

House Fan

- **Monitor:** The house fan is inoperative. Improvement is discretionary.

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:	•R30 Cellulose/Fiberglass in Main Attic
Exterior Wall Insulation:	•Not Visible
Basement Wall Insulation:	•Not Visible
Vapor Retarders:	•None Visible
Roof Ventilation:	•Roof Vents •Soffit Vents
Exhaust Fan/vent Locations:	•Bathroom •Dryer

INSULATION / VENTILATION OBSERVATIONS

General Comments

This is a well insulated home. Upgrading insulation levels in a home is an improvement rather than a necessary repair. During any planned re-roofing, overhead insulation and ventilation levels should be investigated and improved where necessary. Caulking and weather-stripping around doors, windows and other exterior wall openings will help to maintain weather tightness and reduce energy costs. Despite the presence of insulation in the floor cavity, rooms above garages tend to be cooler during winter months.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS



See the combination of both blown in loose cellulose and batt type fiberglass insulation in vaulted areas.

The amount and distribution of insulation in the attic should provide adequate thermal protection to the living spaces.

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:	•Plastic
Water Heater:	•Gas •Approximate Capacity (in gallons): 80 (40x2) •Manufacturer: American •Serial Number: 0116103244 Unit manufactured in 2001 •Serial Number: 0116103299 Unit manufactured in 2001
Fuel Shut-Off Valves:	•Natural Gas Main Valve At Meter outside
Other Components:	•Sump Pump •Hot Water Circulator •Sprinkler System •Pressure Regulator on Main Line

PLUMBING OBSERVATIONS

ALL PLUMBING FIXTURES HAVE BEEN OPERATED FOR A MINIMUM OF FIVE MINUTES EACH. ALL SINKS AND TUBS HAVE BEEN FILLED AND DRAINED AND ALL TOILETS FLUSHED AT LEAST FIVE TIMES IN SUCCESSION. THERE WAS NO EVIDENCE OF ANY ACTIVE LEAKS IN ANY DRAIN OR SUPPLY LINES AT THE TIME OF INSPECTION.

General Comments

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 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. The water heater temperature should be set such that accidental scalding is minimized. Families with small children should be especially aware of this.

RECOMMENDATIONS / OBSERVATIONS

Water Heater

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



Waste / Vent

- **Repair:** The trap in the master bathroom is leaking. Repairs are recommended at this time.



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 •Vinyl/Resilient •Wood
Window Type(s) & Glazing:	•Casement •Double Glazed •Fixed Pane
Doors:	•Wood-Solid Core

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.

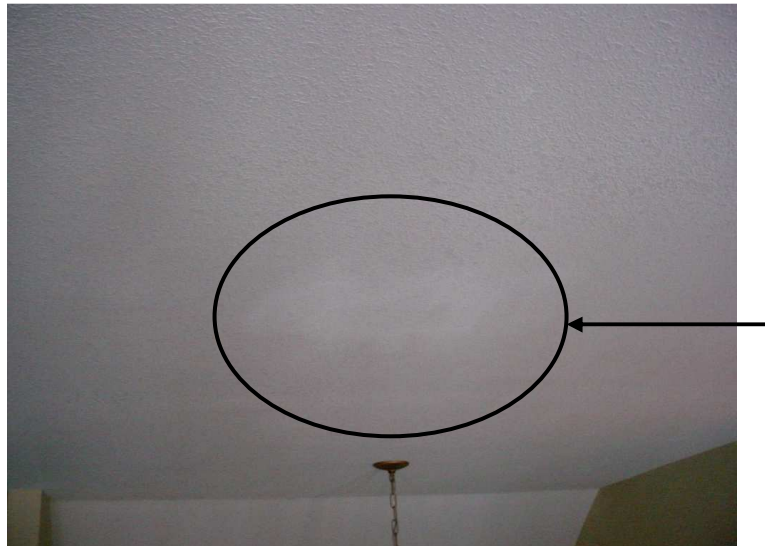
General Condition of Floors

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

RECOMMENDATIONS / OBSERVATIONS

Wall / Ceiling Finishes

- **Monitor:** Evidence of patching was detected in the upstairs hallway ceiling. No signs of any current/active leakage was present.



Floors

- **Monitor:** Water staining was noted in the basement via rust marks on the tile floor. We recommend investigating the source of the moisture and the repairs that were made to address the condition. No active leaks or moisture sources were discovered during this home inspection.

Windows

- **Repair:** Windows hardware (cranks) are missing in many locations. The windows were not opened in these locations accordingly.
- **Repair:** Window hardware (crank mechanism) is damaged in the west (blue) bedroom.



- **Monitor:** It may be desirable to replace window screens where missing in many locations. The owner should be consulted regarding any screens that may be in storage.

Doors

- **Repair:** Doors in the east (green) bedroom should be trimmed or adjusted as necessary to work properly.

Kitchen Counters

- **Repair:** Damaged, missing or loose epoxy at the seams in the granite slabs (countertops) should be improved.



Above the built in oven



On the right side of the island (pool side)

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.

Environmental Issues

- **Monitor:** Radon gas is a naturally occurring gas that is invisible, odorless and tasteless. A danger exists when the gas percolates through the ground and enters a tightly enclosed structure (such as a home). Long term exposure to high levels of radon gas can cause cancer. ***The Environmental Protection Agency (E.P.A.) states that a radon reading of more than 4.0 picocuries per liter of air represents a health hazard.*** A radon evaluation is beyond the scope of this inspection (unless specifically requested). For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

- **Monitor:** Carbon monoxide is a colorless, odorless gas that can result from a faulty fuel burning furnace, range, water heater, space heater or wood stove. Proper maintenance of these appliances is the best way to reduce the risk of carbon monoxide poisoning. For more information, consult the Consumer Product Safety Commission at 1-800-638-2772 (C.P.S.C.) for further guidance. It would be wise to install of carbon monoxide detectors within the home.

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.

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 •Trash Compactor •Refrigerator •Built-in Electric Oven

Laundry Facility:

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

Other Components Tested:

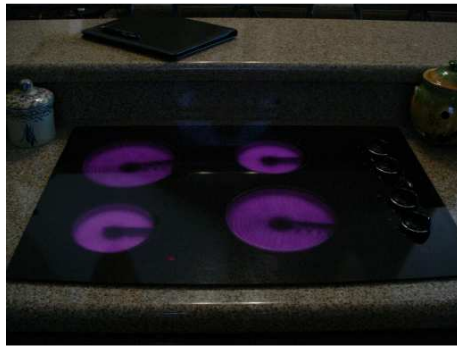
•Door Bell •Central Vacuum

APPLIANCES OBSERVATIONS

General Comments

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. The appliances that have been installed in the kitchen are good quality.

RECOMMENDATIONS / OBSERVATIONS





All appliances tested "OK"

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:

•Zero Clearance •Steel Firebox •Gas

Vents, Flues, Chimneys:

•Metal Flue-Insulated Multi-Wall

FIREPLACES / WOOD STOVES OBSERVATIONS

General Comments

On the whole, the fireplace and it's components were found to be in average condition. Both gas fired zero clearance units had been turned off via the gas supply line at each appliance. Insurance regulations do not permit Metro staff to light pilot lights.

RECOMMENDATIONS / OBSERVATIONS



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.

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