



Gingrich Home Inspections

Confidential Inspection Report

LOCATED AT:
1011 Ironwood Court
Leavenworth, KS 66048

PREPARED EXCLUSIVELY FOR:
Sample Report

INSPECTED ON:
Tuesday, August 3, 2021



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Executive Summary

This is a summary of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, the inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

For your convenience, the following keys have been used in this report (listed in order of precedent).

Critical Concern: Denotes an improvement recommendation that is uncommon for a building of this age or location and/or that needs immediate repair or replacement.

Warning: Denotes an observation or recommendation that is considered an immediate safety concern.

Improve: Denotes a typical improvement recommendation that is common for a building of this age and location that should be anticipated or budgeted for over the short term.

Monitor: Denotes an area where further investigation by a specialized licensed contractor and/or monitoring is needed. Repairs may be necessary or desired. During the inspection, there was insufficient information, or the observation was beyond the scope of the inspection. Improvements cannot be determined until further investigation or observations are made.

EXTERIOR/SITE/GROUND GARAGE

WRN: 1: Warning: The garage door operator did not automatically reverse under resistance to closing, although the laser reverse did function properly. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the operator. This should be dealt with immediately.

ELECTRICAL SYSTEM SWITCHES

WRN: 2: Warning: It was observed during the course of the inspection a light switch in close proximity to the shower in the Jack and Jill bathroom. If there is a short within the switch this could lead to shock hazard if in the shower. This should be improved for safety reasons.

PLUMBING SYSTEM GAS PIPING

WRN: 3: Warning: No visible electrical bonding was observed on the gas piping system. The pipe manufacturers recommend this type of pipe be electrically bonded to the ground source for the electric service to prevent pipe damage caused by arcing during certain circumstances, such as a direct or indirect lightning strike. It is possible the gas pipe system is bonded at a location concealed by finish surfaces. Verifying the presence of a suitable ground and bonding connection is outside the scope of this inspection.

INTERIOR STAIRS

WRN: 4: Warning: The baluster servicing the stairs to the second floor is loose and should be repaired for safety reasons.

WRN: 5: Warning: The loose handrail should be better secured.

APPLIANCES RANGE

WRN: 6: Warning: A anti-tip bracket should be installed on the range.

APPLIANCES SMOKE DETECTORS

WRN: 7: Upgrade: Smoke Detector is missing in the upper hallway. Recommend installing missing smoke detector.

ROOFING OBSERVATIONS/RECOMMENDATIONS ROOFING SYSTEM SURFACE (SHINGLE)

IMP 8: Upgrade: Loose and missing shingles were observed. All loose or missing shingles should be replaced.

EXTERIOR/SITE/GROUND GRADING

IMP 9: Upgrade: Sump discharge should be extended ten feet or further from the house.

PLUMBING SYSTEM WATER HEATER

IMP 10: Upgrade: It is recommended that an expansion tank be installed for the water heater. Expansion tanks are recommended on a closed system to prevent damage to the water heater and other components. The presence of a pressure reducing valve at the main makes this a closed system as the great majority of these valves also act as check valves.

IMP 11: Upgrade: The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking slightly. Minor repairs or cleaning can usually rectify this condition.

INTERIOR RADON

MON 12: 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.

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Introductory Notes

SCOPE OF THE INSPECTION

The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items. This inspection is visual only. A representative sample of building components is viewed in areas that are accessible at the time of the inspection only. No destructive testing or dismantling of building components is performed.

Each mechanical system which conveys as part of the property and specifically listed as having been tested was observed to be in normal working condition at the time of inspection, unless one or more deficiencies for a particular system is reported. Latent defects may still exist, and evaluation of any system is limited by the conditions during the inspection and the scope defined by the International Society of Certified Inspectors (INTERNACHI) Standards of Practice.

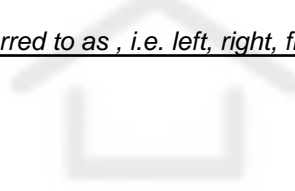
It is the goal of the inspection to provide the homebuyer with pertinent information as to be in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee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

Over the course of this inspection the temperature was estimated to be 74 F degrees.

DIRECTION OF HOME

For purposes of identification and reporting, the front of this building faces North.

Location of items within the report that are referred to as , i.e. left, right, front back, as viewed from the front yard.



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Report Overview

This is an average quality 15 year old 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. It would be wise to consider a homeowner s warranty to protect the buyers from unexpected breakdown and failure.



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Roofing System

The roof system consists of surface materials, connections, penetrations and drainage (gutters and downspouts). A visual inspection will be conducted for any damage and or deterioration to this system. If observations suggesting damage, improper application, or limited remaining service life, these will be noted. Observations stated herein concerning the roof are based on a limited visual inspection. These observations do not constitute a warranty or life expectancy of the current roofing system.

Roofing Descriptions

ROOFING DESCRIPTIONS

Inspection Method: Viewed With Drone

Roof Covering: Asphalt Composition Shingle

Layers: Single Layer

Gutters/Downspouts: Discharge Above Grade

Flashings: Metal Valley, Metal Drip Edge, Metal Step and Counter, Rubbing Plumbing Vents

Chimney: None

GENERAL COMMENT

The roofing is considered to be in fair condition. The roofing is wearing at uneven rates. The sides of the roof that are most exposed to the sun's light are wearing more quickly than the more shaded areas. Repair or replacement of deteriorated roofing may be needed in some areas, prior to the entire roof covering requiring replacement.

Roofing Observations/Recommendations

SURFACE (SHINGLE)

IMP Upgrade: Loose and missing shingles were observed. All loose or missing shingles should be replaced.



Upgrade: Nail heads are exposed. Recommend sealing fasteners.



Monitor: The roofing is considered to be in fair condition. This roofing is wearing at uneven rates. The sides of the roof that are most exposed to the sun's light are wearing more quickly than the more shaded areas. Repair or replacement of deteriorated roofing may be needed in some areas, prior to the entire roof covering requiring replacement.



FLUES

Upgrade: The metal flue for servicing the water heater and or furnace is rusted. This should be painted to prevent further deterioration.



GUTTERS

Upgrade: Debris should be removed from gutters.



Upgrade: The gutters are leaking at some of the joints. Recommend the joints be repaired, patched and sealed.



DOWNSPOUTS

Upgrade: Downspouts that discharge onto the roof directly may affect the longevity of the shingles. Downspouts should be routed to the gutters directly.



Upgrade: Recommend diverting all downspouts 5 feet or further from the house.



Upgrade: The downspout rear right corner has been damaged. Replacement is recommended.



Structure/Foundation

Structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible due to being below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. This inspection makes no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

STRUCTURE DESCRIPTIONS

Roofing Structure: Rafters

Basement Configuration: Poured Concrete

Floor Structure: Wood Joist

Floor Structure: Steel I-Beam

Flooring Material: OSB

Columns: Steel

Wall Construction: Wood frame

STRUCTURAL GENERAL STATEMENT

All the visible structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

FOUNDATION

Monitor: It should be noted that this home is located in an area known for expansive soils. The properties of such soils may affect the performance of the structure over time. The rate of movement, if any, cannot be predicted by a one-time visual inspection.

Monitor: Prior repairs were noted to the foundation. It may be wise to consult the seller as to when and what repairs became necessary.



BASEMENT LEAKAGE

Efflorescence (white chalky discoloration) often indicates an occasional surplus of moisture on the outside of the slab. Steps should be taken to improve the exterior drainage, but no other action is indicated at this time.



WDI OBSERVATIONS

Though no wood boring insects were observed; this home is situated in an area known for wood destroying insect activity. Wood destroying insects can do a substantial amount of damage to the wood structural components of a home. Several steps can be taken to reduce the risk of a wood destroying insect problem. Any form of wood/soil contact should be avoided. Controlling dampness in the soil around the perimeter of a home, including below porches and in crawl spaces, is recommended. Preventive chemical treatment, performed by a licensed pest control specialist, is also advisable.



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Exterior/Site/Ground

EXTERIOR DESCRIPTIONS

Wall Cladding: Stucco, Composite Siding, Stone

Window Frames: Metal

Driveway: Concrete

Walkway: Concrete

Patio: Concrete

GENERAL COMMENT

As preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry.

WALL CLADDING/SIDING

Upgrade: Exposed portions of the exterior are weathering. To maximize the life of the surfaces, caulking and repainting is recommended.

Upgrade: Damaged siding should be repaired or replaced as needed.



Monitor: Stucco was observed at the front wall. Not only is proper installation technique critical to the performance of this material, but ongoing maintenance is necessary. All openings at connection points, around windows and doors, and areas where the stucco abuts wood trim and/or a veneer should be monitored and kept appropriately sealed.

TRIM

Upgrade: There are openings at seams and joints of the trim in various locations on the exterior. Recommend re-caulking and sealing to prevent moisture entry and damage.



WINDOWS

Upgrade: The window frames require painting and caulking.



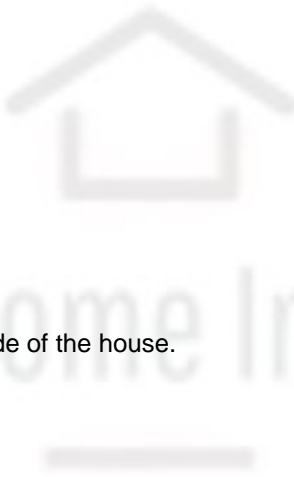
FASCIA

Upgrade: Sections of the fascia at the front wall show signs of rot.



FLASHING

Upgrade: Flashing should be caulked at left side of the house.



DOORS

Upgrade: The door jamb to the front door is damaged. Recommend it be repaired or replaced as necessary.



BALCONY/PORCH

Monitor: The porch columns are weathered and should be stained or painted.



WALKWAYS

Upgrade: The walkway at the front door has settled in relation to the front porch.



FENCING

Upgrade: The fencing is generally serviceable but shows signs of routine wear and is in need of minor maintenance.



LANDSCAPING

Upgrade: Vegetation growing on or within 6 inches of exterior walls should be kept trimmed away from siding, window trims, and the eaves.



GRADING

IMP Upgrade: Sump discharge should be extended ten feet or further from the house.



GARAGE

WRN Warning: The garage door operator did not automatically reverse under resistance to closing, although the laser reverse did function properly. There is a serious risk of injury, particularly to children, under this condition. Improvement may be as simple as adjusting the sensitivity control on the operator. This should be dealt with immediately.

Cooling System

The air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. Dismantling, uncovering or calculating the efficiency of the system is beyond the scope of this inspection. Regular servicing and inspection of cooling systems is recommended.

COOLING DESCRIPTIONS

System Type: 120/240 Air Cooled Air Conditioner

Manufacturer: Concord

Model #: 4AC13L36P7A **Serial#:** 1914F61163 **Manufacturing Date:** 06/2014 **Refrigerant:** R-410A

Supply/Return: 18F Degrees

Distribution Method: Rigid and Insulated Ducts

GENERAL COMMENT

The inspection of the central air conditioning is limited to visible components and their basic functions. A full evaluation requires extensive testing and is beyond the scope of our inspection.

The air conditioning is 7 years old. Recommend routine maintenance on a yearly basis. It would be wise to consider a homeowner s warranty to protect the buyers from unexpected breakdown and failure.

AIR CONDITIONER

Upgrade: The air conditioning system requires servicing. There is no evidence that there has been a servicing of the equipment since it was installed. It would be advisable to inquire with the existing homeowner as to its last servicing. If it has been longer than twelve (12) months than the system needs to be checked by a qualified HVAC technician.

Upgrade: Damaged insulation on refrigerant lines should be repaired.



Upgrade: Fins on the unit require cleaning.



Upgrade: Recommend vegetation be cut back to provide three feet of clearance from the unit.



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Heating System

The heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. Dismantling, uncovering or calculating the efficiency of the system is beyond the scope of this inspection. Regular servicing and inspection of heating systems is recommended.

Heating System

HEATING DESCRIPTION

Heating System Type: Forced Air

Energy Source: Gas

Venting: Metal B-Vent, Insulated Flue

Manufacturer: Lennox

Model #: G4OUH36B09015 **Serial #:** 5906K02961 **Manufacturing Date:** 10/2006 **Filter Size:** 18X25X1

GENERAL COMMENT

The inspection of the heating system is non-invasive and is limited to visible components and their basic function. A full evaluation requires extensive testing and is beyond the scope of our inspection.

The heating system is middle aged. The furnace responded to normal operating controls. Recommend routine maintenance on a yearly basis. It would be wise to consider a homeowner s warranty to protect the buyers from unexpected breakdown and failure.

FURNACE

Upgrade: The heating system requires servicing. There is no evidence of recent servicing of the equipment. It would be advisable to inquire with the existing homeowner as to its last servicing. If it has been longer than twelve (12) months than it is wise to engage a qualified HVAC technician to service and check the system.

Upgrade: The air filter is dirty and should be replaced.



Upgrade: The air filter for the supply air has been inserted backwards. The air flow arrow should point towards the furnace unit.



Monitor: Some evidence of prior condensate leakage was noted on the unit. This condition requires close monitoring.



VENT

Upgrade: Recommend a HVAC technician be consulted. Foam being used is inadequate in sealing ductwork.



Upgrade: The skirt over the flashing for the exhaust flue should be caulked to prevent further water streaking down the outer skin of the flue in the attic.



Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). The inspection of the electrical system includes exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. Observations for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices will be noted in the inspection report. Evaluation of fusing and/or calculating circuit loads is beyond the scope of the inspection.

ELECTRICAL DESCRIPTIONS

Service Entry: Underground, Aluminum

Capacity: 120/240 Volt Main Service-Service Size: 200 Amps

Grounding: Water Supply Piping, Copper

Main Disconnect: Circuit Breakers

Wiring Material: Copper

Receptacles: Grounded

Ground Fault Circuit Interrupters: Exterior, Kitchen, Bathroom, Garage, Basement, Jacuzzi Tub

Arc Fault Circuit Interrupters: Bedrooms

GENERAL COMMENT

The electrical system is in good condition and the components are properly installed. No unsafe conditions were observed in the readily accessible portions of the installation.

SWITCHES

WRN: Warning: It was observed during the course of the inspection a light switch in close proximity to the shower in the Jack and Jill bathroom. If there is a short within the switch this could lead to shock hazard if in the shower. This should be improved for safety reasons.



Upgrade: Switch plates are missing in the basement storage room. Recommend cover plates to reduce the risk of electrical shorts and hazardous shocks.

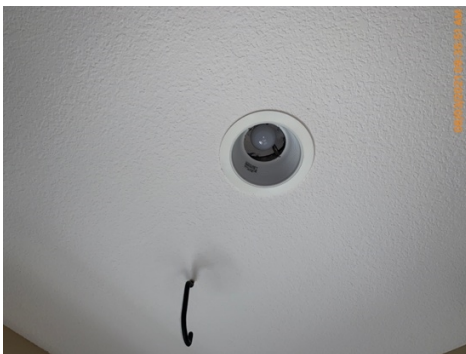


LIGHT FIXTURES

Upgrade: Light in the master bedroom was not working at the time of the inspection. The bulbs may have burned out. Where bulbs are not the problem, the condition of the fixtures and/or wiring should be verified.



Upgrade: The current bulbs in the can lighting system may not be suitable for the fixture. Bulbs appropriate for fixtures should be used.



Monitor: Recessed light fixtures (sometimes referred to as pot lights) that are installed in insulated ceilings can represent a fire hazard if they are not suitably rated for this application. Unfortunately, it is difficult to verify that the installation has been made safely, during a home inspection. It is recommended that a licensed electrician be engaged to verify the safety of the system.

GFI PROTECTION

Upgrade: A ground fault circuit interrupter (GFCI) outlet did not respond correctly to testing during the inspection in the areas GFCI's are located. These receptacles should be replaced.



AFCI PROTECTION

Arc fault protection devices were observed to be installed in sleeping quarters and/or other rooms.

Plumbing System

The plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Inspection of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. If the buyer is wanting those specifically above mentioned reviewed one should consider consulting with a certified plumber.

PLUMBING DESCRIPTIONS

Main Shut Off: Front Wall of Basement

Service Pipe To House: Copper

Water Heater Manufacturer: Bradford White

Model #: MI5036FBN **Serial#:** DF9279752 **Manufacturing Date:** 06/2007

Capacity: 50 Gallons

Energy Source: Gas

Gas Shutoff Location: At Meter

Supply Piping: Copper, Pex

Waste Piping: PVC

Other Components: Pressure Regulator Valve, Jacuzzi Tub, Sump Pump

GENERAL COMMENTS

The plumbing system is showing signs of age. Updating the system will be required over time. The plumbing fixtures are older. Upgrading fixtures would be a logical long-term improvement. In the interim, a higher level of maintenance will likely be required. A licensed plumbing contractor should be consulted to undertake the improvements recommended below.

WATER HEATER

IMP Upgrade: It is recommended that an expansion tank be installed for the water heater. Expansion tanks are recommended on a closed system to prevent damage to the water heater and other components. The presence of a pressure reducing valve at the main makes this a closed system as the great majority of these valves also act as check valves.

IMP Upgrade: The Temperature and Pressure Relief (TPR) Valve serving the water heater is leaking slightly. Minor repairs or cleaning can usually rectify this condition.



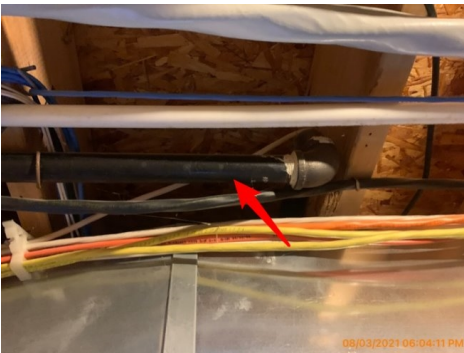
Monitor: The water heater shows evidence of prior leakage. This should be carefully monitored.



Monitor Water Heater is an older unit. Typically water heaters last between. 7-12 years. One cannot predict when or if the water heater may need to replaced. One may want to budget for one for the future.

GAS PIPING

WRN: Warning: No visible electrical bonding was observed on the gas piping system. The pipe manufacturers recommend this type of pipe be electrically bonded to the ground source for the electric service to prevent pipe damage caused by arcing during certain circumstances, such as a direct or indirect lightning strike. It is possible the gas pipe system is bonded at a location concealed by finish surfaces. Verifying the presence of a suitable ground and bonding connection is outside the scope of this inspection.



FIXTURES

Upgrade: The hose bib at rear wall is damaged.



Upgrade: Due to ejection of mold or other organic growth from the jets during operation, it is recommended the whirlpool bath be professionally cleaned and sanitized.



Upgrade: The sink drain stopper is missing in the master bathroom.

Upgrade: Cracked, deteriorated caulking missing around bathtub. Caulking should be replaced.



Upgrade: Caulking is needed around the shower controls. This will aid in preventing water intrusion into the walls.



Upgrade: Missing caulk along the top edge of the shower tile enclosure should be replaced.



Upgrade: Cracked, deteriorated and/or missing shower stall grout and caulk should be replaced.



Interior

The inspection of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

INTERIOR DESCRIPTION

Ceiling Material: Drywall

Wall Material: Drywall

Interior Doors: Hollow Core

Finished Flooring: Wood, Carpet, Tile

Fireplace: Zero Clearance, Gas

GENERAL COMMENT

General Condition of Interior Finishes

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

General Condition of Windows and Doors

The majority of windows and doors throughout the house are considered to be average quality.

General Condition of Floors

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

WALLS & CEILINGS

Upgrade: Drywall flaws were observed.

Upgrade: Damage to the interior finish was observed.



Monitor: Water staining was noted in the kitchen. The stain tested dry with a moisture meter at the time of inspection.





FLOORS

Upgrade: The tile floor is cracked in the powder room.



Monitor: The floor is squeaky in various locations.

TRIM

Upgrade: The trim is damaged.



Upgrade: Trim should be caulked in various locations.



CABINETS

Upgrade: Loose hinges for the bathroom cabinets should be improved.



DOORS

Upgrade: The bullet catch hardware is damaged or missing on the doors at the following locations: .



Upgrade: The bottom of the doors should be trimmed to end approximately $\frac{1}{4}$ " above the carpet pile. This will promote better air flow in the room when the door is closed and reduce stress on the hinges during operation.

Upgrade: The installation of door stoppers will help in reducing damage to interior finishes.



WINDOWS

Upgrade: The inside frames of the windows require caulking in various locations.



Upgrade: The operation of the window in the kitchen is rough. Recommend it be cleaned, lubricated, and adjusted for smoother operation.



Upgrade: Water stains were observed on some of the window sills. Sealing or painting windows to protect against the elements is recommended.



Upgrade: Window tilt latch hardware is damaged.

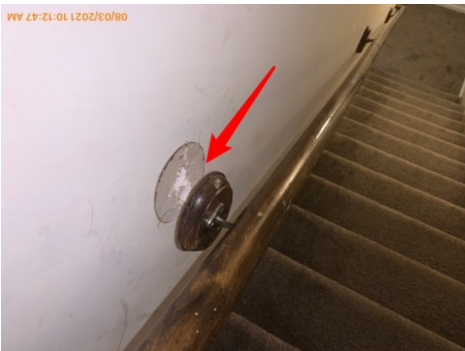


STAIRS

WRN: Warning: The baluster servicing the stairs to the second floor is loose and should be repaired for safety reasons.



WRN: Warning: The loose handrail should be better secured.



Home Inspections

RADON

MON 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.

INTERIOR LIMITATIONS

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

* Portions of the foundation walls were concealed from view during the course of the inspection.

Attic/Insulation

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. A visual inspection of the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Walking in an unfinished attic can result in damage to the insulation and ceiling. Inspection from the access hatch or opening maybe conducted if excessive insulation or storage is observed.

ATTIC DESCRIPTION

Roof Support: Rafters

Sheathing: OSB

Insulation: R30-Value 10-12 of Insulation

Ventilation: Soffit, Roof Vents

Attic Viewed: From Hatch

GENERAL COMMENTS

Insulation levels are above average for a home of this age and construction. The roof and interior ventilation systems that are in place are sufficient for a home of this age and configuration. In addition to the insulation levels caulking and weather-stripping around doors, windows and other exterior wall openings may improve overall weather tightness and reduce energy costs.

ATTIC INSULATION

Monitor: The level of insulation would appear to provide an R-30 insulating value. This provides very good resistance to heat transfer by present standards.

VENTILATION OBSERVATIONS

Upgrade: The duct from the bathroom exhaust fan does not go to the exterior. This condition allows excessive moisture to be vented into the attic. We recommend this deficiency be corrected.

*

Appliances

BASIC INFORMATION

Appliances Tested: Dishwasher, Garbage Disposal, Electric Range, Refrigerator, Microwave

Laundry Facility: 240 Volt Circuit for Dryer; 120 Volt Circuit for Washer; Waste Standpipe for Washer

Other Components Tested: Door Bell, Smoke Detectors, Micro-Exhaust Hood and Fan

GENERAL COMMENT

All appliances were tested using normal operating controls and were found to be in satisfactory working condition. One may consider a home warranty to reduce risk of unwanted repairs or replacement of an appliance.

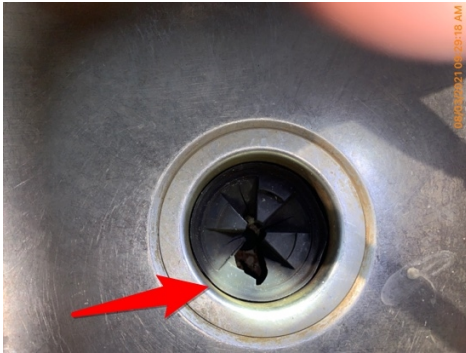
RANGE

WRN: Warning: A anti-tip bracket should be installed on the range.

Upgrade: The oven should be leveled or stabilized.

GARAGE DISPOSAL

Upgrade: The splash guard for the waste disposer is damaged.



DISHWASHER

Upgrade: For proper operation, the dishwasher waste line should loop above or higher than the connection point under the sink.



Upgrade: The dishwasher should be leveled for proper operation.

Upgrade: The dishwasher racks/rollers are in less than ideal condition.



Upgrade: Dishwasher start button is damaged.



Upgrade: Dishwasher should be better secured to the countertop or cabinets.

Monitor: The dishwasher appears to be an older unit. While replacing is needed, one may want to budget for a new dishwasher for the future. One may experience a higher level of maintenance needed for the current unit in place.

SMOKE DETECTORS

WRN: Upgrade: Smoke Detector is missing in the upper hallway. Recommend installing missing smoke detector.

