

E.H.I., INC.

8120 Carter St, # 1807
Overland Park, KS 66204
Phone: 913-602-3865 Fax: 866-884-3639



SUBJECT PROPERTY:

15400 Perry St
Overland Park, KS 66223

REPORT NUMBER:

071509-15400

INSPECTION DATE:

7/15/2009

INSPECTOR:

Chris D. Galo

**E.H.I., INC.**

4941 Shawnee Dr
 Kansas City, KS 66106
 Phone: 913-602-3865 Fax: 913-273-1405

INVOICE

SUBJECT PROPERTY:
 15400 Perry St
 Overland Park, KS 66223

REPORT NUMBER:
 071509-15400

INSPECTION FEES

DESCRIPTION	AMOUNT
MECHANICAL + STRUCTURAL + TERMITE INSPECTION	\$375.00
SUBTOTAL	\$375.00
PAYMENT RECEIVED	\$375.00
TOTAL DUE	\$0.00

**BALANCE PAID****SUBMIT PAYMENT TO:****E.H.I., INC.**

4941 Shawnee Dr
 Kansas City, KS 66106
 Phone: 913-602-3865 Fax: 913-273-1405

INSPECTOR: Chris D. Galo

INSPECTION DATE: 7/15/2009

E.H.I., INC.
4941 Shawnee Dr
Kansas City, KS 66106
Phone: 913-602-3865 Fax: 1-913-273-1405

HOME INSPECTION CONTRACT

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT...PLEASE READ CAREFULLY.

Client Name & Last Name: _____

Client Telephone Number: _____

Inspected Property Address: 15400 Perry St
Overland Park, KS 66223

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by E.H.I., INC (Inspector Chris D. Galo), for my/our sole use and benefit. I/We warrant that I/We will read the following agreement carefully. I/We understand I/We are bound by all the terms of this contract. I/We further warrant that I/We will read the entire inspection report when I/We receive it and promptly call the inspector with any questions I/We may have.

SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request.

OUTSIDE SCOPE OF INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Specific components noted as being excluded on the individual systems inspection forms
- Private water or private sewage systems
- Saunas, steam baths, or fixtures and equipment
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls
- Water softener / purifier systems or solar heating systems
- Furnace heat exchangers, freestanding appliances, security alarms or personal property
- Adequacy or efficiency of any system or component
- Prediction of life expectancy of any item
- Building code or zoning ordinance violations
- Geological stability or soils condition
- Structural stability or engineering analysis
- Termites, pests or other wood destroying organisms
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards
- Building value appraisal or cost estimates
- Condition of detached buildings
- Pool or spas bodies and underground piping

Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade.

If your inspector recommends consulting other specialized experts, client must do so at client's expense.

I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION

HOME INSPECTION CONTRACT (Continued)

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT...PLEASE READ CAREFULLY.

CONFIDENTIAL REPORT: The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report.

CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF CLIENT'S UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT.

SEVERABILITY: Should any provision of this contract be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this contract shall remain in full force and effect, unimpaired by the courts' holding.

ARBITRATION: Any dispute concerning the interpretation of this Agreement or arising from this inspection and report, except one for inspection fee payment, shall be resolved between the parties by **BINDING ARBITRATION** conducted in accordance with the rules of the American Arbitration Association except that the parties shall select an arbitrator who is familiar with the home inspection industry.

The parties hereto shall be entitled to all discovery rights and legal motions as provided in the Kansas/Missouri Code of Civil Procedure. The arbitrator shall apply the substantive and procedural laws of the States of Kansas/Missouri to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction.

GENERAL PROVISIONS: This inspection contract, the real estate inspection, and the inspection report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. The real estate inspection and inspection report are not a substitute disclosure for real estate transactions which may be required by law. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company, or its officers, agents or employees more than one year after the date of the subject inspection. Time is expressly of the essence herein. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

In the event Client discovers a material defect or other deficiency that was not identified and reported by Inspector, Client shall so notify Inspector in writing and allow Inspector and/or Inspector's designated representative to re-inspect and document the condition(s) of the material defect or deficiency prior to making any repair, alteration or replacement to said material defect or deficiency.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report.

This Agreement shall be binding upon and insure to the benefit of the parties hereto and their heirs, successors and assigns. This agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof, and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions and exclusions of this Agreement.

Client acknowledges that they have read and understood all the terms, conditions and limitations of this contract and voluntarily agrees to be bound thereby and agrees to pay the fee listed above.

NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

Buyer Signature:	_____	Date:	_____
Buyer Signature:	_____	Date:	_____
Inspector:	<u>Chris D. Galo</u>	Date:	7/15/2009

KEY REFERENCES/CLAVES DE REFERENCIAS

This Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

"APPEAR SERVICEABLE" means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be within the body of the report.

Please read the entire report for all items .

Notice: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

- * Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows:

- (1)** *Recommended evaluation by a qualified licensed structural engineer / geotechnical engineer.*
- (2)** *Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.*
- (3)** *Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.*
- (4)** *This item is a safety hazard - correction is needed*
- (5)** *Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.*

D/R *Dining Room*

FM/R *Family Room*

K/R *Kitchen Room*

LD/R *Laundry Room*

L/R *Living Room*

RC/R *Recreational Room*

SN/R *Sun Room*

MB *Master Bedroom*

OVERVIEW

Items outlined at this page are considered to be the most important issues found during the Mechanical & Structural Inspections (Based on Functionality and Safety). We recommend that you read the full report and then draw your own conclusions about the items that you would like the seller of the house to fix. Note: do not forget to read the report comments page at the end of the Inspection Report.

Esta página contiene las cosas más importantes que se han descubierto durante el período de las Inspecciones Estructurales y Mecánicas (Basado en Funcionalidad y Seguridad). Les recomendamos que lean el reporte totalmente y luego determine cuales son las cosas que le quieren pedir al vendedor de la casa que les arregle. Nota: no se olviden de leer la página de comentarios adicionales del Reporte de Inspección (al final del reporte).

- 1 Attic -- Recommend to seal areas where the furnace flues are venting across the roof (found evidence of prior water penetration).
 - 2 Bath # 3 -- Sink: Slow draining (check the drain stopper please).
 - 3 Bath # 5 & 6 -- Ventilation: Too much vibration at the exhaust fans.
 - 4 Bath # 6 (Bath # 6 is located inside bedroom # 3) -- did not find any issue with this bathroom.
 - 5 Ceiling Fans -- Ask the seller where the ceiling fan remote controls are located.
 - 6 Ceilings -- Found a few spots where the ceiling paint was applied to the ceiling trims at the Master Bedroom. Patch vertical crack at the ceiling at: Master Bedroom. Replace wood molding at the ceiling at the breakfast area (off the kitchen) -- its has a large size knot.
 - 7 Cooling System -- Can not test the Cooling System, temperature is below 60 F.
 - 8 Electrical -- Loose outlets at: left and right sides of the kitchen. GFCI outlets are not tripping at the bar area. Provide cover for outlet at: Bath # 5. Apparently the wine chiller is not hooked up (outlet and plug maybe behind the unit, removing this unit is beyond the scope of this inspection) -- ask the seller to show that it is working properly please.
 - 9 Exterior Doors -- Minor case of visible daylight at the main entry door. Uneven door jamb (door leading to the deck).
 - 10 Exterior Stairs -- Detached slate for the front stair + re-grouting recommended for slates at the front of the house. Exterior Stairs (Back of the Building) --- staining and water proofing recommended.
 - 11 Exterior Trims -- Painting recommended for wooden trims at the front of the house (right side of the main entry door area where fake window is located).
 - 12 Exterior Walls -- Call an stucco contractor to provide further evaluation and repairs for the orange/corrosion spots at the stucco walls (check the entire perimeter please). It appears that two wooden windows at the left and right sides of the exterior fireplace were ordered too short respect to the frame or a portion of the window at the exterior is missing. Repair exhaust accessory (behind the exterior fireplace) -- area between the two windows.
 - 13 Fireplace -- Recommend to remove glue/dirt at the front cover of the fireplace (Living room area). Was not able to ignite the fireplace located at the Dining area (may have air accumulated at the pilot gas line). Recommend to place electrical wire connections inside a junction box at the area below the fireplace (the one off the kitchen).
- Garage -- Minor inflation of the vehicle door wood (near the bolts). Peeling paint at the vehicle door wooden trims.

- 14 Garage Door -- Adjustments interior door (striker plate).
- 15 Heating System -- Missing air distribution register at: L/R. Install air register that was covered by the carpet at: BR # 3.
- 16 Interior Doors -- Adjustments recommended for doors leading to the master bathroom (check the balls above the doors). Too much compression at the door hinges at closet (located off Bath # 5) -- see door hinges for locations. Chipped off door at the bottom (master bedroom).

Interior Walls -- Recommend to re-finish taping and painting the drywall at areas that are cracked (Upper level hallway off the seating room, Lower level hallway off the Master Bedroom, Colum at hallway near the main entry door, Master Bedroom closet area near the floor, Master Bedroom closet above the entry door). Patch small holes located at the Master Bedroom walls. Recommend to provide an extension of the wall splash at the left and right sides of the bar sink (off the kitchen area) -- this was requested by the buyer. Recommend to provide edge crown with grout at areas where tiles were installed on the walls (at the kitchen).

Kitchen -- Leaking at sprayer.

- 17 Retaining Walls -- Recommend to build a retaining wall at the front-right corner of the building (lots of soil erosion, surface right now is covered with mulch).
- 18 Roof -- Some shingles were impacted by hail at several places (this is a very common phenomenon in this part of the country) -- keep an eye on hail storms please. Screw head exposed above shingle at the front of the house.
- 19 Roof (Low elevation at the back of the house) -- Missing two shingles (the ones that go above the metal flashings).
- 20 Smoke Detectors -- Make sure that all detectors have batteries that will last at least 1 year.
- 21 Sump Pump -- Unit is not responding (check the switch) + detached elbow at the discharge line.
- 22 Water Supply Line -- Replace garden valve at the right side of the building (the pop up component is trapped within the stucco wall).
- 23 Windows -- Providing screens for all windows.

STRUCTURAL INSPECTION

1. Driveway N/A Serviceable Not Functional (1) Maintenance * Limited visibility
 Sealant Needed Settled Raised Erosion Common Cracks

2. Sidewalk N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
 Sealant needed Settled Raised Erosion Common Cracks

3. Retaining Wall N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
 Sealant needed Settled Common cracks Missing drainage openings/holes

See Comments Page

4. Patio N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
 Sealant needed Settled Poor drainage Erosion Common cracks

5. Porch N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
 Sealant needed Settled Poor drainage Erosion Common cracks
 Loose railings Missing railings Corroded/Rusted Railings

6. Deck N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
 Loose railings Missing railings Deteriorated wood boards/Railings
 Loose posts Missing metal straps at joists Not bolted to the building (Nailed)

7. Fences N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
 Deteriorated fences Gates need adjustments Leaning fences/Loose Posts

8. Stairs N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
 Sealant needed Settled Raised Erosion Common Cracks
 Loose handrails Missing handrails Deteriorated/Corroded Post & Rails

Exterior Stairs -- Detached slate for the front stair + re-grouting recommended for slates at the front of the house.

Exterior Stairs (Back of the Building) --- staining and water proofing recommended.

9. Exterior Walls N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
 Peeling paint Siding was finished too low Wood/Soil Contact
 Common cracks Moisture damage at wall Caulking, pasting & painting needed

See Comments Page.

10. Exterior Trims N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
 Moisture damage to eaves Moisture damage to fascia Moisture damage to soffits
 Maintenance for eaves Maintenance for fascia Maintenance for soffits
 Cracked wall trims Rotting wall trims Prior patching at window trims

Exterior Trims -- Painting recommended for wooden trims at the front of the house (right side of the main entry door area where fake window is located).

11. Gutters N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
 Leaking gutters Missing gutters Sagging gutter (Pop-out nails)
 Filled with leaves Free standing water (not draining) Corroded/Rusted
 Loose downspouts Leaking downspouts Extend downspouts 4 feet away from the building

12. Site Grading N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
 Poor drainage Add soil near foundation walls Remove soil near foundation walls

STRUCTURAL INSPECTION

- 13. Foundation** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
- Several common cracks were found at the Exterior/Interior Foundation Walls (Fill cracks with epoxy)
- Dried Water Stains noted at the basement floors/walls Water is entering via cracks at the walls
- Major cracks were found at the basement Interior/Exterior Walls - Further Analysis Recommended (Contact a Structural Engineer)
- Walls have shifted Inward/Outward/Settled - Further Analysis Recommended (Contact a Structural Engineer)
- Minor settlement Moderate settlement Excessive settlement

- 14. Flooring** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
- Uneven surface Water stains at the floor Fill Cracks at concrete floor with epoxy
- Minor settlement Moderate settlement Excessive settlement

- 15. Sump Pump** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
- Provide 120V outlet Missing cover for well Recommend to install a sump pump at floor

See Comments Page

- 16. Roof (Main)** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
- Moderate wear Heavy wear Nearing the end of its useful life

See Comments Page.

- 16a. Roof (2nd)** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
- Moderate wear Heavy wear Nearing the end of its useful life

See Comments Page

- 16b. Flashings** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
- Moderate wear Heavy wear (Rust/Corrosion) Add sealant at boundaries between roof/Vent pipes

- 17. Chimney** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
- Rain cap Recommended Corroded/Rusted Metal at Top Add sealant at boundary between roof/chimney

- 18. Attic** Serviceable Not Functional (1) Maintenance * Limited Visibility

Attic -- Recommend to seal areas where the furnace flues are venting across the roof (found evidence of prior water penetration).

- 18a. Ventilation** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility

- 18b. Insulation** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility

- 19. Exterior Doors** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
- Cracked wood moldings Missing piston at storm door Deteriorated storm door/Heavy Wear

See Comments Page

- 20. Garage Doors** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
- Blocked access Hollow core door Deteriorated/Heavy Wear

Garage Door -- Adjustments interior door (striker plate).

- 21. Interior Doors** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
- Blocked access Moderate wear Deteriorated/Heavy Wear
- Door rubs frame Door rubs the floor Door not latching properly
- Missing closet doors Missing closet door floor tracks Closet doors deteriorated/Heavy wear

Interior Doors -- Adjustments recommended for doors leading to the master bathroom (check the balls above the doors). Too much compression at the door hinges at closet (located off Bath # 5) -- see door hinges for locations. Chipped off door at the bottom (master bedroom).

STRUCTURAL INSPECTION

- 22. Windows** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
- Water stains at windows Limited access to several windows Weather stripping recommended
- Cracked glass at:
- Pane not staying up at:
- Missing ropes/weights at:
- Not latching properly at:
- Damaged screens at:

Windows -- Providing screens for all windows.

- 23. Interior Walls** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
- Blocked access Common cracks Dried water stains
- Major settlement cracks found at several places -- Recommend to have a structural engineer conduct further analysis

- 24. Ceilings** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
- Typical Wear Common cracks Dried water stains
- Major settlement cracks found at several places -- Recommend to have a structural engineer conduct further analysis

Ceilings -- Found a few spots where the ceiling paint was applied to the ceiling trims at the Master Bedroom. Patch vertical crack at the ceiling at: Master Bedroom. Replace wood molding at the ceiling at the breakfast area (off the kitchen) -- its has a large size knot.

- 25. Floors** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
- Moderate wear Heavy wear Weather stripping recommended
- Squeaking floors at: Several places
- Carpet loose at:
- Carpet damaged at:
- Carpet stains at:
- Vinyl damaged at:
- Trip hazards at:

- 26. Ceiling Fans** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
- Fan wobbles at:

See Comments Page

- 27. Stairs** N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
- Missing handrails at:

MECHANICAL INSPECTION

1. Water Service N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
 Typical wear Moderate corrosion/rust Heavy corrosion/rust

2. Supply Lines N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
 Typical wear Moderate corrosion/rust (basement) Heavy corrosion/rust (basement)

Water Supply Line -- Replace garden valve at the right side of the building (the pop up component is trapped within the stucco wall).

3. Waste Lines N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
 Typical wear Moderate corrosion/rust (basement) Heavy corrosion/rust (basement)

4. Fuel System N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
 No gas present at the time of the inspection -- Could not inspect the Fuel System

5. Water Heater N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
 Typical wear Moderate corrosion/rust Located at: Basement
 Missing water shut off
 Missing TPR overflow pipe
 Rust/Metal Flakes
 Improper flame pattern

6. Heating N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
6a. Air Filter N/A Serviceable Not Functional (1) Maintenance * Missing
6b. Burners N/A Serviceable Not Functional (1) Maintenance * Dirty/Metal flakes
6c. Combustion N/A Serviceable Not Functional (1) Maintenance * Improper air supply
6d. Venting Flues N/A Serviceable Not Functional (1) Maintenance * Leaking flue gases
6d. Air Distribution N/A Serviceable Not Functional (1) Maintenance * Leaking air to surroundings

Heating System -- Missing air distribution register at: L/R. Install air register that was covered by the carpet at: BR # 3.

7. Cooling N/A Serviceable Not Functional (1) Maintenance * Limited Visibility
7a. Low Pressure N/A Serviceable Not Functional (1) Maintenance * Damaged
7b. High Pressure N/A Serviceable Not Functional (1) Maintenance * Missing insulation at lines
7c. Condensate N/A Serviceable Not Functional (1) Maintenance * Blocked drainage
 Can not test the AC system, temperature is below 60 F.

Cooling System -- Can not test the Cooling System, temperature is below 60 F.

8. Electrical Service N/A Serviceable Not Functional (1) Maintenance * Limited Visibility

9. Electrical Panel N/A Serviceable Not Functional (1) Maintenance * Limited Visibility

9a. Sub-Panel N/A Serviceable Not Functional (1) Maintenance * Limited visibility

Defects (See overview page)

Label breakers

9b. Electrical Wiring N/A Serviceable Not Functional (1) Maintenance * Limited Visibility

Furnishing prevents full inspection of all outlets & switches

Original wiring is a two wire system (non grounded type of outlets).

Loose outlet/switches at:

Missing cover plates at:

Missing light fixture covers at:

See Comments Page.

MECHANICAL INSPECTION

10. Fireplaces N/A Serviceable Not Functional (2) Maintenance * Limited Visibility

Contact a chimney contractor to conduct a more detailed inspection of the chimney system
See Comments Page.

11. Smoke Detectors N/A Serviceable Not Functional (1) Maintenance * Not Accessible

Detector not Operational at:

Add more detectors at: Bedrooms, hallway, basement

Smoke Detectors -- Make sure that all detectors have batteries that will last at least 1 year.

12. Laundry N/A Basement Service Area Kitchen Bathroom
12a. 120V Outlet N/A Serviceable Not Functional (1) Maintenance * Open Ground
12b. 240V Outlet N/A Serviceable Not Functional (1) Maintenance * None present
12c. Plumbing N/A Serviceable Not Functional (1) Maintenance * Limited visibility
12d. Dryer Vent N/A Serviceable Not Functional (1) Maintenance * Limited visibility
12e. Gas Piping N/A Serviceable Not Functional (1) Maintenance * None present

13. Kitchen - Cabinets, Counters, Plumbing, Sinks & Disposal

Refrigerators, freezer, microwaves, ice makers, compactors are not part of this inspection

13a. Cabinets N/A Serviceable Not Functional (1) Maintenance * Limited visibility
13b. Counters N/A Serviceable Not Functional (1) Maintenance * Limited visibility
13c. Plumbing N/A Serviceable Not Functional (1) Maintenance * Limited visibility
13d. Sinks N/A Serviceable Not Functional (1) Maintenance * Limited visibility
13e. Disposal N/A Serviceable Not Functional (1) Maintenance * Limited visibility

Kitchen -- Leaking at sprayer.

14. Range/Cook top N/A Serviceable Not Functional (1) Maintenance * Limited visibility

Missing cover for light under the hood

15. Dishwashing N/A Serviceable Not Functional (1) Maintenance * Limited visibility

16. Garage - Automatic Opener, Motors, Vehicle Door, Railing System, Electrical

16a. Garage Type N/A Attached Detached None Carport
Automatic Opener N/A Serviceable Not Functional (1) Maintenance * Limited visibility
Motor N/A Serviceable Not Functional (1) Maintenance * Limited visibility
Railings/Tracks N/A Serviceable Not Functional (1) Maintenance * Limited visibility
Vehicle Door N/A Serviceable Not Functional (1) Maintenance * Limited visibility
Electrical N/A Serviceable Not Functional (1) Maintenance * Limited visibility

Extension cord used as permanent wiring

Garage -- Minor inflation of the vehicle door wood (near the bolts). Peeling paint at the vehicle door wooden trims.

MECHANICAL INSPECTION

17. Bath Location 1 Off Master 2 Master 3 Off Kitchen 4 - BR # 1 5 - BR # 3

Determining if shower pans are watertight is beyond the scope of this inspection

Areas/surfaces not fully visible are excluded from this inspection (i.e. cluttered areas, behind the walls, under carpets, under

18. Toilets Serviceable 1 2 3 4 5
 Maintenance* 1 2 3 4 5

Bath # 6 (Bath # 6 is located inside bedroom # 3) -- did not find any issue with this bathroom.

19. Sinks - Faucet Serviceable 1 2 3 4 5
 Maintenance* 1 2 3 4 5

20. Sinks - Drains Serviceable 1 2 3 4 5
 Maintenance* 1 2 3 4 5

Bath # 3 -- Sink: Slow draining (check the drain stopper please).

21. Sinks - Counters/Vanity Serviceable 1 2 3 4 5
 Maintenance* 1 2 3 4 5

22. Sinks - Cabinets Serviceable 1 2 3 4 5
 Maintenance* 1 2 3 4 5

23. Ventilation Serviceable 1 2 3 4 5
 Maintenance* 1 2 3 4 5

Bath # 5 & 6 -- Ventilation: Too much vibration at the exhaust fans.

24. Bathtub - Faucet Serviceable 1 2 3 4 5
 Maintenance* 1 2 3 4 5

25. Bathtub - Drains Serviceable 1 2 3 4 5
 Maintenance* 1 2 3 4 5

26. Bathtub - Enclosure Serviceable 1 2 3 4 5
 Maintenance* 1 2 3 4 5

27. Shower - Plumbing Serviceable 1 2 3 4 5
 Maintenance* 1 2 3 4 5

28. Shower - Drains Serviceable 1 2 3 4 5
 Maintenance* 1 2 3 4 5

28a. Shower - Enclosure Serviceable 1 2 3 4 5
 Maintenance* 1 2 3 4 5

MATERIALS & TECHNICAL DATA

Driveway	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Asphalt	<input type="checkbox"/> Gravel
Sidewalk	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Brick	<input type="checkbox"/> Stone <input type="checkbox"/> Gravel
Retaining Wall	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Concrete	<input type="checkbox"/> Brick	<input type="checkbox"/> Stone
Patio	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Brick	<input type="checkbox"/> Stone
Porch	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Wood	<input type="checkbox"/> Other
Deck	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Stone	<input type="checkbox"/> Other
Fences	<input type="checkbox"/> N/A	<input type="checkbox"/> Wood	<input type="checkbox"/> Chainlink	<input checked="" type="checkbox"/> Iron
Stairs	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
Exterior Walls	<input type="checkbox"/> N/A	<input type="checkbox"/> Vinyl/Metal	<input type="checkbox"/> Wood/Hardiboard	<input type="checkbox"/> Brick <input checked="" type="checkbox"/> Stucco
Trims	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Plastic	<input checked="" type="checkbox"/> Wood
Gutters	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Metal	<input type="checkbox"/> Plastic	<input type="checkbox"/> Other
Foundation	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Concrete	<input type="checkbox"/> Block	<input type="checkbox"/> Stone
Floors	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Other
Floors - Subfloors	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Concrete	<input checked="" type="checkbox"/> Wood	<input type="checkbox"/> Stone
Main Roof	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Asphalt Shingle	<input type="checkbox"/> Wood Shakes	<input type="checkbox"/> Tile
Second Roof	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Asphalt Shingle	<input type="checkbox"/> Metal/Plastic	<input type="checkbox"/> Asphalt Roll Off
Chimney - Fireplace	<input type="checkbox"/> N/A	<input type="checkbox"/> Brick	<input checked="" type="checkbox"/> Metal Flue	<input type="checkbox"/> Wood Casing
Insulation Type	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Fiber Glass	<input checked="" type="checkbox"/> Blown In	<input type="checkbox"/> Other
Windows	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Thermal	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Metal
Interior Walls	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Wall Paper	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Plaster <input type="checkbox"/> Panel
Ceilings	<input type="checkbox"/> N/A	<input type="checkbox"/> Ceiling Tile	<input checked="" type="checkbox"/> Drywall	<input type="checkbox"/> Plaster <input type="checkbox"/> Panel
Floors	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Carpet	<input checked="" type="checkbox"/> Wood	<input checked="" type="checkbox"/> Vinyl <input type="checkbox"/> Tile
Water - Service Line	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Galvanized	<input type="checkbox"/> PVC <input type="checkbox"/> Other
Water - Supply Lines	<input type="checkbox"/> N/A	<input type="checkbox"/> Polybutylene	<input type="checkbox"/> Galvanized	<input checked="" type="checkbox"/> PVC/CPVC <input type="checkbox"/> Copper
Water - Waste Lines	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/> ABS	<input checked="" type="checkbox"/> Iron <input type="checkbox"/> Copper
Fuel System	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electrical	<input type="checkbox"/> Solar <input type="checkbox"/> Diesel
Water Heater	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electrical	<input type="checkbox"/> In - Line Sys.
Heating System	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Electrical	<input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> H-Pump
Cooling System	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Electrical		
Electrical - Service Wire	<input type="checkbox"/> N/A	<input type="checkbox"/> Copper	<input checked="" type="checkbox"/> Aluminum	<input type="checkbox"/> Not Visible
Electrical - Circuits	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Aluminum	
Range/Cooktop Hook-up	<input type="checkbox"/> N/A	<input type="checkbox"/> Electric	<input checked="" type="checkbox"/> Gas	<input type="checkbox"/> Combination
Kitchen Counter Tops	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Laminate	<input type="checkbox"/> Stone	<input type="checkbox"/> Combination
Laundry - Dryer Hook-up	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Combination

TECHNICAL DATA

Building Est. Age (yrs.)	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Built in 1991	Temperature (F)	<input checked="" type="checkbox"/> 86	
Weather Conditions		<input checked="" type="checkbox"/> Raining/Rain Recently	<input type="checkbox"/> Snowing	<input type="checkbox"/> Cov. By Snow	<input checked="" type="checkbox"/> Hot
Water - Service (Size)	<input type="checkbox"/> N/A	<input type="checkbox"/> 1/2 "	<input type="checkbox"/> 5/8 "	<input type="checkbox"/> 3/4 "	<input checked="" type="checkbox"/> 1 "
Water - Supply (Size)	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> 1/2 "	<input type="checkbox"/> 5/8 "	<input checked="" type="checkbox"/> 3/4 "	<input checked="" type="checkbox"/> 1 "
Water Heater - (Gals)	<input type="checkbox"/> N/A	<input type="checkbox"/> 30	<input checked="" type="checkbox"/> 40 x 2	<input type="checkbox"/> 50	<input type="checkbox"/> 2 x 40
Furnace (BTHU) x 1000	<input type="checkbox"/> N/A	<input type="checkbox"/> 75	<input checked="" type="checkbox"/> 100 x 2	<input type="checkbox"/> 125	<input type="checkbox"/> 88
Cooling (TONS)	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> 2 - 3 x 2	<input type="checkbox"/> 3 - 4	<input type="checkbox"/> 4 - 5	<input type="checkbox"/> < 5
Electrical Service (amps)	<input type="checkbox"/> N/A	<input type="checkbox"/> 60	<input type="checkbox"/> 100	<input type="checkbox"/> 150	<input checked="" type="checkbox"/> 200
Electrical Panel (amps)	<input type="checkbox"/> N/A	<input type="checkbox"/> 60	<input type="checkbox"/> 100	<input type="checkbox"/> 150	<input checked="" type="checkbox"/> 200
Range/Oven (Type)	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> Electric	<input type="checkbox"/> Gas	<input type="checkbox"/> Combination	<input type="checkbox"/> Other
Main Roof (# of Layers)	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> Other
Main Roof (Est. Age)	<input type="checkbox"/> N/A	<input type="checkbox"/> 18 + yr.	<input type="checkbox"/> 10 - 17 yr.	<input type="checkbox"/> 5 - 9 yr.	<input checked="" type="checkbox"/> 0 - 4 yr.
2nd Roof (# of Layers)	<input type="checkbox"/> N/A	<input checked="" type="checkbox"/> 1	<input type="checkbox"/> 2	<input type="checkbox"/> 3	<input type="checkbox"/> Other
2nd Roof (Est. Age)	<input type="checkbox"/> N/A	<input type="checkbox"/> 18 + yr.	<input type="checkbox"/> 10 - 17 yr.	<input type="checkbox"/> 5 - 9 yr.	<input checked="" type="checkbox"/> 0 - 4 yr.
Insualtion (Thickness)	<input type="checkbox"/> N/A	<input type="checkbox"/> 3 "	<input type="checkbox"/> 4 - 6 "	<input type="checkbox"/> 6 - 8 "	<input checked="" type="checkbox"/> 9 - 16 "

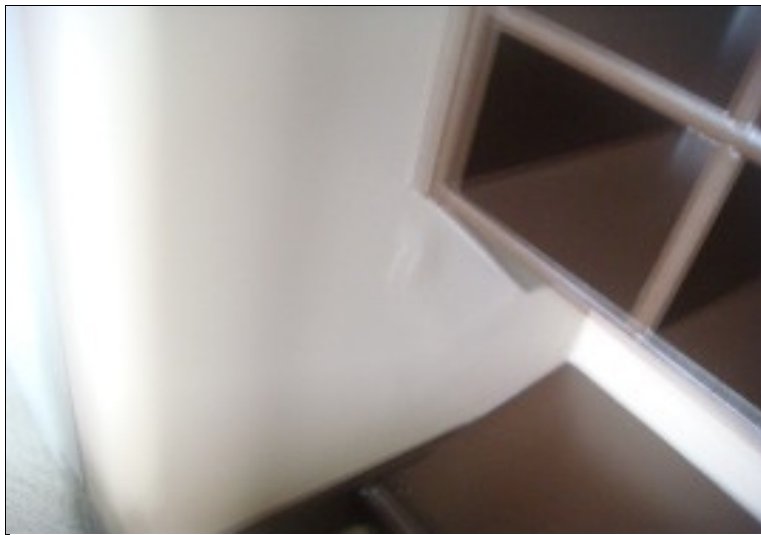
PHOTOS



Large size knot at ceiling wood trim (off the kitchen area).

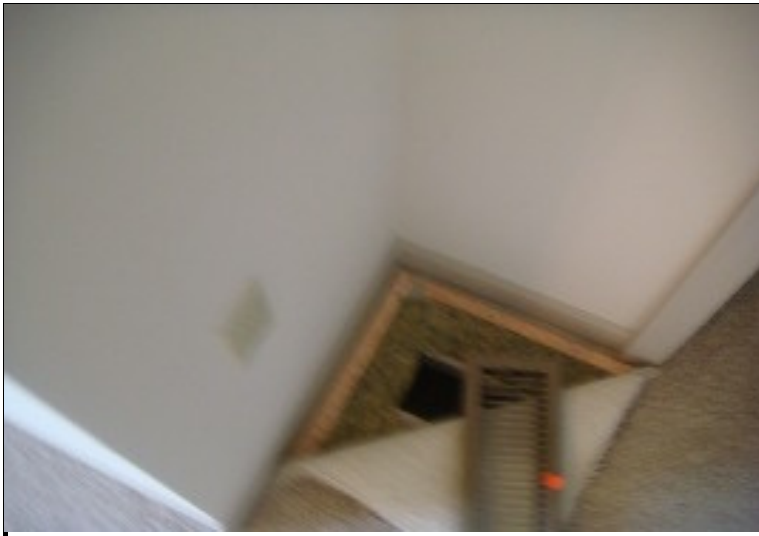


Painted wood trim with wall paint at Master Bedroom ceiling.

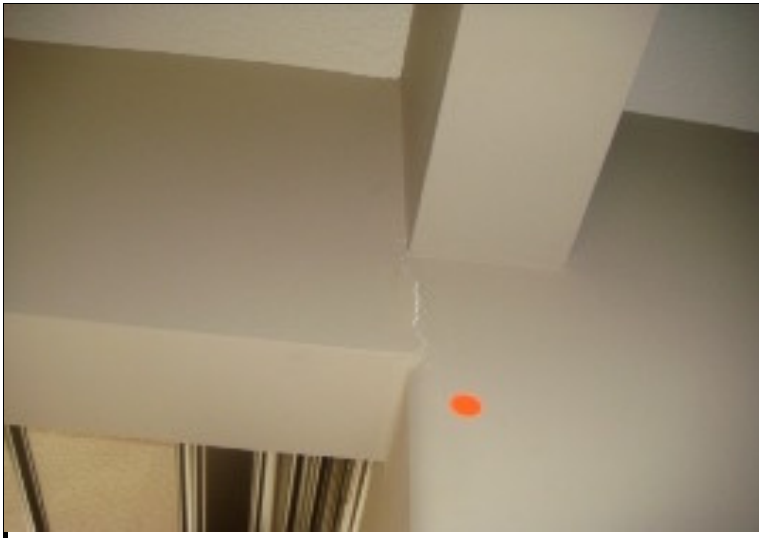


Repair cracked drywall surface at: Master Bedroom Closet.

PHOTOS



Install air distribution register at:
BR # 3.

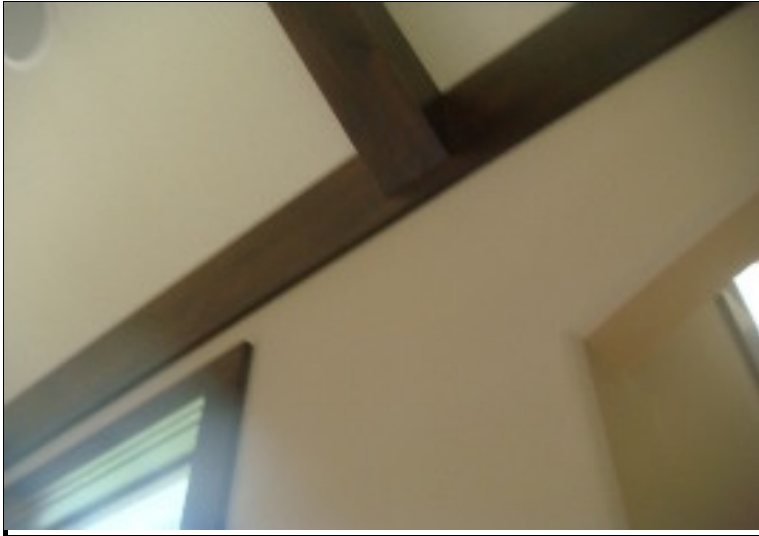


Repair cracked drywall surface
at: upper level hallway.



Repair cracked drywall surface
at: Column at the main entry
area.

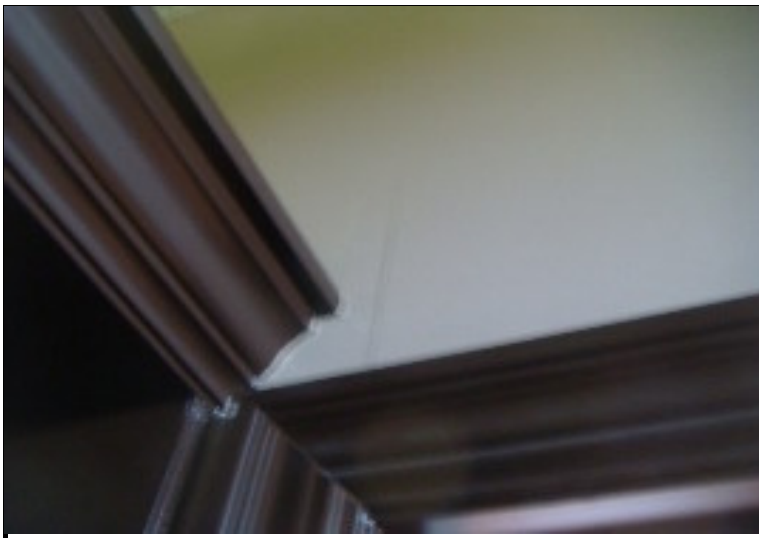
PHOTOS



Repair cracked drywall surface at: hallway (off master bedroom entry door).



Repair cracked drywall surface at: Master Bedroom Ceiling



Repair cracked drywall surface at: Master Bedroom Closet (above entry door).

PHOTOS



Attic -- Recommend to seal areas where the furnace flues are venting across the roof (found evidence of prior water penetration).



View of the attic.



Retaining Walls -- Recommend to build a retaining wall at the front-right corner of the building (lots of soil erosion, surface right now is covered with mulch).

PHOTOS

Exterior Walls -- Call an stucco contractor to provide further evaluation and repairs for the orange/corrosion spots at the stucco walls (check the entire perimeter please).



It appears that two wooden windows at the left and right sides of the exterior fireplace were ordered too short respect to the frame or a portion of the window at the exterior is missing.



Roof (Low elevation at the back of the hosue) -- Missing two shingles (the ones that go above the metal flashings).