RC Certified Inspections

Comprehensive Structural & Mechanical Property Inspections

Since 1996 - "One Call & We Do It All"

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Indoor Air Quality & Mold Inspection's

InterNACHI "InterNational Assoc. of Certified Home Inspector's

Property Inspection Report

Property Address: Cedar St.

Leawood, KS.

Report Prepaired for: Example Home Inspection Report

Inspection Date: 10/27/2021

Inspector: Rick Cauthon &/or Ricky Cauthon, Certified Inspectors

INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. You can call us, text us or email us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have throughout the entire closing process and after you are the owner.

The goal of this inspection and report is to put you in a better position to make an informed real estate decision. The Inspector agrees to inspect the property for the purpose of informing the Client's as to major deficiencies or defects visually observed which could significantly affect the value of the property. It will generally include a report on the following unless otherwise directed by the Client's or circumstances that prevent a visual inspection of the item. Not all improvements will be identified during this inspection. Unexpected repairs should be anticipated. This is not a guarantee or warranty of any kind.

Properties being inspected do not "Pass" or "Fail". The following report is based on an inspection of the visible portion of the structure and inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. ** We Highly Recommend that repairs be performed by Licensed and Certified Companies. Also receive and review all Detailed Work Orders.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

This inspection is performed in accordance with State guidelines and the SOP of InterNACHI. The guidelines are intended to provide the Client(s) with a better understanding of the property conditions at the time of the inspection. We will report defects based on non-invasive visual observation only that is apparent on the day of the inspection.

We appreciate having the opportunity to inspect your new property.

Best regards, Rick and Ricky Cauthon

Table Of Contents

Inspection Details

What We Inspect:

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

1. START

Start Time:
• 10:45AM

End Time:
• 2:15PM

2. Property Faces

Front Direction: Front of the Property is facing = EAST

3. Property Style

Home Type: Single Family Home • Ranch Style • Attached

4. Property Sq. Footage

Finished Sq. Feet: Square Footage (estimated) = 3835 ft.²

5. Property Age

Age and Year Built: Age of Property (Years) = 36 years old • Year Built = 1985

6. Bedrooms #:

Bedrooms: FOUR

Bathrooms: Full: 3

7. Attendance

In Attendance: Client present • RC Certified Inspector's

Inspection Details (continued)

8. Occupancy

Occupancy: Occupied - Furnished • The utilities were on at the time of inspection.

9. Temperature

Temperature: 55°

Weather: Raining-Light

EXTERIOR-OUTSIDE

This section describes the exterior wall coverings and trim. Inspectors are required to inspect the exterior wall coverings, flashing, trim, all exterior doors, the stoops, steps porches and their associated railings, any attached decks and balconies and eaves, soffits and fascias accessible from ground level.

Inspectors shall inspect adjacent or entryway walkways, patios, and driveways; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.

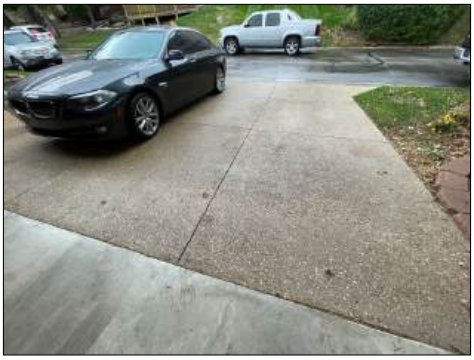
1. Driveway

Materials: Poured Concrete Driveway

Observations:

1.1. Driveway appears to be in good condition at the time of this inspection.

1.2. It is recommended to pressure wash the driveway surfaces every 5 years and apply a clear concrete sealant.



2. Porch/Stoop-Front

Materials: Poured Concrete

Observations:

2.1. Where the concrete porch surfaces meets any siding or trim needs to be sealed with a Masonry Polyurethane caulk.

EXTERIOR-OUTSIDE (continued)

Where the concrete porch surfaces meets any siding or trim needs to be sealed with a Masonry Polyurethane caulk.

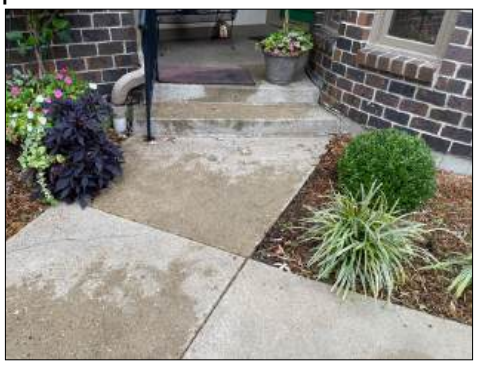
The wood trim under the front door threshold area is starting to get soft where it meets the concrete. Need to definitely get this caulked and sealed and monitor.

3. Sidewalks/Steps

Materials: Poured concrete - Front Sidewalk and Steps

Observations:

3.1. Typical settlement cracks noted.



4. Soil Slope & Drainage

Observations:

4.1. Recommend contacting Atlantis Drainage Solutions at 816-960-1552

4.2. POOR DRAINAGE-CORRECT NOW

4.3. Soil slope and drainage within 5' of the foundation is Inadequate and needs to be corrected. The soil needs to be sloped and compacted at a 5 degree slope outward from the foundation. This is a 1" drop per foot out to 5', which is equal to a 5" drop at 5' out from the foundation. Keep the soil and ground covering at least 6" below any siding, trim, window openings or foundation vents (where applicable). Negative soil slope towards the foundation can cause foundation damage, basement slab heaving and cracking, water intrusion and mold. Negative soil slope with mulch holds more water against the foundation. This must be corrected and maintained! ** South side-All, North side of Garage

EXTERIOR-OUTSIDE (continued)

POOR DRAINAGE-CORRECT NOW

POOR DRAINAGE-CORRECT NOW, Southside all

5. Vegetation Observations

Observations:

5.1. Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

5.2. Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris, damage & dampness to the roof surface. Referral: Bill Edington, D&B Tree Service at (913) 206-1533.

5.3. Prune or remove any plants that are in contact or within 12" of home to eliminate water damage to the siding surfaces or pathways for wood destroying insects.

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6. Deck Joists, Ledger & Supports

Observations:

6.1. The joist hangers are installed.

6.2. Joist hangers are missing fastners were they attached to the sides of the floor Joists. JoistHangers must be installed using either Joist Hanger Nails or #8 or #10 Framing nails. Must have 8 fasteners per hanger. ** This needs to be done at the upper and the lower deck areas.

6.3. There is not any visible flashing installed along the top of the ledger board. This helps prevent water intrusion at the fasteners and helps protect the siding behind the ledger board.

EXTERIOR-OUTSIDE (continued)

6.4. Install Ledger-Loc Self Tapping screws with TWO screws between in pair of floor joists forming a W pattern across the length of the ledger board or pre-drill and install a 1/2" Lag Screw with flat washer between each pair of floor joists.

6.5. There are a few lag screws installed in the ledger board but there's not even close to being enough that is required.

6.6. There needs to be 6 joist hangers installed Add the bottom of the stairs area of the lower deck.

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7. Deck Construction, Railings, Stairs

Observations:

7.1. MAINTENANCE: Whether treated or not, it is important to keep a wood deck surfaces free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Deck surfaces can have material starting to rot, but may not be visible and should be checked every 6 months. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a proper cleaner and then rinsing with a pressure washer. Finally, a wood deck should be re-coated with a good-quality deck sealant.

7.2. The Deck, Hand Rails, Spindles and Stairs appear to be in Good condition during this inspection except where noted.

7.3. Deck is Wood Construction

7.4. Hand Rails and Spindles are in good condition with 4" spindle spacing.

7.5. Hand railings are Wood Construction.

EXTERIOR-OUTSIDE (continued)

7.6. Spindles are Wood Material

7.7. There are deck support posts there are in contact with the soil and needs to be continuously monitored.

7.8. The upper deck west side Girder/Support Beam has water damage and also evidence of carpenter bees. Due to the height and size of the structure I am recommending further evaluation and possible replacement.

7.9. At the top of the stairs at the riser between the top step in the floorboards has water damage

The upper deck west side Girder/Support Beam has water damage and also evidence of carpenter bees. Due to the height and size of the structure I am recommending further evaluation and possible replacement.

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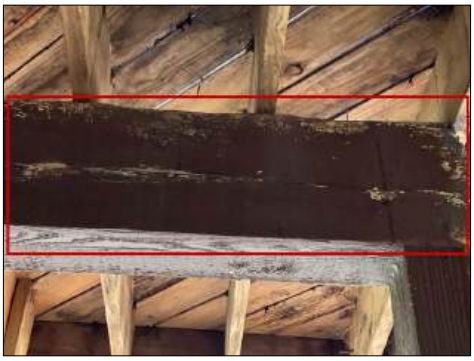

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The upper deck west side header/ledger board has water damage and also evidence of carpenter bees. Due to the height and size of the structure I am recommending further evaluation and possible replacement.

EXTERIOR-OUTSIDE (continued)

There are deck support posts there are in contact with the soil and needs to be continuously monitored.

8. Main Gas Meter/Valve Condition

Materials: North side

Observations:

8.1. Meter located at exterior. All gas appliances have cut-off valves in line at each unit. No gas odors detected.

9. Hose Bibs/Spigots

Observations:

9.1. They are working as intended today.

10. Lawn Sprinklers

Observations:

10.1. Home is equipped with an underground sprinkler system. Sprinkler systems are beyond the scope of a Home Inspection unless added as an additional fee. The inspector recommends client consult with homeowner for operation instructions and proper winterizing information. Recommend receiving any documents from a Company that may be maintaining the system.

10.2. The sprinkler system control panel is located in the garage.

10.3. Lawn sprinkler system backflow valve and water shut off valves should be inspected and tested yearly.

EXTERIOR-OUTSIDE (continued)

EXTERIOR SURFACES

1. Siding

Materials: Stucco (Hard Coat), Stucco finishes have an average 25 year life which would require extensive inspections and possible repairs/replacement. Maintenance is key! • Brick Veneer

Observations:

1.1. Chuck Kincaid at Stucco Repair at 816-510-6375

1.2. Recommend contacting Paint Pro, Inc at 913-685-4089 to evaluated and bid for needed repairs noted in the report.

1.3. Referral for Brick Repairs: Garrett Wilson; 816-462-5868; garrett@gkwrestoration.com

1.4. Need to seal up around the exterior gas supply pipe word enters the garage brick siding.

1.5. Need to seal up around the exterior sprinkler system electrical conduit on the south side of the garage.

1.6. A brick on the north side of the garage at the front porch has a large gap between the brick and the corner trim. This needs to be properly filled in and sealed up. It appears that there are several other areas at the break edges and also needs to be sealed.

1.7. Need to monitor the brick ledge mortar joints at the windows. They are just starting to open up and will need to be sealed in tucked pointed soon.

1.8. Both sides of the front entry stucco surfaces are loose. They are cracked and opening up at the edges and is in contact with the soil and ground covering.

1.9. Water is getting in behind the main electric meter at the stucco surfaces causing water damage behind the stucco surfaces at the electric meter and the cable boxes. This area will need to be cut out and repaired.

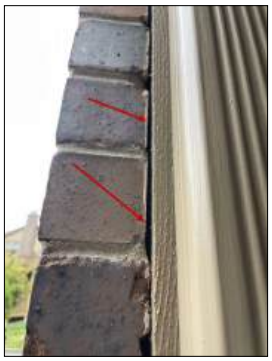
1.10. The south side of the Home Stucco surfaces has quite a few vertical cracks but also has a larger horizontal crack at the lower level west of the air conditioning condenser at a window. The smaller cracks can be skim coated Betty horizontal crack appears to have loose material and may need to be removed and replaced.

EXTERIOR SURFACES (continued)

1.11. Need to seal up the edges of the master bedroom bay window on the south side of the home at the soffit area.

1.12. Caulk around the exterior light fixtures.

1.13. Vertical cracks on the west side above the south basement door running from the deck ledger board down to the door casement.



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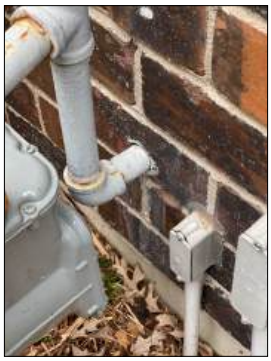

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EXTERIOR SURFACES (continued)

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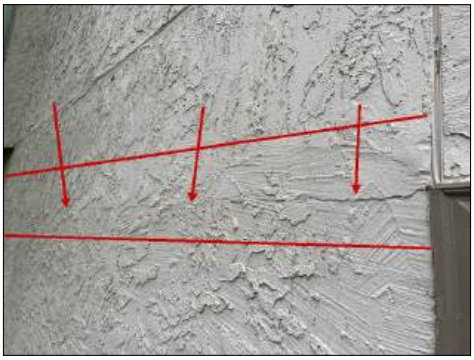

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Need to seal up the edges of the master bedroom bay window on the south side of the home at the soffit area.

Caulk around the exterior light fixtures.

Vertical cracks on the west side above the south basement door running from the deck ledger board down to the door casement.

2. Soffitt

Materials: Wood Soffit Material

3. Fascia

Materials: Wood Fascia Material

EXTERIOR SURFACES (continued)

4. Trim

Materials: Wood material

Observations:

4.1. REFERRAL: Paint Pro, Inc at 913-685-4089

4.2. Need to caulk around the exterior of the windows and or window trim and or metal trim wrap. Basically touch up all the way around.

4.3. The wood trim under the front door threshold area is starting to get soft where it meets the concrete. Need to definitely get this caulked and sealed and monitor.

Need to caulk around the exterior of the windows and or window trim and or metal trim wrap. Basically touch up all the way around.

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5. Flashings

Materials: Metal Flashings

TERMITES/Wood Destroying Organisms

1. Termites/Wood Destroying Organisms

Observations:

1.1. Evidence of Termites or Wood Destroying Organisms was found during the inspection. See the Exterminators report for full information. boring Bee's in Deck Upper west side Girder Support Beam.

ROOF

As with all areas of the house, we recommend that you carefully examine the roof immediately prior to closing the deal. Note that walking on a roof voids some manufacturer’s warranties.

Adequate attic ventilation, solar / wind exposure, and organic debris all affect the life expectancy of a roof.

Always ask the seller about the age and history of the roof. On any home that is over 3 years old, experts recommend that you obtain a roof certification from an established local roofing company to determine its serviceability and the number of layers on the roof. We certainly recommend this for

ROOF (continued)

any roof over 5 years of age. Metal roofs in snow areas often do not have gutters and downspouts, as there is a concern that snow or ice cascading off the roof may tear gutters from the house.

Likewise, be advised that such cascading may cause personal injury or even death.

If this house has a metal roof, consult with qualified roofers or contractors regarding the advisability of installing a damming feature which may limit the size and amount of snow / ice sliding from the roof.

1. ROOF Pictures





2. ROOF Material/Age

Materials: Estimated Age of the Roof (Years): 1 to 2 years • Inspected from ladder at the gutters/eaves. • The roof surfaces were wet during the inspection and could not be accessed. Wet surfaces also are harder to evaluate age or damage.

Materials: 40 Year minimum Asphalt shingles noted • Underlayment (Felt and or Synthetic) Material noted. • Ice and Water Shield Noted at the Eaves. • Rolled Asphalt Roofing Material noted covering the lower valley and side of the Pepper Pot Roof Brick Surfaces

3. Defects-Roof

Observations:

3.1. Kick-Out Flashings with STUCCO, Recommend Chuck Kincaid at Stucco Repair at 816-510-6375. Missing Kick Out Flashing's need to be installed at:

3.2. Above the front porch area north side where the valley comes down to the brick round structure, rolled asphalt material has been applied to the side the brick and it really should’ve been a TPO material. This is an area where there’s been water intrusion down to the soffit area at the end of the gutter. ** Needs to be inspected every 5 years.

ROOF (continued)

3.3. Due to issues with the roof that we discovered, we are recommending having the roof inspected and a bid obtained from a roofing company. Recommend Braden Roofing at 913-341-0200.

3.4. The eave Metal drip edges are installed on top of the felt paper/underlayment material instead of under the felt paper/underlayment material per manufacturers installation guidelines. This is also required by the majority of the City Codes.

Also, if Ice and Water Shield is installed it either needs to be installed on top of the metal eave drip edges per manufacturers installation guidelines, which are also most City Codes, Otherwise the ice and water shield has to cover the face of the fascia board and then the metal eve drip edge can be installed over it.

3.5. Missing Kick Out Flashing's need to be installed at: On the south side of the garage above the electric meter area. Use Stucco Repair Specialists.

3.6. The kitchen area around brick structure on the north side does not have proper counter flashing at the top area in the lower galvanized counter Flashing is not properly sealed and then the bottom step flashing above the eave does not have a kick out flashing and it is also not sealed properly. ** May need to fit trim to cover as well. **

3.7. The kitchen round brick structure northside at the bottom of the valley there are openings above the flashing and also some wood damage that doesn't help. This needs to be properly flashed now.

3.8. There is a shingle tab lying in the gutter above the kitchen roof area. It appears to have broken loose below the gutter area where there's flashing located.

3.9. Missing roof kick out flashing on the west side at the north end of the gutter north of the chimney area. ** Braden Roofing **

3.10. Missing roof kick out flashing on both sides of the chimney. ** Braden Roofing **

3.11. I could not reach the roof area above the master bedroom southside bay windows area. Recommend when the other roof issues are being addressed to have this inspected to make sure that has proper underlayment material and flashing.

3.12. On the west side of the roof towards the southside center area is a raised/Humped Area of the roof surface. It is approximately 6 feet in length and approximately 2 feet high. This needs to be evaluated and corrected.

3.13. The metal roof flashing of course is attached to the surface of the chimney brick and the sealant along the top of the counter flashing will need to be checked every three years. ** There are areas now that need to be sealed **

ROOF (continued)

Above the front porch area north side where the valley comes down to the brick round structure, rolled asphalt material has been applied to the side the brick and it really should've been a TPO material. This is an area where there's been water intrusion down to the soffit area at the end of the gutter. ** Needs to be inspected every 5 years.

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The kitchen area around brick structure on the north side does not have proper counter flashing at the top area in the lower galvanized counter Flashing is not properly sealed and then the bottom step flashing above the eave does not have a kick out flashing and it is also not sealed properly. ** May need to fit trim to cover as well. **

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ROOF (continued)

Missing Kick Out Flashing's need to be installed at: On the south side of the garage above the electric meter area.

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Missing roof kick out flashing on both sides of the chimney.

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On the west side of the roof towards the southside center area is a raised/Humped Area of the roof surface. It is approximately 6 feet in length and approximately 2 feet high. This needs to be evaluated and corrected.

4. Gable, HIP, Mansard, Other

Materials: Gable Roof Design • Pepperpot: A small Circular Turret or Tourelle with a conical roof is called a Pepper Pot or Pepper Box turret.

5. Layers of Material

Materials: 1- Layer noted

6. Flashings

Materials: Metal Flashings Installed

ROOF (continued)

7. Eave Drip Edges

Observations:

7.1. Metal Eave Drip Edges

8. Rake Drip Edges

Observations:

8.1. Metal Rake Drip Edges

9. Roof/Attic

Observations:

9.1. Roof Box Vents Installed

9.2. There aren't any roof vents installed. There should be 1-Sq. Ft. (1-Vent) per every 150 Sq. Ft. of Attic Flooring (Ceiling surface under attic space). Recommend further evaluation and correction. ** Garage** Recommend 2.

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10. Soffitt

Observations:

10.1. Soffits have louvered vents installed

11. Plumbing Vent Pipe

Materials: PVC PIPING

12. Valleys

Materials: Metal Valley Pans

13. Gutters

Observations:

13.1. Metal Gutters

13.2. There are gutter debris guards installed. It is recommended to inspect yearly and clean at valleys as well.

ROOF (continued)

14. Downspouts

Observations:

14.1. Metal Downspouts

14.2. Underground drain pipes are installed. They should always empty at least 10 feet out from the foundation. During the home inspection, we do not verify if the pipes are draining properly and or where they do daylight. Either check with the Seller or they should be tested.

14.3. The downspout at the front porch is supposed to be emptying into an underground drain and it needs a reducer installed on the downspout so it goes down inside the underground pipe.

14.4. The downspout underground drain pipes are perforated/slotted and CAN'T be used for downspouts.

14.5. The far south west corner downspout has become disconnected from the underground drain pipe and is dumping water against the foundation. There should be a reducer that extends down into the underground pipe at least 8 inches to prevent this. The downspout should never be securely attached to the underground pipe.

The downspout at the front porch is supposed to be emptying into an underground drain and it needs a reducer installed on the downspout so it goes down inside the underground pipe.

The downspout underground drain pipes are perforated/slotted and CAN'T be used for downspouts.

The far south west corner downspout has become disconnected from the underground drain pipe and is dumping water against the foundation. There should be a reducer that extends down into the underground pipe at least 8 inches to prevent this. The downspout should never be securely attached to the underground pipe.

15. Sky Lights

Observations:

15.1. The Skylight(s) appear to beyond their life expectancy. Recommend replacement. MONITOR

The Skylight(s) appear to beyond their life expectancy. Recommend replacement. MONITOR

CHIMNEY

Introduction This inspection was performed in substantial compliance with InterNACHI's Phase I Standards of Practice for Inspecting Fireplaces and Chimneys. It exceeds what is required by both InterNACHI's commercial and residential standards of practices. The inspection shall include examination of readily accessible and visible portions of solid-fuel-burning, low-heat, fireplaces and chimneys. The inspection is not all inclusive or technically exhaustive. The goal of this inspection is to provide observations which may lead to the decrease of the hazards associated with fireplaces and chimneys.

1. Chimney

Observations:

1.1. Brick Structure

The chimney top concrete crown should be skim coated in the top two rows of brick need some minor tuck pointing.

The brick chimney eyebrows need to be sealed with a brick meets the stucco and then down the vertical sides of the brick also needs to have new sealant applied.

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CHIMNEY (continued)

The brick chimney eyebrows need to be sealed with a brick meets the stucco and then down the vertical sides of the brick also needs to have new sealant applied.

2. Crown, Brick, Siding

Observations:

2.1. Referral for Brick Repairs: Garrett Wilson; 816-462-5868; garrett@gkwrestoration.com

2.2. The chimney top concrete crown should be skim coated in the top two rows of brick need some minor tuck pointing.

2.3. The brick chimney eyebrows need to be sealed with a brick meets the stucco and then down the vertical sides of the brick also needs to have new sealant applied.

3. Flue

Materials: TWO Clay Flue Liners Noted. Recommend installing a metal flue liner. Further evaluation and bid needed.

Observations:

3.1. Recommend a Chimney Company to perform a complete inspection of the chimney flue liner. Recommend American Chimney; 816-250-2970; amchim@aol.com.

3.2. Before using the fireplaces for wood or gas, The flues should have steel lines installed. We noticed that there are pieces of mortar that has dropped down onto the dampers. Typically after 20 years the mortar starts to breakdown and turns to powder.

GARAGE

1. Garage

Materials: Attached Garage • 2- Car Capacity

GARAGE (continued)

2. Walls-Firewall

Observations:

2.1. There is a Dwelling-Garage Fire Separation Wall present between the garage and the Living Space. Appears to be in good condition at this inspection. Needs to be a minimum of 1/2' thickness.

3. Walls Condition

Observations:

3.1. Drywall appears to be in Good condition.

4. Ceiling-Fire Barrier

Materials: There is a Dwelling-Garage Fire Separation Ceiling present between the garage and the Living Space and/or Attic space above. Appears to be in good condition at this inspection. Needs to be a minimum of 5/8' thickness (Thickness is not verified during the home inspection).

Observations:

4.1. There is a Drywall Fire Containment Ceiling present between the garage and the Living Space and or Attic Space above. Appears to be in good condition at this inspection. If an Attic is above the garage, then the drywall needs to be 1/2" thick minimum. If there is Living space above the garage, the there needs to be a 5/8" Type X drywall installed. ** During a visual inspection, we can only note that drywall is present and do not determine if it is 1/2" or 5/8" thick.

5. Doors-Exterior Rear

Materials: Metal Single Door

Observations:

5.1. Need to install new door casement weatherstrips due to damage and/or current ones don't seat at the threshold and/or not properly fitted at the upper corners.

GARAGE (continued)

6. Garage Door Openers

Materials: Single garage door opener. Working as intended at the inspection.

7. Vehicle Doors

Materials: ONE DOUBLE Garage Vehicle Door

Materials: Wood with Masonite Panel Vehicle Doors

8. Safety Reverse Sensors

Materials: Safety Reverse Sensors on the Double Door.

Observations:

8.1. Safety reverse sensors are working as intended and are installed between 3" to 6 inches (6" Maximum) above the floor surface as intended.

GARAGE (continued)

9. Floor Condition

Materials: Poured Concrete garage Floor Slab

Observations:

9.1. Typical concrete floor settlement cracks.

10. Window Condition

Observations:

10.1. Windows are stuck. Could be due to paint.

11. Electrical Safety-Defects

Observations:

11.1. Need a Licensed Electrician to Evaluate the Electrical Safety & Defect issues noted.

11.2. The garage receptacles should be GFCI protected.

11.3. The garage West receptacle for an appliance has a broken ground plug in the socket.

The garage West receptacle for an appliance has a broken ground plug in the socket.

FOUNDATION

This report describes the foundation, floor, wall, ceiling and roof structures and the method used to inspect any accessible under floor crawlspace areas. Inspectors inspect and probe the structural components of the home, including the foundation and framing, where deterioration is suspected or where clear indications of possible deterioration exist. Probing is not done when doing so will damage finished surfaces or when no deterioration is visible or presumed to exist. Inspectors are not

FOUNDATION (continued)

required to offer an opinion as to the structural adequacy of any structural systems or components or provide architectural services or an engineering or structural analysis of any kind. Despite all efforts, it is impossible for a home inspection to provide any guaranty that the foundation, and the overall structure and structural elements of the building is sound.

1. Foundation-Poured Concrete

Materials: POURED CONCRETE FOUNDATION, It is typical to find a few hairline vertical shrinkage cracks in the foundation walls.

Observations:

1.1. Recommend contacting Grant Renne and Son's Foundation at 816-221-6076 to inspect and bid the foundation needed repairs.

1.2. It is typical to find a few hairline vertical shrinkage cracks in the foundation walls.

1.3. I did not see a need for any foundation structural repairs. ** CORRECT the Drainage **

1.4. The southside foundation at the garage area has a couple of cracks which appear to be having some movement. The drainage is extremely bad along the side which causes issues with the foundation.

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The southside foundation at the garage area has a couple of cracks which appear to be having some movement. The drainage is extremely bad along the side which causes issues with the foundation.

Foundation crack noted behind the air conditioning condenser.

2. Supports and Girders

Observations:

2.1. All visible framing and supports have been inspected. There may be finished areas where inspections can not be performed.

FOUNDATION (continued)

2.2. Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No visible deficiencies noted. I could not see behind these coverings.

2.3. Steel I-Beam Girders and steel support post/columns present.



3. Foundation Slab

Materials: Poured Concrete Slab • Typical concrete floor settlement cracks. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.


Typical slab cracking.

BASEMENT

1. Basement Pictures



BASEMENT (continued)



2. Finished or Unfinished

Materials:
- UNFINISHED Mechanical room
- FINISHED

3. Dehumidifier

Materials: 70-Pint dehumidifier is needed. • Recommend ONE UNIT

Observations:

3.1. Install a dehumidifier in the basement near a floor drain (NOT A SUMP PUMP!) and keep the humidity well below 50%. Attach a drain hose to the dehumidifier for continuous draining and drain it into the floor drain. Set the dehumidifier at 40% and allow it to run all year long and it will only run when it needs to. This will help prevent mold growth, make the A/C more efficient by helping dry the air which will improve indoor air quality. *Always look on the dehumidifier box for the proper size need for the entire square footage of your home.

4. Electrical Safety-Defects

Observations:

4.1. Receptacles within 6 feet of the sink's must be GFCI protected. National Electric Code for bathroom's was 1975, Garage walls 1978, 1987 at One in the Basement, Garage walls within reach (not ceilings), Whirlpool Tubs, Kitchen countertop receptacles within 6' of sinks, 1990 at at or below grade in crawlspaces or unfinished basements, 1993 at Roof Receptacles and Wet Bars.

4.2. Wet Bar sink receptacle is not GFCI protected

5. Slab Floor

Observations:

5.1. The slab around the bottom of the stairs seems to be raised

6. Floor Covering

Materials: Appears to be Wood Laminate flooring.

BASEMENT (continued)

7. Closets

Materials: Wood Shelving • Wood Hollow Core Smooth Surface Doors

Observations:

7.1. Doors rubbing on the door casement.

8. Wet Bar

Materials: Single Sink • ISE Garbage Disposal

Materials: Refrigerator

Observations:

8.1. Garbage disposal is not operating

ATTIC

This report describes the method used to inspect any accessible attics; and describes the insulation and vapor retarders used in unfinished spaces when readily accessible and the absence of insulation in unfinished spaces at conditioned surfaces. Inspectors are required to inspect insulation and vapor retarders in unfinished spaces when accessible and passive/mechanical ventilation of attic areas, if present.

1. Access

Observations:

1.1. Scuttle Hole located in ceiling at: Garage

ATTIC (continued)

2. Framing-Trusses & Rafters

Materials: 2” x 6” construction 24 inches on center’s

Observations:

2.1. Framing appears to be in good condition at the time of the inspection.



3. Rafter Purlins Bracing

Observations:

3.1. RAFTER WOOD PURLINS PRESENT

RAFTER WOOD PURLINS PRESENT

4. Rafter Collar Ties

Observations:

4.1. RAFTER COLLAR TIES ARE PRESENT!

RAFTER COLLAR TIES ARE PRESENT!

ATTIC (continued)

5. Ridge Beam

Observations:

5.1. Ridge Beam WIDE/NORMAL-Wood is Present.

6. Roof Sheathing

Materials: OSB (oriented strand board over the original 1" boards

7. Insulation Condition

Materials: Blown-in Pink Fiberglass Loose fill insulation noted. **2.20 per inch R-value approx.**

Depth: R-Value Approximately in the undisturbed areas is: 22 • Insulation averages about 10-12 inches in depth

Observations:

7.1. Exposed Ceiling Joists noted in several areas or throughout. This can cause Thermal Bridging which is when heat escapes into the cold attic space causing condensation issues. Recommend additional insulation to correct this.There needs to be insulation added now!

7.2. Visible ceiling drywall in a few areas where the ceiling joist are not covered with insulation.Need additional insulation. West of the garage area

7.3. There has been foot traffic in areas in the attic which has lowered the height of the insulation that should be corrected.

Exposed Ceiling Joists noted in several areas or throughout. This can cause Thermal Bridging which is when heat escapes into the cold attic space causing condensation issues. Recommend additional insulation to correct this.There needs to be insulation added now!

There has been foot traffic in areas in the attic which has lowered the height of the insulation that should be corrected.

ATTIC (continued)

Visible ceiling drywall in a few areas where the ceiling joist are not covered with insulation.Need additional insulation. West of the garage area

Exposed Ceiling Joists noted in several areas or throughout. This can cause Thermal Bridging which is when heat escapes into the cold attic space causing condensation issues. Recommend additional insulation to correct this.There needs to be insulation added now!

There has been foot traffic in areas in the attic which has lowered the height of the insulation that should be corrected.

8. Exhaust Vents

Observations:

8.1. Bathroom exhaust fan(s) vents into the attic and exits approximately 18 inches above the insulation surfaces. * This is acceptable, but It is recommended that the vent exhaust hose/pipe to run up and be attached to a roof rafter approximately 2 feet below a roof vent or better is to exit through the roof, but only if the roof is being replaced.

8.2. On the far south wall there is an exhaust hose that’s pushed up against the exterior surfaces and needs to be redirected.

On the far south wall there is an exhaust hose that’s pushed up against the exterior surfaces and needs to be redirected.

9. Attic Plumbing

Observations:

9.1. No deficiencies noted with the plumbing vent piping.

9.2. PVC plumbing vent piping

10. Ventilation-Gables

Observations:

10.1. Gable louver vents noted.

ATTIC (continued)

11. Vent Screens

Observations:

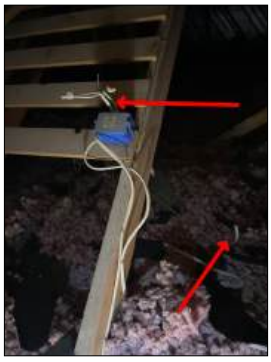
11.1. Vent screens are damaged or missing, suggest repairing or replacing screens as necessary. Birds and Vermin can enter the attic.

Vent screens are damaged or missing, suggest repairing or replacing screens as necessary. Birds and Vermin can enter the attic.

12. Electrical

Observations:

12.1. Exposed wiring connections sticking out of a junction box west of the garage area.



Exposed wiring connections sticking out of a junction box west of the garage area.

ELECTRICAL SYSTEM

1. Electrical Safety-Defects

Observations:

1.1. Need a Licensed Electrician to Evaluate the Electrical Safety & Defect issues noted. Referrals: Teague Electric at 913-529-4600 or Tann Electric at 913-236-7337.

1.2. Wrong type of bulbs installed in the canned lights on the exterior front porch

1.3. The exterior garage lights are not working at the time of the inspection, and they also have incorrect bulbs.

1.4. Missing or Damaged Receptacle Covers at: furnace room sw corner at the wet bar bump out

ELECTRICAL SYSTEM (continued)

Missing or Damaged Receptacle Covers at: furnace room sw corner at the wet bar bump out

2. 120 Volt Branch Wiring

Materials: Copper 120 Volt Branch Wiring is Visible

3. Main Service

Materials: Main electrical service is underground through conduit and then connected to the electric meter.

Electric Main Panel

This report describes the amperage and voltage rating of the service, the location of the main disconnect and any sub panel(s), the presence of solid conductor aluminum branch circuit wiring, the presence or absence of smoke detectors and wiring methods. Inspectors are required to inspect the viewable portions of the service drop from the utility to the house, the service entrance conductors, cables and raceways, the service equipment and main disconnects, the service grounding, the interior components of the service panels and sub panels, the conductors, the over-current protection devices (fuses or breakers), ground fault circuit interrupters and a representative number of installed lighting fixtures, switches and receptacles. All issues or concerns listed in this Electrical section should be construed as current and a potential personal safety or fire hazard. Repairs should be a priority, and should be made by a qualified, licensed electrician.

1. Panel-Main

Location: 15 AMP 120 Volt Breakers: 20 • 20 AMP 120 Volt Breakers: 14 • 30 Amp 240 Volt Breakers: 1 • 40 Amp 240 Volt Breakers: 2 • A/C 40 Amp Breaker:

Location: SINGLE PHASE SYSTEM

Observations:

1.1. Cutler Hammer Electric panel

1.2. Missing two panel screws.

1.3. Need a Licensed Electrician to Evaluate the Electrical Safety & Defect issues noted. Referrals: Teague Electric at 913-529-4600 or Tann Electric at 913-236-7337.

1.4. There are White Neutral Wires on the neutral bars that are tapped together with other neutral and or ground wires. All Neutral wires must be on their own terminal and can not be tapped

Electric Main Panel (continued)

together with other neutral or ground wires per National Electric Codes 408.21 or 408.41 and also refer to 110.3(B). You are allowed to twist 3 ground wires together and put them on one terminal to make room if needed.

1.5. There is a receptacle attached to the bottom of the main electric panel in the exterior ceiling of the electric cable is missing and half of the cable connector clamp is missing.

There are White Neutral Wires on the neutral bars that are tapped together with other neutral and or ground wires. All Neutral wires must be on their own terminal and can not be tapped together with other neutral or ground wires per National Electric Codes 408.21 or 408.41 and also refer to 110.3(B). You are allowed to twist 3 ground wires together and put them on one terminal to make room if needed.

There is a receptacle attached to the bottom of the main electric panel in the exterior ceiling of the electric cable is missing and half of the cable connector clamp is missing.

2. Main Disconnect Amps

Observations:

2.1. 200 amps

Electric Main Panel (continued)

3. Service Cables-Panel

Observations:

3.1. #2/0 Copper 200 Amp Cable inside the panel

4. Main Water Ground

Observations:

4.1. Ground Copper Wire or Cable exiting the main electric panel and is connected to the main water line where it enters the foundation near the main water shut off valve. It must be attached within 5' of where it enters the foundation wall or slab.

5. Ground Rod-Underground

Observations:

5.1. There is a ground wire running from the main electric panel to the Exterior soil which would be connected to the underground ground rod.

6. Wiring Type

Materials: Copper non-metallic sheathed cable noted.

A/C System

1. Location-Pictures A/C

2. Air Conditioning System

Materials: MODEL # XP16-048-230-03 • Serial# 580-881-5605 • Maximum breaker (AMPS): 45 • LENNOX

Materials: Average life expectancy is 17 to 20 years. • AGE (Years Old): 13 • 4-Ton Cooling Capacity

Observations:

2.1. The Exterior A/C Condenser cooling fins must be flushed out at least monthly when in use.

2.2. The A/C condenser can only be 15 Degrees out of level, so monitor yearly and correct as needed.

2.3. We were unable to operate the air-conditioning system during the inspection, because the outside temperature was too cold. The outside temperature must be at least 65° for the prior 24 hours before the inspection.

Recommend that the Seller furnish a Cold Weather Addendum for the A/C System.

2.4. Town and Country Heating and Air Conditioning at 913-649-8696

2.5. The Exterior A/C Condenser Cooling Fins are dirty and need to be flushed out.

2.6. Condenser is not level.

3. Refrigerant Lines Exterior

Observations:

3.1. Exterior air conditioning refrigerant lines needs new insulation installed.

3.2. Need to seal up around the exterior air-conditioning refrigerant lines were enters the siding with Thumb Gum Sealant.

A/C System (continued)

Exterior air conditioning refrigerant lines needs new insulation installed.

Need to seal up around the exterior air-conditioning refrigerant lines were enters the siding with Thumb Gum Sealant.

4. Evaporator & Lines

Observations:

4.1. Evaporators (A-Coils) are not evaluated during a standard non-exhaustive inspection.

West Water Heater

1. Water Heater

Materials: Average life expectancy is 12 to 14 years. Recommend Replacement if over 14 years old for Safety and Efficiency. • NATURAL GAS • AGE (Years): 24

Materials: 40 Gallon Unit • Reliance

Observations:

1.1. Average life expectancy is 12 to 14 years. Recommend Replacement if over 14 years old for Safety and Efficiency.

TPR Valve is upside down.

2. Water Heater Flue

Materials: Metal Flue

West Water Heater (continued)

3. Water Heater TPR Valve

Observations:

3.1. The TPR Valve is upside down!

The TPR Valve is upside down!

4. Water Heater TPR Discharge

Observations:

4.1. The TPR Valve Discharge piping installed is not allowed and need to install a properly approved Discharge pipe that stops 6" above the floor surface.

4.2. The water heater TPR Valve discharge pipes are not supposed to be connected together or connected to a hose extension running across the floor.

The TPR Valve Discharge piping installed is not allowed and need to install a properly approved Discharge pipe that stops 6" above the floor surface.

West Water Heater (continued)

5. Water Heater 1 Gas Valve/Sediment Drip Leg

Materials: Sediment Drip Leg is installed as intended. 3" minimum leg.

Materials: Gas valve is in the correct location and appears to be working as intended. The valve is not turned off or on during the inspection.

DOORS - EXTERIOR

1. Front Entry Exterior Door

Materials: Solid Wood Single Door

Observations:

1.1. Need to install new door casement weatherstrips due to damage and/or current ones don't seat at the threshold and/or not properly fitted at the upper corners.

2. Door Bell

Observations:

2.1. Door Bell operated normally when tested.

FOYER & STAIRS

1. Location-Pictures

2. Closets

Materials: Solid Wood Panel Doors • Wood Shelving

3. Floor Covering

Materials: Tiled Flooring noted

SMOKE DETECTORS

1. Smoke Detectors

Observations:

1.1. ALL Sleeping areas MUST have Smoke Detectors. In compliance with the National Fire Protection Association (NFPA), smoke alarms will cover a radius of 21 feet, and an area of coverage of 1,385 square feet. The maximum distance between two smoke alarms should be 30 feet.

1.2. Testing of smoke detectors is not included in this inspection. Pushing the "Test" button only verifies that there is power at the detector from either a battery or hard-wired to the house power and not the operational workings of the detector. The operational check is done by filling the sensor with smoke and is beyond the scope of this inspection. Battery operated smoke alarms should be checked routinely and the batteries changed frequently.

1.3. Old detectors. Smoke detectors are recommended to be replaced every 10 to 12 years.

1.4. Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.

WINDOWS

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Window Condition

Materials: Thermal Pane Windows Noted. • Screens noted. • Wood Casement Windows • Wood framed fixed/picture windows noted. • Skylights

Observations:

1.1. Recommend contacting Paint Pro, Inc at 913-685-4089 to evaluated and bid for needed repairs noted in the report.

1.2. Multiple windows are missing their proper cranks to operate the window.

1.3. Where water damage is noted, there could be further damages not visible.

1.4. The kitchen breakfast nook bay window, north window bottom frame and window glass rails and sash are rotted out.

1.5. Kitchen breakfast nook bay window second window from the north side has water damage to the bottom of window casement and the window sill.

1.6. Several of the windows appear to be painted shut.

WINDOWS (continued)

1.7. The kitchen breakfast nook bay windows, both of the south windows have rotted window glass rail, sash and bottom window casement.

1.8. Garage north side windows has water damage to the bottom casement sill area at the brick.

1.9. The casement window on the south side between the electric meter and the air conditioning condenser has water damage to the window glass rail in the bottom casement and sill area.

1.10. South side lower window west of the air condition condenser is in very poor condition. Brick molding has been patched in with sections, the window sags and there is a gap at the bottom.

1.11. The triple casement windows on the lower deck north side of the brick chimney are in poor condition and has had woods/trim attached to the bottom of the windows.

1.12. ** The majority of the windows have water damage I need to be replaced.

1.13. all Windows are missing Screens

The kitchen breakfast nook bay window, north window bottom frame and window glass rails and sash are rotted out.

Kitchen breakfast nook bay window second window from the north side has water damage to the bottom of window casement and the window sill.

The kitchen breakfast nook bay windows, both of the south windows have rotted window glass rails and sash and bottom window casement.

The kitchen breakfast nook bay windows, both of the south windows have rotted window extrusions and bottom window casement.

Garage north side windows has water damage to the bottom casement sill area at the brick.

The casement window on the southside between the electric meter and the air conditioning condenser has water damage to the window glass extrusions in the bottom casement and sill area.

WINDOWS (continued)

The casement window on the southside between the electric meter and the air conditioning condenser has water damage to the window glass extrusions in the bottom casement and sill area.

Southside lower window west of the air condition condenser is in very poor condition. Brick molding has been patched in with sections, the window sags and there is a gap at the bottom.

The triple casement windows on the lower deck north side of the brick chimney are in poor condition and has had woods/trim attached to the bottom of the windows.

The triple casement windows on the lower deck north side of the brick chimney are in poor condition and has had woods/trim attached to the bottom of the windows.

WALLS

1. Wall Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

CEILINGS

1. Ceiling Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

FLOORS

1. Floor Covering

Materials: Carpeting noted • Hardwood flooring noted • Tiled Flooring noted • Parquet Wood Floor Tiles-Basement

STAIRS

1. STAIRS & HANDRAILS

Observations:

1.1. No Issues noted with the Stairs.

1.2. Hand Rails and Spindles are in good condition with 4" spindle spacing.

PLUMBING

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Plumbing Defects

Observations:

1.1. The butlers sink in the dining room has the water lines turned off. Turned on, but no issues found and turned them back off. Ask the Sellers Why?

2. Water Supply-Main

Materials: Main Water Supply Shut Off Valve Location: unfinished furnace room

Materials: Copper water lines noted

Observations:

2.1. Appears to be in good working condition at the time of the inspection. We are not required to test the water pressure during a visual inspection.

2.2. There is a pressure regulator located next to the main water shut off valve. Inspectors do not test the pressure regulators during the normal home inspection.

2.3. Evidence of corrosion at the pressure regulator and the pressure regulator connection

2.4. Water Softners are not evaluated.

PLUMBING (continued)

Evidence of corrosion at the pressure regulator and the pressure regulator connection

3. Waste Disposal

Observations:

3.1. Fixtures are draining as intended today.

4. Type of Piping

Observations:

4.1. PVC Piping

4.2. Recommend an Underground Camera Sewer Line Inspection. This was performed during the Home Inspection by a 3rd Party. See their report and video.

5. Waste Pipe Clean Outs

Observations:

5.1. Located in the basement.

5.2. Clean Out Cap Missing at: This emits sewer gases back into the home.

6. Interior Water Lines

Materials: Copper Interior Water Lines

7. Vent Stacks - Roof

Observations:

7.1. PVC White Plumbing Vent Pipes

MASTER BATHROOM

1. Location Basement Bathroom

2. Plumbing Defects

Observations:

2.1. Evidence of a leak at the east sink drain line trap connection and wall drain connection as well as the hot water shut off valve.

Evidence of a leak at the east sink drain line trap connection and wall drain connection

Evidence of a leak at the hot water shut off valve

3. Sink

Materials: Two sinks

4. Vanity/Counters

Observations:

4.1. Wood Vanity Cabinets, could have Particle Board or Masonite materials as well.

4.2. Granite tops noted.

5. Mirrors

Observations:

5.1. Mirror(s) is in good condition.

6. Toilets

Observations:

6.1. Toilet Operated when tested. Appeared functional, at time of inspection - except as noted.

6.2. Loose toilet(s) at the floor flange mounting. Need to remove the toilet(s) to check the flange

MASTER BATHROOM (continued)

condition, check the flange height to make sure that it is a 1/2" higher than the floor surface, check the sub-floor condition, make needed corrections and replace the wax seal. ** Do not just try tightening the floor flange bolts nuts! A licensed plumber should evaluate, correct and/or repair any issues found with noted defects.

7. Showers

Observations:

7.1. Working as intended, unless noted elsewhere.

7.2. Caulk around the bath tub and shower fixtures from 8 o'clock clockwise to 4 o'clock.

7.3. The shower head is leaking and may need to be replaced.

8. Shower Walls

Observations:

8.1. TILE WALLS. Recommend using a Moisture and Mold resistant caulk to seal wall joints or even if you see grout openings.

8.2. The two north corners need to be resealed as well as the bench where it meets the tile walls

9. Exhaust Fan

Observations:

9.1. The bath fan was operated and no issues were found at the time of the inspection.

9.2. Exhaust fan needs to be vacuumed out and cleaned.

10. Whirlpool Tub

Observations:

10.1. The Tub appears to be of a Plastic/Vinyl/Composite material.

11. Motor Bonding Wire

Observations:

11.1. There is a visible bonding wire from the whirlpool motor to the metal line at the fixture.

MASTER BATHROOM (continued)

12. Floor Covering

Materials: Tiled Flooring noted

13. Wall Condition

Materials: Drywall Walls noted. Recommend bathrooms surfaces to be painted with a Moisture resistant paint. It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

14. Ceiling Condition

Materials: Drywall noted. Recommend bathrooms surfaces to be painted with a Moisture resistant paint. It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

15. Doors-Interior

Materials: Solid Wood Panel Doors

16. Window Condition

Observations:

16.1. The picture window bottom interior casement and sill is rotted out

The picture window bottom interior casement and sill is rotted out

17. Closets

Materials: Wood Shelving • sliding Metal Doors with Glass

18. Supply Ducts

Observations:

18.1. The HVAC air supply system appears to be functional at the time of the inspection.

MASTER Bedroom

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

MASTER Bedroom (continued)

1. Location

Observations:

1.1. SW CORNER

2. Smoke Detector

Observations:

2.1. Missing Smoke Detector

3. Doors-Interior

Observations:

3.1. Recommend adjusting the doors hinges so it creates a seal around the casement instead of having a gap along the top

Recommend adjusting the doors hinges so it creates a seal around the casement instead of having a gap along the top

4. Electrical Safety-Defects

Observations:

4.1. Loose Receptacle at the Receptacle Box at: North wall west end, SW corner, east wall south end

5. Window Condition

Observations:

5.1. The skylight is covered with blinds and could not be inspected

5.2. The East window crank is stripped and needs to be replaced to operate the window

MASTER Bedroom (continued)

The skylight is covered with blinds and could not be inspected

6. Ceiling Fans

Observations:

6.1. Ceiling fan did not work

7. Wall Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

8. Ceiling Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

9. Floor Covering

Materials: Hardwood flooring noted

10. Supply Ducts

Observations:

10.1. The HVAC air supply system appears to be functional at the time of the inspection.

11. Registers/Vents

Observations:

11.1. The return air supply system appears to be functional.

12. Doors-Exterior Rear

Materials: Solid Wood Single Door with Glass • Two Sidelites Present

Observations:

12.1. Screen Door does not slide properly. Typical with age.

12.2. Need to install new door casement weatherstrips due to damage and/or current ones don't seat at the threshold and/or not properly fitted at the upper corners.

12.3. Water damage to the exterior vertical would section between the opening door in the center stationary section.

MASTER Bedroom (continued)

12.4. The north stationary section has wood damage. When I push on the surface it collapsed.

12.5. There is Water Damage at the Door Casement south side.

Water damage to the exterior vertical would section between the opening door in the center stationary section.

The north stationary section has wood damage. When I push on the surface it collapsed.

There is Water Damage at the Door Casement south side. The north side has been replaced

BEDROOM #2

1. Location BR

Observations:

1.1. SE CORNER

BEDROOM #2 (continued)

2. Smoke Detector

Observations:

2.1. Missing Smoke Detector

3. Doors-Interior

Materials: Solid Wood Panel Doors

4. Closets

Materials: Solid Wood Panel Doors • Wood Shelving

5. Wall Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

6. Ceiling Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

7. Floor Covering

Materials: Hardwood flooring noted

8. Supply Ducts

Observations:

8.1. The HVAC air supply system appears to be functional at the time of the inspection.

9. Registers/Vents

Observations:

9.1. The return air supply system appears to be functional.

BEDROOM #3

1. Location BR

Observations:

1.1. SW CORNER

BEDROOM #3 (continued)

2. Smoke Detector

Observations:

2.1. Missing Smoke Detector

3. Doors-Interior

Materials: Solid Wood Panel Doors

4. Closets

Materials: Solid Wood Panel Doors • Wood Shelving

5. Window Condition

Observations:

5.1. The east window rubs the bottom of the casement a lot due to paint. The west window rubs but not nearly as bad

6. Wall Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

7. Ceiling Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

8. Floor Covering

Materials: Carpeting noted

9. Supply Ducts

Observations:

9.1. The HVAC air supply system appears to be functional at the time of the inspection.

10. Registers/Vents

Observations:

10.1. The return air supply system appears to be functional.

BEDROOM #3 (continued)

11. Doors-Exterior Rear

Materials: Solid Wood Single Door with Glass • One Sidelite present

Observations:

11.1. The door is dragging on the floor surface.

11.2. Seems as though a piece of wood trim was placed along the bottom of the exterior of the side. This could be evidence of previous wood damage on the door

11.3. Recommend caulking the corners of the casement behind the weatherstrips at the threshold. There's gaps can allow bugs and possibly water into the home.

Seems as though a piece of wood trim was placed along the bottom of the exterior of the side. This could be evidence of previous wood damage on the door

Recommend caulking the corners of the casement behind the weatherstrips at the threshold. There's gaps can allow bugs and possibly water into the home.

Basement East Office/Flex Room

1. Basement East Office/Flex Room

Observations:

1.1. SE CORNER

2. Smoke Detector

Observations:

2.1. Missing Smoke Detector

Basement East Office/Flex Room (continued)

3. Doors-Interior

Materials: Solid Wood Panel Doors

4. Closets

Materials: Solid Wood Panel Doors • Louvered Wood Doors • Wood Shelving

5. Wall Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

6. Ceiling Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

Observations:

6.1. Evidence of Water Stains noted at: center of room, 5 panels inside of room from door

Evidence of Water Stains noted at: center of room

Evidence of Water Stains noted at: 5 panels inside of room from door

7. Floor Covering

Materials: Parquet Wood Floor Tiles-Basement

Observations:

7.1. Evidence of water damage around the corner of the north wall and north end east wall. Several delaminated hardwood squares and some replaced wood squares noted.

Evidence of water damage around the corner of the north wall and north end east wall

Basement East Office/Flex Room (continued)

8. Supply Ducts

Observations:

8.1. The HVAC air supply system appears to be functional at the time of the inspection.

BEDROOM HALLWAY

1. Electrical Safety-Defects

Observations:

1.1. Loose Receptacle at the Receptacle Box at: North wall

KITCHEN

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Kitchen Picture

2. Cabinetry

Materials: Wood

3. Counter Top

Materials: Granite countertops

4. Dishwasher

Observations:

4.1. Dishwasher was operated and working as intended today.

4.2. Asko

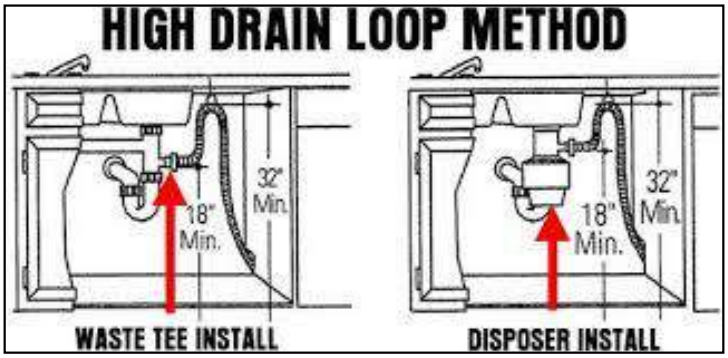
KITCHEN (continued)

5. Drain Air Gap Loop

Observations:

5.1. Dishwasher drain needs a proper air gap loop installed. The loop needs to be 8 inches higher than the drain connection. This is to prevent siphoning back into the dishwasher. Adjustment needed.

Dishwasher drain needs a proper air gap loop installed. The loop needs to be 8 inches higher than the drain connection. This is to prevent siphoning back into the dishwasher. Adjustment needed.



Proper installation

6. Sink-MAIN

Materials: Double stainless steel sink • Mounted under the counter top. Need to often check for possible leaks where the sink mounts to the counter top. Typically, on double sinks, check at the divider at the front and back.

7. Garbage Disposal

Observations:

7.1. Garbage disposal is an older unit so future replacement will be required soon.

7.2. ISE brand

7.3. There may be a foreign object stuck in the disposal. The garbage disposal is making noise at the cutting head, so life may be limited.

8. GFCI's Sinks

Observations:

8.1. It is recommended that all receptacles within 6' of the sinks be GFCI protected even though the home was built prior to current codes.

KITCHEN (continued)

9. GFCI at Island

Observations:

9.1. It is recommended that all receptacles within 6' of the sinks be GFCI protected even though the home was built prior to current codes.

10. Electrical Safety-Defects

Observations:

10.1. Loose Receptacle at the Receptacle Box at: west wall south end, north wall west end, east wall north end, east island receptacle

11. Range/Oven

Materials: Wall built-in Oven • Double Oven

Materials: Electric Oven

12. Cook Top

Materials: Viking

Materials: Gas cooktop

13. Microwave Brand

Observations:

13.1. Age estimated (years): less than a year old

13.2. Sharp

KITCHEN (continued)

14. Vent Condition

Materials: The exhaust is vented to the exterior. • Viking

Observations:

14.1. Exhaust fan unit appears to be working as intended during the inspection.

14.2. The exterior exhaust fan cover is damaged and needs to be replaced.

The exterior exhaust fan cover is damaged and needs to be replaced.

15. Refrigerator/Freezer

Observations:

15.1. Sub-Zero

15.2. The upper freezer drawer rubs against the wood fridge door

16. Floor Covering

Materials: Hardwood flooring noted

KITCHEN (continued)

17. Wall Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

18. Ceiling Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

19. Supply Ducts

Observations:

19.1. The HVAC air supply system appears to be functional at the time of the inspection.

BREAKFAST NOOK

1. BREAKFAST NOOK

Observations:

1.1. EAST SIDE

2. Window Condition

Observations:

2.1. South window is stuck. Could be due to paint or non-use of the window

2.2. The north casement crank is stripped and must be replaced to operate the window

2.3. Exterior Wood Rot!

3. Wall Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

4. Ceiling Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

5. Floor Covering

Materials: Hardwood flooring noted

DINING ROOM

1. DINING ROOM

Observations:

1.1. Center of Home

2. Wall Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

3. Ceiling Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

4. Floor Covering

Materials: Hardwood flooring noted

5. Supply Ducts

Observations:

5.1. The HVAC air supply system appears to be functional at the time of the inspection.

LIVING ROOM

1. LIVING ROOM

Observations:

1.1. WEST SIDE

LIVING ROOM (continued)

2. Smoke Detector

Observations:

2.1. Smoke detector is present. Test regularly.

2.2. It is recommended that smoke detectors be replaced every 10 to 12 years.

3. Electrical Safety-Defects

Observations:

3.1. Loose Receptacle at the Receptacle Box at: south wall center and west end, receptacle at butlers sink

4. Wall Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

5. Ceiling Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

Observations:

5.1. Evidence of Water Stains noted at: coming down from the top of the skylights. This seems to be from condensation on the windows as the stains are very light.

LIVING ROOM (continued)

6. Floor Covering

Materials: Carpeting noted

7. Ceiling Fans

Observations:

7.1. Operated normally when tested, at time of inspection.

8. Fireplaces

Materials: Living Room

Materials: Gas supply is present. • Masonry Wood Burning Fireplace

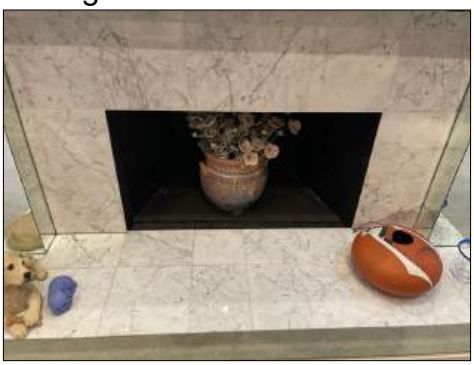
Observations:

8.1. Recommend a Chimney Company to perform a complete inspection of the chimney and/or fireplace. Recommend American Chimney; 816-250-2970; amchim@aol.com. to evaluate and bid needed repairs noted in the inspection report.

8.2. Fire Box Brick needs Tuck Pointing performed.

8.3. Need to replace clay flue with a steel liner if it's planned on being used

8.4. Damper was operated and working as intended.



9. Doors-Exterior Rear

Materials: Solid Wood Single Door with Glass

Materials: Sliding screen door(s) present

Observations:

9.1. Highly recommend installing a storm door to help prevent possible water intrusion issues and protect the wood door and door casement.

9.2. The door is rubbing or hitting the door casement and needs to be adjusted to operate as intended.

9.3. Need to install new door casement weatherstrips due to damage and/or current ones don't seat at the threshold and/or not properly fitted at the upper corners.

9.4. The exterior vertical divider between the main door in the station in the door has water

LIVING ROOM (continued)

damage.

9.5. There is Water Damage at the Door Casement.

The exterior vertical divider between the main door in the station in the door has water damage.

Damaged weatherstripping

There is Water Damage at the Door Casement.

10. Supply Ducts

Observations:

10.1. The HVAC air supply system appears to be functional at the time of the inspection.

FAMILY ROOM

1. FAMILY ROOM

Observations:

1.1. NW CORNER Basement

FAMILY ROOM (continued)

2. Smoke Detector

Observations:

2.1. Missing Smoke Detector

3. Window Condition

Observations:

3.1. Both windows are stuck. Could be due to paint or non-use of the window

3.2. POOR Condition on Exterior

4. Electrical Safety-Defects

Observations:

4.1. Loose Receptacle at the Receptacle Box at: east wall, 3 on north wall, south wall west end

5. Wall Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

6. Ceiling Condition

Materials: Drywall Walls noted. * It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

7. Floor Covering

Materials: Hardwood flooring noted

8. Fireplaces

Materials: Gas supply is present. • Masonry Wood Burning Fireplace

Observations:

8.1. Recommend a Chimney Company to perform a complete inspection of the chimney and/or fireplace. Recommend American Chimney; 816-250-2970; amchim@aol.com. to evaluate and bid needed repairs noted in the inspection report.

8.2. Damper was operated and working as intended.

8.3. Fire Box Brick needs Tuck Pointing performed.

8.4. The Smoke shelf is dirty and appears to have debris and needs to be cleaned.

8.5. Hearth crack along the north end

FAMILY ROOM (continued)

Hearth crack along the north end

9. Doors-Exterior Rear

Materials: One Sidelite present

Observations:

9.1. Water intrusion coming in at the south corner of the door where the casement has a gap at the weatherstrip that leads inside

9.2. Evidence of water intrusion at the north end of the door casement

9.3. Recommend sealing the casement with caulking to prevent further water intrusion and damage to the wood casement and flooring

Water intrusion coming in at the south corner of the door where the casement has a gap at the weatherstrip that leads inside

The casement has a gap at the weatherstrip that leads inside

Evidence of water intrusion at the north end of the door casement

10. Supply Ducts

Observations:

10.1. The HVAC air supply system appears to be functional at the time of the inspection.

LAUNDRY Room

1. Laundry

Observations:

1.1. Foyer

LAUNDRY Room (continued)

2. Dryer Supply

Materials: Electric 240 V, 3- prong receptacle

3. Dryer Vent

Observations:

3.1. The dryer vent system should be cleaned every 6 to 12 months.

3.2. Dryer is vented to the exterior.

4. Cabinets

Observations:

4.1. Wood Cabinetry

5. DOORS - INTERIOR

Observations:

5.1. Solid wood Panel Bi-Fold Doors

Central Vacuum

1. Central Vacuum System

Observations:

1.1. Central Vacuum System

1.2. Main unit needs to be cleaned out.

1.3. System Working as Intended

Central Vacuum (continued)

2. Outlets

Observations:

2.1. Outlets Tested and Working as Intended

West Small Furnace

1. Location-Pictures Heat

2. Furnace/Heater

Materials: Model # G40UHN368-070–16 • Serial # 590-881-7256 • LENNOX

Materials: Average life expectancy is 17 to 20 years. • AGE (Years Old): 13 • BTU Gas Input: 66,000 • Gas (Natural) Furnace

Observations:

2.1. Heating system was working as intended at the inspection.

3. Thermostats

Materials: Standard Dial Thermostat

4. Air Filter

Materials: Air filter size is a 1” x 20” x 25”. Air filter needs to be replaced monthly and recommend using a quality pleated air filter. Amazon Prime has Quality Pleated MERV 12 or 13 Filters for $45 or less for a box of 6 compared to about $19 each locally.

West Small Furnace (continued)

5. Flue/Venting

Materials: Metal flue venting

6. Gas Valve & Line

Observations:

6.1. Gas Valve Present

6.2. Rigid Gas Supply Piping

7. Sediment Drip Leg 3" Min.

Observations:

7.1. Sediment Drip Leg Present

West Small Furnace (continued)

8. Supply Ducts

Observations:

8.1. The HVAC air supply system appears to be functional at the time of the inspection.

9. Registers/Vents

Observations:

9.1. The return air supply system appears to be functional.

MAIN East Furnace

1. Location-Pictures Heat

2. Furnace/Heater

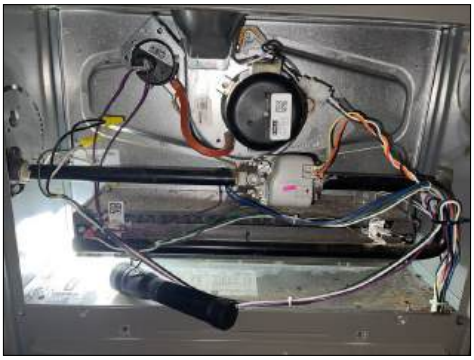
Materials: Model # ML180UH135E60D-54 • Serial # 1720J32711 • LENNOX

Materials: Average life expectancy is 17 to 20 years. • AGE (Years Old): 1 • BTU Gas Input: 135k • Gas (Natural) Furnace

Observations:

2.1. Heating system was working as intended at the inspection.

MAIN East Furnace (continued)



3. Thermostats

Materials: Programmable thermostat

4. Air Filter

Materials: Air filter size is a 1” x 20” x 25”. Air filter needs to be replaced monthly and recommend using a quality pleated air filter. Amazon Prime has Quality Pleated MERV 12 or 13 Filters for $45 or less for a box of 6 compared to about $19 each locally.

Observations:

4.1. Air filter needs to be replaced now.

5. Humidifier

Observations:

5.1. Never turn the humidistat up above 35%.

5.2. The water evaporator pad needs to be replaced yearly.

5.3. The Humidifier needs to be serviced.

5.4. April Aire

6. Flue/Venting

Materials: Metal flue venting

MAIN East Furnace (continued)

7. Gas Valve & Line

Observations:

7.1. Gas Valve Present

7.2. Rigid Gas Supply Piping

8. Sediment Drip Leg 3" Min.

Observations:

8.1. Sediment Drip Leg Present

9. Refrigerant Lines

Observations:

9.1. No defects found.

10. Supply Ducts

Observations:

10.1. The HVAC air supply system appears to be functional at the time of the inspection.

10.2. Recommend that the HVAC ducts be professionally cleaned. NADCA highly recommends that they be cleaned every 6 to 8 years.

11. Registers/Vents

Observations:

11.1. The return air supply system appears to be functional.

12. Doors-Interior

Materials: Solid Wood Panel Doors

Observations:

12.1. Door hits the door casement

East Water Heater

1. Water Heater

Materials: Average life expectancy is 12 to 14 years. Recommend Replacement if over 14 years old for Safety and Efficiency. • AGE (Years):11 • NATURAL GAS

Materials: 40 Gallon Unit • State Water Heater

Observations:

1.1. Evidence of a leak at the cold water shut off valve connection. Calcium build up, but not wet today. MONITOR.

Evidence of a leak at the cold water shut off valve connection

2. Water Heater Flue

Materials: Metal Flue

Observations:

2.1. The flue from this unit to the connection above the west unit should have a slightly better slope for drafting. It was not showing any back drafting at this time. When the old water heater is replaced, it should be corrected at that time.

The flue from this unit to the connection above the west unit should have a slightly better slope for drafting. It was not showing any back drafting at this time. When the old water heater is replaced, it should be corrected at that time.

East Water Heater (continued)

3. Water Heater TPR Valve

Observations:

3.1. TPV Valve appears to be in good working condition at the time of the inspection.

4. Water Heater TPR Discharge

Observations:

4.1. The TPR Valve Discharge piping installed is not allowed and need to install a properly approved Discharge pipe that stops 6" above the floor surface.

The TPR Valve Discharge piping installed is not allowed and need to install a properly approved Discharge pipe that stops 6" above the floor surface.

5. Water Heater 1 Gas Valve/Sediment Drip Leg

Materials: Sediment Drip Leg is installed as intended. 3" minimum leg.

Materials: Gas valve is in the correct location and appears to be working as intended. The valve is not turned off or on during the inspection.

6. Thermal Expansion Tank

Observations:

6.1. Recommend installing a Thermal expansion tank.

Basement Full Bathroom

1. Sink

Materials: One sink

Observations:

1.1. The Aerator either needs to be cleaned or replaced

2. Vanity/Counters

Observations:

2.1. Wood Vanity Cabinets, could have Particle Board or Masonite materials as well.

Basement Full Bathroom (continued)

3. Mirrors

Observations:

3.1. Mirror(s) is in good condition.

4. Toilets

Observations:

4.1. Toilet Operated when tested. Appeared functional, at time of inspection - except as noted.

4.2. Loose toilet(s) at the floor flange mounting. Need to remove the toilet(s) to check the flange condition, check the flange height to make sure that it is a 1/2" higher than the floor surface, check the sub-floor condition, make needed corrections and replace the wax seal. ** Do not just try tightening the floor flange bolts nuts! A licensed plumber should evaluate, correct and/or repair any issues found with noted defects.

5. Showers

Observations:

5.1. Working as intended, unless noted elsewhere.

5.2. Caulk around the bath tub and shower fixtures from 8 o'clock clockwise to 4 o'clock.

6. Shower Walls

Observations:

6.1. TILE WALLS. Recommend using a Moisture and Mold resistant caulk to seal wall joints or even if you see grout openings.

7. Exhaust Fan

Observations:

7.1. There is not an exhaust fan present. Highly recommend installing an UL rated exhaust fan and/or light combination to reduce the risks of moisture and mold damage. It is recommended that the vent exhaust hose/pipe to run up and be attached to a roof rafter approximately 2 feet below a roof vent or better is to exit through the roof, but only if the roof is being replaced.

8. Floor Covering

Materials: Tiled Flooring noted

9. Wall Condition

Materials: Drywall Walls noted. Recommend bathrooms surfaces to be painted with a Moisture resistant paint. It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

10. Ceiling Condition

Materials: Drywall noted. Recommend bathrooms surfaces to be painted with a Moisture resistant paint. It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

Basement Full Bathroom (continued)

11. Doors-Interior

Materials: Solid Wood Panel Doors

Observations:

11.1. Doors not latching at the knob set striker plate. Door needs to be lowered to latch properly

12. Window Condition

Observations:

12.1. The casement window is stuck. Could be due to paint or non-use of the window

13. Supply Ducts

Observations:

13.1. The HVAC air supply system appears to be functional at the time of the inspection.

Foyer Full Bathroom

1. FULL Bathroom

2. Sink

Materials: Pedestal Single Sink

3. Mirrors

Observations:

3.1. Mirror(s) is in good condition.

4. Toilets

Observations:

4.1. Toilet Operated when tested. Appeared functional, at time of inspection - except as noted.

4.2. Loose toilet(s) at the floor flange mounting. Need to remove the toilet(s) to check the flange condition, check the flange height to make sure that it is a 1/2" higher than the floor surface, check the sub-floor condition, make needed corrections and replace the wax seal. ** Do not just try tightening the floor flange bolts nuts! A licensed plumber should evaluate, correct and/or repair any

Foyer Full Bathroom (continued)

issues found with noted defects.

5. Shower Walls

Observations:

5.1. TILE WALLS. Recommend using a Moisture and Mold resistant caulk to seal wall joints or even if you see grout openings.

5.2. The southwest corner grout is open all of the way up the shower wall

6. TUB w/ Shower Head

Observations:

6.1. Working as intended, unless noted elsewhere.

6.2. Caulk around the bath tub and shower fixtures from 8 o'clock clockwise to 4 o'clock.

7. Exhaust Fan

Observations:

7.1. The bath fan was operated and no issues were found at the time of the inspection.

8. Floor Covering

Materials: Tiled Flooring noted

9. Wall Condition

Materials: Drywall Walls noted. Recommend bathrooms surfaces to be painted with a Moisture resistant paint. It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

10. Ceiling Condition

Materials: Drywall noted. Recommend bathrooms surfaces to be painted with a Moisture resistant paint. It is Typical to find Cosmetic Surface Imperfections like hairline shrinkage cracks, nail pops and minor surface scuffing. These do not indicate structural concerns.

11. Doors-Interior

Materials: Solid Wood Panel Doors

12. Supply Ducts

Observations:

12.1. The HVAC air supply system appears to be functional at the time of the inspection.

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
Air Gap	Air gap (drainage): The unobstructed vertical distance through free atmosphere between the outlet of the waste pipe and the flood-level rim of the receptacle into which the waste pipe is discharged.
Drip Edge	Drip edge is a metal flashing applied to the edges of a roof deck before the roofing material is applied. The metal may be galvanized steel, aluminum (painted or not), copper and possibly others.
Expansion Tank	An expansion tank or expansion vessel is a small tank used to protect closed (not open to atmospheric pressure) water heating systems and domestic hot water systems from excessive pressure. The tank is partially filled with air, whose compressibility cushions shock caused by water hammer and absorbs excess water pressure caused by thermal expansion.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.
PVC	Polyvinyl chloride, which is used in the manufacture of white plastic pipe typically used for water supply lines.
TPR Valve	The thermostat in a water heater shuts off the heating source when the set temperature is reached. If the thermostat fails, the water heater could have a continuous rise in temperature and pressure (from expansion of the water). The temperature and pressure could continue to rise until the pressure exceeds the pressure capacity of the tank (300 psi). If this should happen, the super-heated water would boil and expand with explosive force, and the tank would burst. The super-heated water turns to steam and turns the water heater into an unguided missile. To prevent these catastrophic failures, water heaters are required to be protected for both excess temperature and pressure. Usually, the means of protection is a combination temperature- and pressure-relief valve (variously abbreviated as T&P, TPV, TPR, etc.). Most of these devices are set to operate at a water temperature above 200° F and/or a pressure above 150 psi. Do not attempt to test the TPR valve yourself! Most water heating systems should be serviced once a year as a part of an annual preventive maintenance inspection by a professional heating and cooling contractor. From Plumbing: Water Heater TPR Valves
Valley	The internal angle formed by the junction of two sloping sides of a roof.

Report Summary

On this page you will find, in **RED,** a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!
For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.
Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.
Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

EXTERIOR-OUTSIDE		
Page 6 Item: 4	Soil Slope & Drainage	4.2. POOR DRAINAGE-CORRECT NOW 4.3. Soil slope and drainage within 5' of the foundation is Inadequate and needs to be corrected. The soil needs to be sloped and compacted at a 5 degree slope outward from the foundation. This is a 1" drop per foot out to 5', which is equal to a 5" drop at 5' out from the foundation. Keep the soil and ground covering at least 6" below any siding, trim, window openings or foundation vents (where applicable). Negative soil slope towards the foundation can cause foundation damage, basement slab heaving and cracking, water intrusion and mold. Negative soil slope with mulch holds more water against the foundation. This must be corrected and maintained! ** South side-All, North side of Garage

Page 7 Item: 6	Deck Joists, Ledger & Supports	6.2. Joist hangers are missing fastners were they attached to the sides of the floor Joists. JoistHangers must be installed using either Joist Hanger Nails or #8 or #10 Framing nails. Must have 8 fasteners per hanger. ** This needs to be done at the upper and the lower deck areas. 6.3. There is not any visible flashing installed along the top of the ledger board. This helps prevent water intrusion at the fasteners and helps protect the siding behind the ledger board. 6.4. Install Ledger-Loc Self Tapping screws with TWO screws between in pair of floor joists forming a W pattern across the length of the ledger board or pre-drill and install a 1/2" Lag Screw with flat washer between each pair of floor joists. 6.5. There are a few lag screws installed in the ledger board but there's not even close to being enough that is required. 6.6. There needs to be 6 joist hangers installed Add the bottom of the stairs area of the lower deck.
Page 9 Item: 7	Deck Construction, Railings, Stairs	7.8. The upper deck west side Girder/Support Beam has water damage and also evidence of carpenter bees. Due to the height and size of the structure I am recommending further evaluation and possible replacement. 7.9. At the top of the stairs at the riser between the top step in the floorboards has water damage

EXTERIOR SURFACES		
Page 11 Item: 1	Siding	1.6. A brick on the north side of the garage at the front porch has a large gap between the brick and the corner trim. This needs to be properly filled in and sealed up. It appears that there are several other areas at the break edges and also needs to be sealed. 1.7. Need to monitor the brick ledge mortar joints at the windows. They are just starting to open up and will need to be sealed in tucked pointed soon. 1.8. Both sides of the front entry stucco surfaces are loose. They are cracked and opening up at the edges and is in contact with the soil and ground covering. 1.9. Water is getting in behind the main electric meter at the stucco surfaces causing water damage behind the stucco surfaces at the electric meter and the cable boxes. This area will need to be cut out and repaired. 1.10. The south side of the Home Stucco surfaces has quite a few vertical cracks but also has a larger horizontal crack at the lower level west of the air conditioning condenser at a window. The smaller cracks can be skim coated Betty horizontal crack appears to have loose material and may need to be removed and replaced. 1.11. Need to seal up the edges of the master bedroom bay window on the south side of the home at the soffit area. 1.12. Caulk around the exterior light fixtures. 1.13. Vertical cracks on the west side above the south basement door running from the deck ledger board down to the door casement.
Page 14 Item: 4	Trim	4.2. Need to caulk around the exterior of the windows and or window trim and or metal trim wrap. Basically touch up all the way around. 4.3. The wood trim under the front door threshold area is starting to get soft where it meets the concrete. Need to definitely get this caulked and sealed and monitor.

ROOF

Page 15 Item: 3	Defects-Roof	3.3. Due to issues with the roof that we discovered, we are recommending having the roof inspected and a bid obtained from a roofing company. Recommend Braden Roofing at 913-341-0200. 3.4. The eave Metal drip edges are installed on top of the felt paper/underlayment material instead of under the felt paper/underlayment material per manufacturers installation guidelines. This is also required by the majority of the City Codes. Also, if Ice and Water Shield is installed it either needs to be installed on top of the metal eave drip edges per manufacturers installation guidelines, which are also most City Codes, Otherwise the ice and water shield has to cover the face of the fascia board and then the metal eve drip edge can be installed over it. 3.5. Missing Kick Out Flashing's need to be installed at: On the south side of the garage above the electric meter area. Use Stucco Repair Specialists. 3.6. The kitchen area around brick structure on the north side does not have proper counter flashing at the top area in the lower galvanized counter Flashing is not properly sealed and then the bottom step flashing above the eave does not have a kick out flashing and it is also not sealed properly. ** May need to fit trim to cover as well. ** 3.7. The kitchen round brick structure northside at the bottom of the valley there are openings above the flashing and also some wood damage that doesn't help. This needs to be properly flashed now. 3.8. There is a shingle tab lying in the gutter above the kitchen roof area. It appears to have broken loose below the gutter area where there's flashing located. 3.9. Missing roof kick out flashing on the west side at the north end of the gutter north of the chimney area. ** Braden Roofing ** 3.10. Missing roof kick out flashing on both sides of the chimney. ** Braden Roofing ** 3.11. I could not reach the roof area above the master bedroom southside bay windows area. Recommend when the other roof issues are being addressed to have this inspected to make sure that has proper underlayment material and flashing. 3.12. On the west side of the roof towards the southside center area is a raised/Humped Area of the roof surface. It is approximately 6 feet in length and approximately 2 feet high. This needs to be evaluated and corrected. 3.13. The metal roof flashing of course is attached to the

		surface of the chimney brick and the sealant along the top of the counter flashing will need to be checked every three years. ** There are areas now that need to be sealed **
Page 19 Item: 9	Roof/Attic	9.2. There aren't any roof vents installed. There should be 1-Sq. Ft. (1-Vent) per every 150 Sq. Ft. of Attic Flooring (Ceiling surface under attic space). Recommend further evaluation and correction. ** Garage** Recommend 2.
Page 20 Item: 14	Downspouts	14.4. The downspout underground drain pipes are perforated/slotted and CAN'T be used for downspouts. 14.5. The far south west corner downspout has become disconnected from the underground drain pipe and is dumping water against the foundation. There should be a reducer that extends down into the underground pipe at least 8 inches to prevent this. The downspout should never be securely attached to the underground pipe.
CHIMNEY		
Page 22 Item: 2	Crown, Brick, Siding	2.2. The chimney top concrete crown should be skim coated in the top two rows of brick need some minor tuck pointing. 2.3. The brick chimney eyebrows need to be sealed with a brick meets the stucco and then down the vertical sides of the brick also needs to have new sealant applied.
Page 22 Item: 3	Flue	3.2. Before using the fireplaces for wood or gas, The flues should have steel lines installed. We noticed that there are pieces of mortar that has dropped down onto the dampers. Typically after 20 years the mortar starts to breakdown and turns to powder.
GARAGE		
Page 25 Item: 10	Window Condition	10.1. Windows are stuck. Could be due to paint.
Page 25 Item: 11	Electrical Safety-Defects	11.1. Need a Licensed Electrician to Evaluate the Electrical Safety & Defect issues noted. 11.2. The garage receptacles should be GFCI protected. 11.3. The garage West receptacle for an appliance has a broken ground plug in the socket.
FOUNDATION		
Page 26 Item: 1	Foundation-Poured Concrete	1.4. The southside foundation at the garage area has a couple of cracks which appear to be having some movement. The drainage is extremely bad along the side which causes issues with the foundation.

BASEMENT		
Page 28 Item: 4	Electrical Safety-Defects	4.1. Receptacles within 6 feet of the sink's must be GFCI protected. National Electric Code for bathroom's was 1975, Garage walls 1978, 1987 at One in the Basement, Garage walls within reach (not ceilings), Whirlpool Tubs, Kitchen countertop receptacles within 6' of sinks, 1990 at at or below grade in crawlspaces or unfinished basements, 1993 at Roof Receptacles and Wet Bars. 4.2. Wet Bar sink receptacle is not GFCI protected
Page 29 Item: 8	Wet Bar	8.1. Garbage disposal is not operating
ATTIC		
Page 31 Item: 7	Insulation Condition	7.1. Exposed Ceiling Joists noted in several areas or throughout. This can cause Thermal Bridging which is when heat escapes into the cold attic space causing condensation issues. Recommend additional insulation to correct this.There needs to be insulation added now! 7.2. Visible ceiling drywall in a few areas where the ceiling joist are not covered with insulation.Need additional insulation. West of the garage area 7.3. There has been foot traffic in areas in the attic which has lowered the height of the insulation that should be corrected.
Page 32 Item: 8	Exhaust Vents	8.2. On the far south wall there is an exhaust hose that’s pushed up against the exterior surfaces and needs to be redirected.
Page 33 Item: 11	Vent Screens	11.1. Vent screens are damaged or missing, suggest repairing or replacing screens as necessary. Birds and Vermin can enter the attic.
Page 33 Item: 12	Electrical	12.1. Exposed wiring connections sticking out of a junction box west of the garage area.
ELECTRICAL SYSTEM		
Page 33 Item: 1	Electrical Safety-Defects	1.3. The exterior garage lights are not working at the time of the inspection, and they also have incorrect bulbs. 1.4. Missing or Damaged Receptacle Covers at: furnace room sw corner at the wet bar bump out

Electric Main Panel		
Page 34 Item: 1	Panel-Main	1.3. Need a Licensed Electrician to Evaluate the Electrical Safety & Defect issues noted. Referrals: Teague Electric at 913-529-4600 or Tann Electric at 913-236-7337. 1.4. There are White Neutral Wires on the neutral bars that are tapped together with other neutral and or ground wires. All Neutral wires must be on their own terminal and can not be tapped together with other neutral or ground wires per National Electric Codes 408.21 or 408.41 and also refer to 110.3(B). You are allowed to twist 3 ground wires together and put them on one terminal to make room if needed. 1.5. There is a receptacle attached to the bottom of the main electric panel in the exterior ceiling of the electric cable is missing and half of the cable connector clamp is missing.
A/C System		
Page 37 Item: 2	Air Conditioning System	2.5. The Exterior A/C Condenser Cooling Fins are dirty and need to be flushed out. 2.6. Condenser is not level.
Page 37 Item: 3	Refrigerant Lines Exterior	3.1. Exterior air conditioning refrigerant lines needs new insulation installed. 3.2. Need to seal up around the exterior air-conditioning refrigerant lines were enters the siding with Thumb Gum Sealant.
West Water Heater		
Page 38 Item: 1	Water Heater	1.1. Average life expectancy is 12 to 14 years. Recommend Replacement if over 14 years old for Safety and Efficiency.
Page 39 Item: 3	Water Heater TPR Valve	3.1. The TPR Valve is upside down!
Page 39 Item: 4	Water Heater TPR Discharge	4.1. The TPR Valve Discharge piping installed is not allowed and need to install a properly approved Discharge pipe that stops 6" above the floor surface. 4.2. The water heater TPR Valve discharge pipes are not supposed to be connected together or connected to a hose extension running across the floor.

WINDOWS		
Page 41 Item: 1	Window Condition	1.4. The kitchen breakfast nook bay window, north window bottom frame and window glass rails and sash are rotted out. 1.5. Kitchen breakfast nook bay window second window from the north side has water damage to the bottom of window casement and the window sill. 1.6. Several of the windows appear to be painted shut. 1.7. The kitchen breakfast nook bay windows, both of the south windows have rotted window glass rail, sash and bottom window casement. 1.8. Garage north side windows has water damage to the bottom casement sill area at the brick. 1.9. The casement window on the south side between the electric meter and the air conditioning condenser has water damage to the window glass rail in the bottom casement and sill area. 1.10. South side lower window west of the air condition condenser is in very poor condition. Brick molding has been patched in with sections, the window sags and there is a gap at the bottom. 1.11. The triple casement windows on the lower deck north side of the brick chimney are in poor condition and has had woods/trim attached to the bottom of the windows. 1.12. ** The majority of the windows have water damage I need to be replaced. 1.13. all Windows are missing Screens
PLUMBING		
Page 45 Item: 5	Waste Pipe Clean Outs	5.2. Clean Out Cap Missing at: This emits sewer gases back into the home.
MASTER BATHROOM		
Page 46 Item: 2	Plumbing Defects	2.1. Evidence of a leak at the east sink drain line trap connection and wall drain connection as well as the hot water shut off valve.
Page 46 Item: 6	Toilets	6.2. Loose toilet(s) at the floor flange mounting. Need to remove the toilet(s) to check the flange condition, check the flange height to make sure that it is a 1/2" higher than the floor surface, check the sub-floor condition, make needed corrections and replace the wax seal. ** Do not just try tightening the floor flange bolts nuts! A licensed plumber should evaluate, correct and/or repair any issues found with noted defects.
Page 47 Item: 8	Shower Walls	8.2. The two north corners need to be resealed as well as the bench where it meets the tile walls

Page 48 Item: 16	Window Condition	16.1. The picture window bottom interior casement and sill is rotted out
MASTER Bedroom		
Page 49 Item: 2	Smoke Detector	2.1. Missing Smoke Detector
Page 49 Item: 4	Electrical Safety-Defects	4.1. Loose Receptacle at the Receptacle Box at: North wall west end, SW corner, east wall south end
Page 50 Item: 6	Ceiling Fans	6.1. Ceiling fan did not work
Page 50 Item: 12	Doors-Exterior Rear	12.3. Water damage to the exterior vertical would section between the opening door in the center stationary section. 12.4. The north stationary section has wood damage. When I push on the surface it collapsed. 12.5. There is Water Damage at the Door Casement south side.
BEDROOM #2		
Page 52 Item: 2	Smoke Detector	2.1. Missing Smoke Detector
BEDROOM #3		
Page 53 Item: 2	Smoke Detector	2.1. Missing Smoke Detector
Basement East Office/Flex Room		
Page 54 Item: 2	Smoke Detector	2.1. Missing Smoke Detector
Page 55 Item: 7	Floor Covering	7.1. Evidence of water damage around the corner of the north wall and north end east wall. Several delaminated hardwood squares and some replaced wood squares noted.
KITCHEN		
Page 57 Item: 8	GFCI's Sinks	8.1. It is recommended that all receptacles within 6' of the sinks be GFCI protected even though the home was built prior to current codes.
Page 58 Item: 9	GFCI at Island	9.1. It is recommended that all receptacles within 6' of the sinks be GFCI protected even though the home was built prior to current codes.
Page 58 Item: 10	Electrical Safety-Defects	10.1. Loose Receptacle at the Receptacle Box at: west wall south end, north wall west end, east wall north end, east island receptacle
Page 59 Item: 14	Vent Condition	14.2. The exterior exhaust fan cover is damaged and needs to be replaced.
BREAKFAST NOOK		
Page 60 Item: 2	Window Condition	2.2. The north casement crank is stripped and must be replaced to operate the window 2.3. Exterior Wood Rot!
LIVING ROOM		
Page 62 Item: 3	Electrical Safety-Defects	3.1. Loose Receptacle at the Receptacle Box at: south wall center and west end, receptacle at butlers sink

Page 63 Item: 9	Doors-Exterior Rear	9.3. Need to install new door casement weatherstrips due to damage and/or current ones don't seat at the threshold and/or not properly fitted at the upper corners. 9.4. The exterior vertical divider between the main door in the station in the door has water damage. 9.5. There is Water Damage at the Door Casement.
FAMILY ROOM		
Page 65 Item: 2	Smoke Detector	2.1. Missing Smoke Detector
Page 65 Item: 3	Window Condition	3.2. POOR Condition on Exterior
Page 65 Item: 4	Electrical Safety-Defects	4.1. Loose Receptacle at the Receptacle Box at: east wall, 3 on north wall, south wall west end
Page 66 Item: 9	Doors-Exterior Rear	9.1. Water intrusion coming in at the south corner of the door where the casement has a gap at the weatherstrip that leads inside 9.2. Evidence of water intrusion at the north end of the door casement 9.3. Recommend sealing the casement with caulking to prevent further water intrusion and damage to the wood casement and flooring
East Water Heater		
Page 74 Item: 4	Water Heater TPR Discharge	4.1. The TPR Valve Discharge piping installed is not allowed and need to install a properly approved Discharge pipe that stops 6" above the floor surface.
Basement Full Bathroom		
Page 75 Item: 4	Toilets	4.2. Loose toilet(s) at the floor flange mounting. Need to remove the toilet(s) to check the flange condition, check the flange height to make sure that it is a 1/2" higher than the floor surface, check the sub-floor condition, make needed corrections and replace the wax seal. ** Do not just try tightening the floor flange bolts nuts! A licensed plumber should evaluate, correct and/or repair any issues found with noted defects.
Page 75 Item: 7	Exhaust Fan	7.1. There is not an exhaust fan present. Highly recommend installing an UL rated exhaust fan and/or light combination to reduce the risks of moisture and mold damage. It is recommended that the vent exhaust hose/pipe to run up and be attached to a roof rafter approximately 2 feet below a roof vent or better is to exit through the roof, but only if the roof is being replaced.

Foyer Full Bathroom		
Page 76 Item: 4	Toilets	4.2. Loose toilet(s) at the floor flange mounting. Need to remove the toilet(s) to check the flange condition, check the flange height to make sure that it is a 1/2" higher than the floor surface, check the sub-floor condition, make needed corrections and replace the wax seal. ** Do not just try tightening the floor flange bolts nuts! A licensed plumber should evaluate, correct and/or repair any issues found with noted defects.
Page 77 Item: 5	Shower Walls	5.2. The southwest corner grout is open all of the way up the shower wall