



RC Certified Inspections

www.RCCertifiedInspections.com

15297 S. Greenwood Olathe KS 66062
913-764-7250

Inspection Report



Property Address:

???? Santa Fe Drive
Overland Park , KS
66204

Prepared for: Client Not Disclosed

Inspector: Rick Cauthon, Certified Building Inspector

Inspection date: 10/19/2015



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General Information

Property Information

Address:	???? Santa Fe Drive	Overland Park	KS	66204
Property Type:	Commercial Building	Bedroom:	NA	Bathroom: 2-H
Year Build:	1945	Square Footage:	3,338	

Client Information

Name:	Client Not Disclosed			
Address:	Kansas City		MO	
Phone:				
E-mail:				

Inspection Information

Inspection Date:	10/19/2015	Inspection Time:	9AM	
Weather:	Sunny Skies	Occupied:	Yes	Temperature: 72°
Inspector:	Rick Cauthon, Certified Building Inspector			Inspection Price \$: \$\$\$

Additional Comments

Inspected By and Report written by Rick Cauthon, Certified Building Inspector Kansas License #0310-0159, InterNACHI # 07020910, Since 1996



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Introduction

This is intended to be a legally binding agreement between the Client's listed and RC Certified Inspections, LLC. This agreement has been signed by the Client's and the Inspector of RC Certified Inspections, LLC. ** 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. Whole House Inspection

** Structure and Foundation, Electrical System, Plumbing System, Water Heater, Heating & Air Conditioning System (weather permitting), Basement, Attic, General Interior including Ceilings, Walls, Floors, Doors and Windows, Attic Ventilation and Insulation, General Exterior including Roof, Gutters, Chimney, Soil Drainage at the Foundation, Concrete & Woods Structures like Decks, Porches, Driveways and Sidewalks, Kitchen Built-in Appliances.

** This inspection is performed in accordance with State guidelines and the Standards of Practice of InterNACHI (InterNational Association of Certified Home Inspectors). These guidelines are intended to provide the Client's with a better understanding of the property conditions as observed at the time of the inspection. We will report visible defects based on a non-invasive visual observation only that is apparent on the day of the inspection. We exceed these guidelines.

** It is understood and agreed that this inspection will be of readily accessible areas of the structure and is limited to primarily visual observations of apparent conditions existing at the time of the inspection. Soil conditions, geological stability or engineering analysis are beyond the scope and purpose of this inspection. Cosmetic items/defects may not be included in this report.

** The Inspections are done in accordance with these Standards are visual and are not technically exhaustive or intrusive. Technically exhaustive inspections can be contracted if needed or desired, if time is allowed in your inspection period, but any invasive inspections will have to have written approval from the property owner. These Standards are applicable to buildings with four or less dwelling units and their attached garages or carports. The Inspector is not required to move furniture, personal goods or equipment which may impede access or limit visibility. The Inspector is not required to evaluate the condition or presence of storm windows, storm doors, shutters, awnings and other such accessories or to determine their functional efficiency. Intercoms, security systems, fences, timers, lawn sprinkler systems, swimming pools, hot tubs, spas and water conditioning equipment are not inspected or evaluated unless contracted at an additional fee. No destructive or disruptive testing procedures are performed by the Inspector. Design problems and adequacies are not within the scope of the Inspection. The Inspector will not determine the operational capacity, quality or suitability for a particular use of items inspected. The Inspection does not determine compliance or noncompliance with manufacturer's specifications, past or present.

** The inspection is furnished on an opinion only basis and is made solely for the information of the Client's. The inspection and report are not intended to be used as a guarantee or warranty expressed or implied. This report is not an insurance policy that items found acceptable today will remain so for any period of neither time nor that every defect will be discovered during the inspection. The Client's agree to accept all the risk for hidden, inaccessible, latent or concealed defects. It is further understood and agreed that RC Certified Inspections, LLC. Is not an insurer and does not insure against defects found in the property. The inspection is not a compliance inspection or certificate for past or present governmental or local codes or regulations.

**The inspection does not include air or water quality or the presence or absence of asbestos materials or the type of insulation. Determining the presence or absence of safety glass, lead paint, mold, or any toxic or hazardous materials or substances, environmental hazards including but not limited to radon gas, carbon monoxide, rodents, insects or pests is beyond the scope and purpose of this visual inspection. These services can be added for additional fees.



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Additional Comments

Additional Comments

Condition: See Comments

Comments :

Invoice #151019251

For directional purposes in this report, the front of the building is facing West.

* This report was completed using Dragon NaturallySpeaking software so if you notice any typos in the report and need further clarification either call or email me with those questions.

Electrical

120 Volt Branch Wiring

Condition: Good-Inspected

Comments :
Copper wiring

Cable Connectors Missing

Condition:

Comments :

Electric Panel: Main

Condition: Good-Inspected

Comments :

Rated at 200 A and is located in the break room at the southeast corner

Breakers: 10-20 Amps, 1-100 amp breaker is a disconnect to the Sub-panel

Note Top left 20 amp breaker is unused.

* There is a service disconnect located next to the water heater which has fuse cartridges. This service disconnect is for the air-conditioning condenser on the roof.



Electric Panel: Sub-Panel

Condition: Good-Inspected

Comments :

Rated at 100 Amps and is located in the break room at the southeast corner area.

Breakers: 19-20 amp's



Electrical Service

Condition: Good-Inspected

Comments :

The electrical service is overhead from a transfer to the electrical mast at the building and then to the electric meters



Exit Sign-Lighted

Condition: Missing-Not Present

Comments :

Unit 7905 has a lighted exit sign present at the front door.

1. There should be a Lighted Exit Sign located inside the front door of Unit 7907 and also one at the rear pedestrian door at the break room.



Grounding-Electrical

Condition: Good-Inspected

Comments :

The main electric panel is grounded to the main water line where the water line comes in through the foundation next to the main water shut off valve.

The subpanel is grounded to the conduit connected to the main electric panel.



Inspected

Condition: Good-Inspected

Comments :

Checked: Polarity at receptacles, GFCI's, presence of smoke detectors, switches, fixtures, outlets and grounds (where applicable).

It is recommended to have one smoke detector in each room (main large area of unit 7907, main large area of 7905, break room and rear storage area).

Main Service Disconnect

Condition: Good-Inspected

Comments :

Main electric panel: 200 amp disconnect located inside the panel. There is also a 100 amp disconnect inside this panel that shuts down all the power to the subpanel.

Subpanel: There is also another 100 amp disconnect for the subpanel which is located inside the subpanel.

Safety Defects

Condition: Safety Concern

Comments :

1. Unit 7907, north west corner of of the ceiling tiles is an electrical junction box that need to cover installed.
2. Unit 7905, the first light bar just inside the front door has the junction box at the south end that is missing a knockout plug.
3. Unit 7905, above the ceiling tile at the West center column on the east side, there is a junction box it is missing the cover.
4. Unit 7905, above the ceiling tile at the east center column on the east side is a junction box missing a knockout plug.
5. The exterior electrical service cable from the utility transformer to the building connection only appears to be a 100 amp capacity cable. The electrical service cable from that connection to the electric meter and into the building is a 200 amp cable. Need to contact KC P&L and have them review the service to make sure that it is adequate from the transformer or if it needs to be upgraded to a larger size cable.
6. The light fixture inside the furnace room is missing a knockout plug.
7. There is an electrical receptacle at the right side of the subpanel that has a unused connector at the top it needs to be removed and a knockout plug installed.
8. Unit 7905, above the front door area are 2 electrical boxes with open knockouts that need to have knockout plugs installed. There is also a junction box in this area that has a missing knockout that needs a knockout plug installed. There is also an orange light switch junction box that has a double switch cover but only one switch so there is one side that is open and should be properly sealed and tape is not acceptable.

** This picture is of Unit 7907, north west corner of of the ceiling tiles is an electrical junction box that need to cover installed.



Safety Defects

Condition: See Comments

Comments :

Unit 7905, the first light bar just inside the front door has the junction box at the south end that is missing a knockout plug.



Safety Defects

Condition: See Comments

Comments :

Unit 7905, above the ceiling tile at the east center column on the east side is a junction box missing a knockout plug.



Safety Defects

Condition: See Comments

Comments :

Unit 7905, above the ceiling tile at the West center column on the east side, there is a junction box it is missing the cover.



Safety Defects

Condition: See Comments

Comments :

The light fixture inside the furnace room is missing a knockout plug

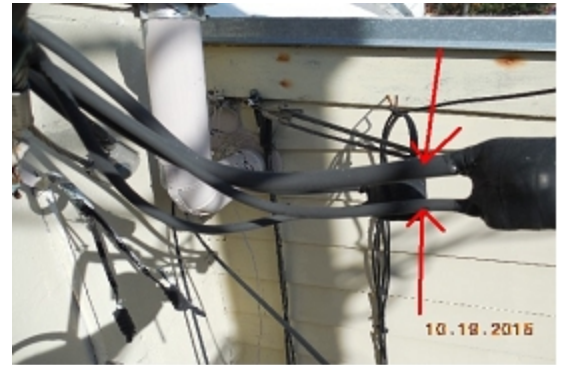


Safety Defects

Condition: See Comments

Comments :

The exterior electrical service cable from the utility transformer to the building connection only appears to be a 100 amp capacity cable. The electrical service cable from that connection to the electric meter and into the building is a 200 amp cable. Need to contact KC P&L and have them review the service to make sure that it is adequate from the transformer or if it needs to be upgraded to a larger size cable.



Safety Defects

Condition: See Comments

Comments :

There is an electrical receptacle at the right side of the subpanel that has a unused connector at the top it needs to be removed and a knockout plug installed.



Safety Defects

Condition: See Comments

Comments :

Unit 7905, above the front door area are 2 electrical boxes with open knockouts that need to have knockout plugs installed. There is also a junction box in this area that has a missing knockout that needs a knockout plug installed. There is also an orange light switch junction box that has a double switch cover but only one switch so there is one side that is open and should be properly sealed and tape is not acceptable.



Service Entrance Cable

Condition: Good-Inspected

Comments :

The service entrance cable inside the main electric panel is a #4/0 Aluminum 200 amp cable.

The electrical service to the building is a Single Phase System.



HVAC System

Air Conditioning

Condition: Good-Inspected

Comments :

Brand: Trane; Model # 4TTA3060D3000CA, Serial # 14184RXD4F, 5 ton capacity unit

Age: Manufactured in 2014 and the average life expectancy is 17 to 20 years.

Owner Maintenance: 1. The air conditioning condenser can only be a maximum of 15° out of level, so monitor yearly and correct when needed. This is a roof mounted unit so unless the roof has an issue this should not be a problem. 2. Flush out and clean the air conditioning condenser cooling fins monthly when in use. Since this is a roofmounted unit it may only need to be done a couple times during the season.



Furnace/Heater

Condition: Good-Inspected

Comments :

Brand: Trane; Model # TUH10120A9H51BA, Serial # 14033UHX7G, 110,000 BTU gas input

Age: Manufactured in 2014, average life expectancy is 17 to 20 years.

Air filters: TWO- 1 x 16 x 20 and these filters need to be replaced monthly with a quality pleated air filter.

1. These air filters need to be replaced now.
2. There are areas above the furnace at the air conditioning evaporator area that has air laws and should be taped and sealed with stainless flex tape.



Plumbing

Bathroom Qty/Notes

Condition: Good-Inspected

Comments :

Restrooms: Two Half Bath's

Toilets: 2

Sinks: 2



Defects

Condition: Repair-Adjustment

Comments :

1. The water heater gas supply line must have a Drip Leg installed before the gas enters the gas valve of the unit. (Between the yellow gas line in the gas valve)

2. The exterior hose spigot located on the east side of the building below the electric meters is dripping.



Vent Stacks-Roof

Condition: Good-Inspected

Comments :

There is also a vent pipe for the breakroom sink and ice machine that stops above the ceiling tiles and has a check valve installed. This is acceptable when the event is only for a sink.



Waste Pipes

Condition: See Comments

Comments :

The waste pipes are not visible because this building is on a concrete slab.

These pipes could be cast-iron.

The sink drain pipes are plastic ABS

Underground waste pipes are not evaluated.* Underground waste pipes can be camera inspected between the building in the street utilities. We normally recommend Bob Hamilton plumbing at 913-888-4262.

Water Heater

Condition: See Comments

Comments :

This picture is of the water heater flue pipe above the ceiling tile area. You can't see the downward slope of the pipe in the picture that you can get your head up above the ceiling tile look at the pipe



Water Heaters

Condition: Safety Concern

Comments :

AO Smith Water Heater: 40 gallon gas unit

Age: 12 years old and the average life expectancy is 12 to 14 years

1. The water heater flue pipe above the ceiling tiles angles downward and then angled back up and goes through the wall into this furnace room. The flue pipe is supposed to have a continuous rise in the pipe. I know that the height above the ceiling is small but it appears that this can be improved. Improper slope can cause a lack of proper draft which can push carbon monoxide back into the restroom area at the water heater.



Water Lines-Interior

Condition: Good-Inspected

Comments :

All visible lines appear to be copper.

Water Supply/Shut Off Valve

Condition: Poor-Out of Condition

Comments :

Main water piping: Galvanized piping

Main water shut off valve location: South restroom at the floor to the south side of the water heater and it is a ball valve

1. Galvanized piping has a life expectancy of 40 to 50 years. It is recommended that the main service water pipes be evaluated.



Roof

Design

Condition: See Comments

Comments :

The roof covering material appears to be rolled asphalt with a mop on type white roof sealant.

The roof covering material appears to be in good condition and should be checked approximately five years.



Gutters and Downspouts

Condition: Repair-Adjustment

Comments :

The rear guttering on the rear storage building area is in poor condition and the guttering and downspouts should be replaced.



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Beyond the Scope

Detached buildings are not inspected unless specifically included at a possible additional fee. The inspection and report shall not include wood destroying organisms unless the wood destroying organism inspection has been requested and a report thereon submitted in which case the wood destroying organism inspection and report are subject to the terms hereof.

** Estimates are not included in the inspection report. Actual repair costs should be determined by the Client's during the inspection period and prior to closing. Do not consider the list of repairs a complete list of all the defects with the property. The list is limited to those items that the Inspector noted at the time of the inspection and other defects may exist or may be uncovered during repairs.

** It is strongly advised for the Client's to perform a diligent walk through inspection or have RC Certified Inspections, LLC perform a re-inspection of the repaired items prior to closing.

** Standard Arbitration Clause: Any dispute, controversy, interpretation or claim including claims for, but not limited to breach of contract, any forms of negligence, fraud or misrepresentation arising out of, from or related to this agreement/contract or arising out of, from or related to the inspection or inspection report shall be submitted to "final & binding" arbitration under the "Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc." The decision of the Arbitrator appointed there under shall be final and binding and judgment on the award may be entered in any court of competent jurisdiction.

** The Client agrees to notify RC Certified Inspections, LL. By telephone and in writing of any item in question and allow the inspector access to the property to evaluate these items before any corrective action is taken. The Client agrees and understands that any repairs or corrective action taken without consultation with RC Certified Inspections, LLC. , relieves the RC Certified Inspections, LLC and the inspector of any and all liability.

** The Client authorizes RC Certified Inspections, LLC. To distribute copies of the report and/or discuss the contents with the real estate agents, attorneys or lenders involved in this transaction. Notwithstanding the foregoing, this report is intended for the use of the above Client and no other person or entity may rely on this report for any reason. Client agrees to hold harmless and indemnify RC Certified Inspections, LLC. For losses, fees and costs incurred as a result of any 3rd party action which may include RC Certified Inspections, LLC, relative to the report. Furthermore, any 3rd party reviewing this report for any reason shall be bound by the terms and conditions of the Inspection Agreement which is an integral part of this report. Client understands and agrees that if they are not present at the time of the inspection and therefore do not sign the Agreement and/or a representative/agent signs the agreement on their behalf that this agreement will form a part of the inspection report and acceptance of the inspection report by the Client shall and payment therefore will constitute acceptance of the terms and conditions of this agreement.

*** The customer requests the basic visual inspection of readily accessible areas of the structure. The inspection is limited to primarily visual observations existing at the time of the inspection. The customer agrees and understands that the maximum liability incurred by RC Certified Inspections, LLC and the inspector for errors and omissions in the inspection shall be limited to the greater of the amount of the fee paid for the inspection. If this is a joint purchase, signee represents actual authority for both parties. In the event any provisions in this inspection agreement is determined to be invalid or unenforceable, the other provisions shall remain valid and enforceable and in full force effect.



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Report Summary

10/19/2015

IMPORTANT NOTE: This page reflects a brief summary of the significant deficiencies or critical concerns which are important to highlight as they relate to function or safety. The complete list of issues, concerns, deficiencies and important details pertaining to this property is found throughout the body of the inspection report. Your entire report must be carefully read to fully assess all of the findings and benefit from the recommendations, maintenance advice, tips and other important information.

Additional Comments

Additional Comments

Condition :

See Comments

Comments

Invoice #151019251

For directional purposes in this report, the front of the building is facing West.

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Electrical

Exit Sign-Lighted

Condition :

Missing-Not Present

Comments

Unit 7905 has a lighted exit sign present at the front door.

1. There should be a Lighted Exit Sign located inside the front door of Unit 7907 and also one at the rear pedestrian door at the break room.

Safety Defects

Condition :

Safety Concern

Comments

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Plumbing

Defects

Condition :

Repair-Adjustment

Comments

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Waste Pipes

Condition :

See Comments

Comments

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Condition :

See Comments

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Comments

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Comments

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Condition :

See Comments

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Gutters and

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Comments

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