



RC Certified Inspections

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

Inspection Report



Property Address:

???? W. 117th St.
Leawood , KS
66211

Prepared for: Current Owner

Inspector: Rick Cauthon, Certified Building Inspector

Inspection date: 9/14/2015



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General Information

Property Information

Address: ???? W. 117th St.	Leawood	KS	66211
Property Type: Single Family	Bedroom: 5	Bathroom: 4.5	
Year Build: 1993	Square Footage: 5551		

Client Information

Name: Current Owner
Address:
Phone:
E-mail:

Inspection Information

Inspection Date: 9/14/2015	Inspection Time: 2 PM - 630PM	
Weather: Sunny Skies	Occupied: No	Temperature: 83°
Inspector: Rick Cauthon, Certified Building Inspector	Inspection Price \$:	

Additional Comments

Inspected By and Report was 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 # 150914216

For directional purposes in this report, the front of the home is facing north.

Reinspection fee if desired is \$225. This inspection would be to verify that any items that the Seller has agreed to take care of has been completed and completed properly.

Construction: Quality Built

Maintenance: Some Deferred and home has been sitting vacant

* There is a lawn sprinkler system present but was not contracted in the inspection. Recommend checking with the Sellers regarding the maintenance if they have a company that provides this.



Attic Section

Attic Ventilation

Condition: Poor-Out of Condition

Comments :

There are Roof Vents installed.

1. The soffits have narrow soffit ventilation, but most of it has been painted over.
2. There is mold growth on the surface of the soffits basically on all sides of the home which is normally an indication of improper soffit ventilation or soffits filled with insulation.

* I recommend that the soffit vents be removed to inspect the soffits and either blow out or clean out soffits and install new vents.



Framing: Rafters

Condition: Good-Inspected

Comments :

2 x 6 and 2 x 8 construction and they are set 16 inches on centers



Insulation

Condition: Repair-Adjustment

Comments :

Blown in Cellulose Insulation

Depth: 10 inches +

R-value: 38

Vertical walls have fiberglass batts

1. There is damaged and missing vertical wall insulation in the attic area above the master bedroom bath area.

2. The attic appears to have all blown in Cellulose insulation. I cannot tell if all the insulation was completely vacuumed and removed from the attic prior to installing this insulation. I am recommending that you receive documentation from the insulation company regarding what work was done in the attic.



Roof Sheathing

Condition:

Good-Inspected

Comments :

OSB (oriented strand board)



Doors-Exterior

Front Entry

Condition: Repair-Adjustment

Comments :

Single Wood Door with 2 Sidelites

1. The front door is hitting the door casement at the knob set side which makes it very hard to open and close.

Garage Door Opener Sensors

Condition: Good-Inspected

Comments :

All 3 garage doors have saved to reverse sensors and they are working as intended.

Garage Door Opener(s)

Condition: Good-Inspected

Comments :

All three garage doors have garage door openers and they are working as intended.

Garage Vehicle Doors

Condition: Good-Inspected

Comments :

3-Single Metal Garage Vehicle Doors

Rear/Other

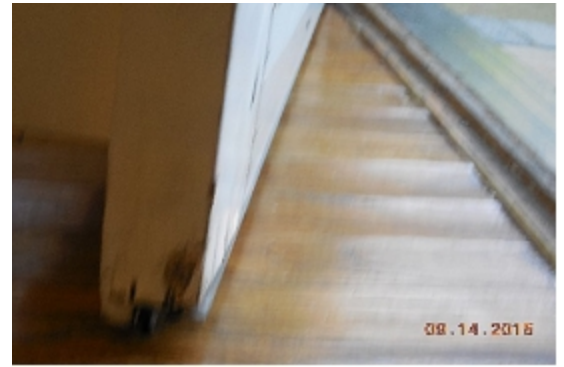
Condition: Poor-Out of Condition

Comments :

Hearth Room to Exterior Pedestrian Door: Single Wood Door with Glass

1. There is been water intrusion at the top of the door casement and Wood rot as noted.

2. The bottom of the door is rotted.



Doors-Interior

Closet Doors and Shelving

Condition: Fair-Operated

Comments :

Solid wood doors

Shelving: Wood and Vinyl Coated Steel

1. Doors dragging on the carpeting at: East bedroom slightly,
2. Master bedroom bath linen closet door is either sagging or not plumb and is not latching.
3. The double door closet outside the master bedroom, the west door is tight at the latch.
4. Missing shelves at: Master bedroom closets,
5. The pantry doors in the kitchen to the garage hallway when closed the left door is very tight at the top latch.

Garage Interior Pedestrian Door

Condition: Fair-Operated

Comments :

Single Wood Door

1. The deadbolt is not locking properly and adjustments are needed.

Interior Room Doors

Condition: Fair-Operated

Comments :

Solid wood panel doors

1. Doors dragging on the floor surface at: East bedroom slightly,
2. Office north door is really tight at the top latch when closed.

Drainage-Soil Slope

POOR DRAINAGE

Condition: Poor-Out of Condition

Comments :

The soil slope and drainage on all sides of the home is Very Poor.

The soil needs to be sloped and compacted at a 5° slope minimum outward from the foundation. This is a 1 inch drop per foot out the 5 feet minimum, which is equal to a 5 inch drop at 5 feet out from the foundation. Keep the soil and ground covering at least 6 inches below any siding, trim, window wells or window openings.

To achieve the proper drainage, there will most likely be in need to remove some shrubs. The mulch within 5 to 6 feet from the foundation will also need to be removed to achieve proper drainage and then ground covering can be added once completed.

The soil slope and drainage along the south side of the rear patio needs to be corrected because soil is washing onto the patio surfaces.

Recommendations: Atlantis Drainage Solutions, 816-960-1552

Gordon Energy and Drainage, 913-712-0500



Electrical System

120 Volt Branch Wiring

Condition: Good-Inspected

Comments :

Copper wiring

Cable Connectors Missing

Condition: Safety Concern

Comments :

1. North electric panel: Top left corner at the ground wires exiting a large knockout. This opening must be sealed with the cable connector per code.



Electrical Grounding

Condition: Good-Inspected

Comments :

The electric panels are grounded to the main water line where it enters the foundation next to the main water shut off valve. The other ground wire runs to the exterior soil

Electrical Panel-North

Condition: Good-Inspected

Comments :

Rated at 200 A and is located in the basement at the southeast corner area.

Breakers: 11-15 A, 7-20 A and 6-240 V breakers



Electrical Panel-South

Condition: Good-Inspected

Comments :

Rated at 200 A and is located in the basement at the southeast corner area

Breakers: 19-15 A, 12-20 A and 2-240 V breakers



Inspected

Condition: Good-Inspected

Comments :

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

Smoke detectors appear to be original. It is recommended that smoke detectors be replaced every 10 to 12 years.

Main Electrical Service

Condition: Safety Concern

Comments :

The main electrical service to the home is underground in conduit to the electric meter.

1. The soil has dropped and the conduit under the electric meter has separated and needs to be repaired because it is now a safety concern because the service electrical cables are visible.



Main Service Disconnect

Condition: Good-Inspected

Comments :

Both electric panels have their own main disconnects which are rated at 200 A.

Neutral Wires-Wrong

Condition: Safety Concern

Comments :

The South electric panel has neutral wires connected to other neutral wires and/or ground wires. This was noted on the left neutral bar. All white neutral wires on the neutral bar must be on their own connection and cannot be connected with any other neutral wires or ground wires. Refer to National Electric Code #408.21 or #408.41 and also referred to #110.3 (B).



Safety Defects

Condition: Safety Concern

Comments :

1. Loose receptacles and or light switches at the wall boxes at: East bedroom East wall, Office south wall, Master bedroom West closet light switch, basement between the stairs in the TV area,
 2. Master bedroom bath whirlpool tub wall GFCI is missing the to screws for the cover.
 3. Receptacle at the southeast side of the wet bar is not grounded.
 4. The smoke alarm above the water heaters is hanging by its wires.
- * The receptacle at the kitchen island is not GFCI protected. It is more than 6 feet from the sink or any other wet areas.

* The smoke alarms appear to be original. It is recommended to replace the smoke alarms every 10 years.

Service Entrance Cable

Condition: Good-Inspected

Comments :

The main service entrance cables inside the main two electric panels are #4/0 Aluminum 200 amp cables.

The electrical service to the home is a Single Phase system.

Exterior Site Improvements

Driveway

Condition: Good-Inspected

Comments :

The driveway is poured concrete.

There is a cracked area at the circle driveway.



Patio

Condition: Repair-Adjustment

Comments :

Poured concrete Patio

1. The rear stoop has a large void under it and needs to be properly filled in. It may require mud jacking.



Porch/Stoop: Front

Condition: See Comments

Comments :

This is a picture of the rusted bick lentil



Porch/Stoop: Front

Condition: Repair-Adjustment

Comments :

Poured concrete with Brick overlay

1. There is evidence of minor settlement at the siding specially at the East third of the surface. Need to keep the surface caulked and sealed where the brick meets the siding.

2. The outer brick along the north side of the from just before you step down needs the mortar joints sealed.

3. There is a metal lentiil under the brick which is the brick support in this metal lentiil has been rusting and the metal is swollen. There may need to be future repairs needed at this brick lentiil.



Sidewalks/Steps

Condition:

Repair-Adjustment

Comments :

The sidewalk is poured concrete with brick and the steps are brick.

1. There are several of the brick mortar joints that need to be cleaned out and repaired (top pointing). There are cracked and open mortar joints and fungi growing through the mortar joints.



Sidewalks/Steps

Condition:

See Comments

Comments :



Fireplaces/Chimneys

Chimneys

Condition: Good-Inspected

Comments :

Both chimneys are wood construction with Metal Flues.

The chimney at the living room is also for the basement fireplace.

The hearth room has its own chimney with metal flue.

The master bedroom fireplace has a metal flue through the roof.



Fireplaces

Condition: Good-Inspected

Comments :

Living room Fireplace: Metal prefab firebox with gas logs installed

Hearth room Fireplace: Metal Prefab Firebox with Gas Logs Installed

Master bedroom Fireplace: Metal prefab firebox with gas logs installed, switches to the right side

Basement Fireplace: Metal prefab firebox with gas logs installed, switches to the right side

Gas valve keys for the living room and hearth room are not present.



Foundation/Basement

Basement

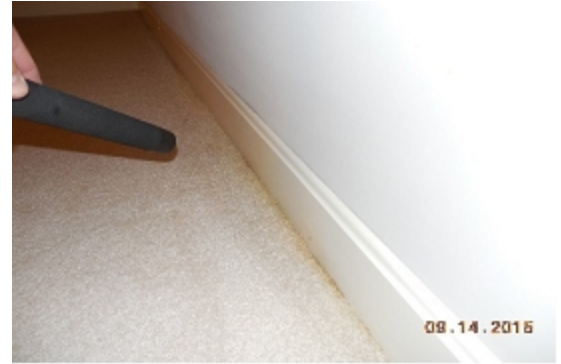
Condition: Good-Inspected

Comments :

- * The basement is approximately 50% finished
- * All visible framing, beams and supports have been inspected in the basement.
- * Need to install at least one 70 pint rated dehumidifier in the basement to keep the humidity below 50%. Set it at 40% and allowing it to run year round and it will only operate when it needs to. Be sure to attach a drain hose to the dehumidifier for continuous drainage and drain it to the floor drain. This will help prevent mold growth on surfaces and also make the air-conditioning systems more efficient by helping dry the air.

1. There is evidence of water intrusion in the main finished area along the south wall, at the southeast corner of the what bar area, at the west side Windows area, bedroom area at the northwest corner and along the north wall area. This was seen by the staining of the baseboard trim and also staining of the carpet along the baseboard trim. This does not necessarily mean that there's been water in the basement but with the poor drainage, gutters and downspouts on the exterior, allows water to migrate under the basement slab and where the basement slab in the foundation wall comes together will emit high humidity which causes these issues. ***** See the Mold Growth section in this report.

2. There is evidence of termite mud shelter tubes between the floor joists in the basement unfinished area which should be located under the dining room area. I did not find any structural damage though, so review the termite inspection report from Weavers Exterminators.



Foundation

Condition: Good-Inspected

Comments :

The foundation is poured concrete.
All of the visible foundation appears to be structurally sound.

Slab

Condition: Good-Inspected

Comments :

Poured concrete.
The visible surfaces appear to be structurally sound

Heating and A/C Systems

A/C 2nd floor

Condition: Fair-Operated

Comments :

Lennox: Model # HS23-311-5P, Serial # 5894 D09656, 2.5 ton capacity

Age: 21 years old, manufactured in 1994. Average life expectancy is 17 to 20 years.

* This air-conditioning system was cooling at 17° temperature differential today. The temperature differential range is supposed to be between 14° and 22°. Even though this is an older system it is cooling as intended today.

* Homeowner Maintenance: 1. The air conditioning condenser can only be a maximum of 15° out of level, so monitor yearly incorrect as needed. 2. Flush out and clean the air conditioning condenser cooling fins monthly when in use.



A/C Basement

Condition: Good-Inspected

Comments :

York: Model # H2RA030S06G, Serial # W0H5617397, 2.5 ton capacity

Age: 10 years old, manufactured in 2005. Average life expectancy is 17 to 20 years.

* This unit was cooling at a 17.1° temperature differential today. The temperature differential range is supposed to be between 14° and 22°. This system is cooling as intended today.

Homeowner maintenance: 1. The air conditioning condenser can only be a maximum of 15° out of level, so monitor yearly incorrect as needed. 2. Flush out and clean the air conditioning condenser cooling fins monthly when in use.



A/C Main Floor

Condition: Repair-Adjustment

Comments :

York: Model # TCGD42S41S3A, Serial # W1L1329976, 3.5 ton capacity

Age: 4 years old, manufactured in 2011. Average life expectancy is 17 to 20 years

* This air-conditioning system was cooling at 19.2° temperature differential. The temperature differential range is supposed to be between 14° and 22°. This system is cooling as intended.

Homeowner Maintenance: 1. The air conditioning condenser can only be a maximum of 15° out of level, so monitor yearly incorrect as needed. 2. Flush out and clean the air conditioning condenser cooling fins monthly when in use.

1. The air-conditioning condenser is more than 15° out of level and needs to be corrected now.

2. Need to flush out the air conditioning condenser cooling fins

3. All of the air conditioning condenser refrigerant lines on the exterior needs replacement of the insulation wrap.

4. Need to install new Thumb Gum sealant around the refrigerant lines where they enter the siding

5. Make sure that the mulch and ground covering around all the air-conditioning condenser's are lower than the bottom hands of the condensers. Right now it is too high at two of the air-conditioning condenser's.



Furnace 2nd floor

Condition: Safety Concern

Comments :

Lennox: Model # G23Q2/3-75-1, Serial # 5893K50492, 75,000 BTU gas input

Age: 22 years old, manufactured in 1993. The average life expectancy is 17 to 20 years.

Air filter: 4 x 20 x 25, once these air filters are replaced they can last up to six months but no longer.

1. Due to the age of this furnace, I am recommending a complete evaluation and service including removing the blower to perform a water test on the heat exchanger checking for cracks or pinholes.

2. Recommend replacing the air filter also.

3. There is water staining and rusting in the furnace compartment at the burners and the blower area. This is caused by overflowing or a rusted out evaporator condensation drip pan. Continuous leakage onto the heat exchanger can cause cracks in pinholes.



Furnace Basement

Condition:

Safety Concern

Comments :

Lennox: Model # G23 Q2/3-75-1, Serial # 5893 L0378, 75,000 BTU gas input

Age: 22 years old, manufactured in 1993. Average life expectancy is 17 to 20 years

Air filter: Electronic Honeywell with metal prefilters ** I would install a 4" or 5" pleated air filter and do away with this electronic filter

1. Due to the age of this furnace, I am recommending a complete evaluation and service including removing the blower to perform a water test on the heat exchanger checking for cracks or pinholes.



Furnace Main Floor

Condition: Safety Concern

Comments :

Model # G23Q5/6-125-1, Serial # 5893L57360, 125,000 gas input

Age: 22 years old, manufactured in 1993. Average life expectancy is 17 to 20 years

Air filter: Electronic with prefilters

Humidifier: The evaporator pad needs to be replaced yearly. Never turn the humidistat above 35%.

1. Dehumidifier needs to be serviced.
2. The electronic air filter system is not working. Recommend replacing it with a 4 inch or 5 inch pleated filter.
3. Due to the age of this furnace, I am recommending a complete evaluation and service including removing the blower to perform a water test on the heat exchanger checking for cracks or pinholes.
4. The flue pipe from this furnace where it connects with the other flue pipes is rusted out. This is a safety concern for carbon monoxide.
5. The flue pipe in the attic is rusted out at the elbow below the vertical pipe from the roof.
6. From the Sellers disclosure, there had been raccoons in the attic. Apparently the raccoons have destroyed the heating and air supply duct hoses that run between the main metal trunk line to each supply vent. The outer shell of these ducts and the insulation have been torn apart leaving only the inner thin liner and most of them that was visible has holes through them. All of the supply flexible insulated ducts in the attic need to be replaced now.
7. The attic main ductwork is insulated and there are several areas where this installation has been torn off by the raccoons, so this ductwork needs to be properly re-insulated.
8. There is water staining and rusting in the furnace compartment at the burners and the blower area. This is caused by overflowing or a rusted out evaporator condensation drip pan. Continuous leakage onto the heat exchanger can cause cracks in pinholes.



Pictures

Condition: See Comments

Comments :

From the Sellers disclosure, there had been raccoons in the attic. Apparently the raccoons have destroyed the heating and air supply duct hoses that run between the main metal trunk line to each supply vent. The outer shell of these ducts and the insulation have been torn apart leaving only the inner thin liner and most of them that was visible has holes through them. All of the supply flexible insulated ducts in the attic need to be replaced now.



Pictures

Condition: See Comments

Comments :

From the Sellers disclosure, there had been raccoons in the attic. Apparently the raccoons have destroyed the heating and air supply duct hoses that run between the main metal trunk line to each supply vent. The outer shell of these ducts and the insulation have been torn apart leaving only the inner thin liner and most of them that was visible has holes through them. All of the supply flexible insulated ducts in the attic need to be replaced now.



Pictures

Condition: See Comments

Comments :

The attic main ductwork is insulated and there are several areas where this installation has been torn off by the raccoons, so this ductwork needs to be properly re-insulated.



Pictures

Condition: See Comments

Comments :

The flue pipe from this furnace where it connects with the other flue pipes is rusted out. This is a safety concern for carbon monoxide.



Pictures

Condition: See Comments

Comments :

Rusted flue



Pictures

Condition:

See Comments

Comments :

The flue pipe in the attic is rusted out at the elbow below the vertical pipe from the roof.



Interior

Ceiling Covering Material

Condition: Repair-Adjustment

Comments :

The ceiling covering material is Drywall.

There is a drywall separation/firewall between the garage in the living space.

It is typical to find a few surface cosmetic defects like now pops and sometimes drywall joint separations.

1. There has been water intrusion above the hearth room exterior pedestrian door area. The water affected drywall should have been cut out 12 inches beyond the affected area but instead it has been just painted over in the stain is still visible.
2. In the hearth room at the west wall where the floor damage directly above is a small water stain. I don't see a need for drywall removal at this location.
3. In the garage there is a water stain towards the West wall above where the central vacuum system is located. This appears to be from either gutter blockage or before the kick out flashings were installed.
4. On the 2nd floor East loft area, there is an approximate 4 foot hairline crack in ceiling. This does not appear to be a structural concern. This may have developed during the issue with the raccoons in the attic.
5. In the master bedroom East closet, there are couple of patched areas with X's marked on them.

Central Vacuum System

Condition: Good-Inspected

Comments :

The central vacuum outlets are working as intended.

The vacuum attachments are not tested.



Floors and Stairs

Condition: Repair-Adjustment

Comments :

Hardwoods, Tile, Carpeting

1. There are several cracks throughout the tiled floor in the foyer area and dining room area.
2. There is water damage to the hardwood flooring at the hearth room exterior pedestrian door area. I also noted water damage to the subfloor below this area.
3. There is water damage to the hardwood flooring in the hearth room at the west wall which is an approximate 2 ft.² area.
4. The hardwood flooring throughout the hearth room into the kitchen area is badly warped due to elevated humidity in the basement. Once the above noted repairs are done, then the entire floor will need to be sanded and refinished.



Wall Covering Material

Condition: Good-Inspected

Comments :

The wall covering material is Drywall.

There is a drywall separation/firewall between the garage in the living space.

It is typical to find a few cosmetic surface defects like now pops, airline shrinkage cracks above interior doorways and sometimes drywall joint separations.

Kitchen and Appliances

Cabinets

Condition: Good-Inspected

Comments :
Wood Cabinets



Cooktop

Condition: Good-Inspected

Comments :
Jenn-Air, Electric and all the burners are working as intended

No Image Available

Countertops

Condition: Good-Inspected

Comments :
Corian type Countertops



Dishwasher

Condition: Repair-Adjustment

Comments :
GE Dishwasher, older unit

1. The dishwasher drain line does not have an air loop in the line. What this means is, the drain line is supposed to enter at the bottom shelf area under the kitchen sink and immediately run up to the bottom surface of the countertop and then create an 8 inch minimum loop in the line and then connected to the drain connection. This top loop in the drain line help prevent siphoning back into the dishwasher.



Exhaust Fan

Condition: Good-Inspected

Comments :

The exhaust fan is built into the cooktop and is vented to the exterior working as intended

Floor Covering

Condition: Repair-Adjustment

Comments :

Hardwood Flooring

1. The floor boards in the kitchen are warped but not as extreme as the hearth room. They will need to be refinished as well to match the hearth room.

Garbage Disposal

Condition: Repair-Adjustment

Comments :

ISE Pro Disposal

1. There is debris bouncing around inside the disposal at the cutting wills that need to be removed.

Range/Oven

Condition: Good-Inspected

Comments :

GE Double Wall Ovens, Electric and they are both working as intended

Refrigerator

Condition: Fair-Operated

Comments :

Refrigerator: Frost free, freezer, icemaker and dispenser for ice and water

1. The icemaker is turned off and the water dispenser was not working
-

Sinks

Condition: Good-Inspected

Comments :

Double Porcelain Sink

Trash Compactor

Condition: Good-Inspected

Comments :

Working as intended

Laundry

Dryer Supply

Condition: Good-Inspected

Comments :

Electric, 240 V, 3-Prong receptacle

Dryer Vent

Condition: Fair-Operated

Comments :

The Dryer is vented to the exterior

1. Recommend that the dryer vent system be cleaned now and should be cleaned every 6 to 12 months

Location

Condition: See Comments

Comments :

Between the kitchen and garage area

Mold Growth

Basement

Condition: Safety Concern

Comments :

1. There is mold growth on 80% of the visible floor joists in the basement.
2. There is visible mold growth in the bedroom closet on the north and east walls and also on the east wall on the unfinished side.
3. There is mold growth on most of the finished wall framing on the unfinished side the basement and at the stairway framing. There is also stored lumbar material under the stairway that has white mold growth.
4. As noted in the Basement section of the report where there are water stains at the baseboard and carpeting, there can be mold present in these areas. The baseboards need to be pulled back from the drywall for inspections for mold.
5. Due to the mold growth found in the basement, I am recommending that air testing be performed in the basement and also on the main level the home area this would consist of three indoor air samples in the basement and three indoor air samples on the main level the home area. The cost for this air sampling is \$575 and would take 48 hours to get the results back from the lab.

During this air testing I would recommend visual inspections along the walls by removing the baseboard trim far enough to see the drywall.

** Once the air testing analysis is received from the lab and with the information already gathered, I would be able to provide a mold remediation protocol and the cost for the mold remediation.

** Depending on the air sample analysis the needed mold remediation could run between \$4,200 and \$7,000. The mold remediation cost does not include the reconstruction of any materials that would have to be removed. That could cost up to another \$2,500.



Basement Pictures

Condition: Repair-Adjustment

Comments :

1. There is water damage to the subfloor under the half bath toilet area.
2. There is water damage to the subfloor under the hearth room exterior pedestrian door area.
3. There is water staining on the subfloor under the hearth room West wall area.



Basement Pictures

Condition: See Comments

Comments :

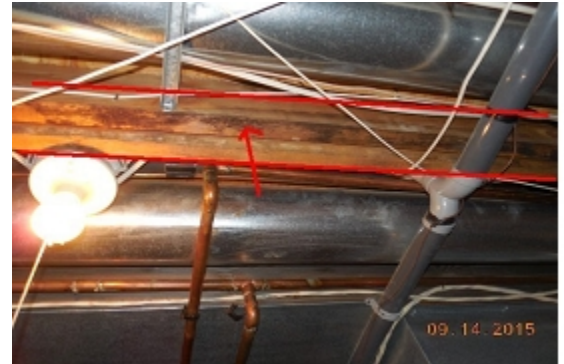
This is mold growth on the drywall surface in the basement bedroom closet area



Basement Pictures

Condition: See Comments

Comments :



Basement Pictures

Condition: See Comments

Comments :

The white on these wall studs is mold growth



Basement Pictures

Condition: See Comments

Comments :



Basement Pictures

Condition:

See Comments

Comments :



Plumbing System

Bathroom Notes/Qty

Condition: Good-Inspected

Comments :

Bathrooms: 4.5
Bathtub with Shower Head: 2
Whirlpool Tub: 1
Shower Stalls: 2
Sinks: 6
Toilets: 5

Bathroom Ventilation

Condition: Repair-Adjustment

Comments :

The Jack and Jill exhaust fan is noisy and it is not pulling humidity from the bathroom area.

2. The master bedroom bath does not have an exhaust fan at the shower area.

3. The basement bathroom exhaust fan is not pulling the humidity from the bathroom area.

Defects

Condition: Repair-Adjustment

Comments :

1. Slow drainage at: East bedroom sink (clean the trap first), Master bedroom North sink,
2. Evidence of leakage at the master bedroom bath North sink faucet at the hot water valve cartridge.
3. Both master bedroom bath sinks need the stoppers adjusted. They aren't holding water in the rods pull up too far.
4. The GE Water heater TPR valve is dripping. I noticed that the lever pulled up slightly due to the foam insulation that has been installed this could be the reason that the valve is dripping the valve could be defective.
5. Both water heater TPR valve discharge pipes stop approximate 10 inches above the floor surface. They are supposed to stop 6 inches above the floor surface
6. The laundry room sink faucet diverter valve is defective and is barely diverting water to the sprayer head.

* Note Only: there are not water line shut off valves under the sinks at: Northwest bedroom bath, Jack and Jill bath,

* Caulk around all bathroom tub and shower fixtures from 8 o'clock clockwise to 4 o'clock.

Interior Water Lines

Condition: Good-Inspected

Comments :

Copper water lines

Toilets Loose at Floor Flange

Condition: Repair-Adjustment

Comments :

Northwest bedroom bath, Jack and Jill bath, basement bath and the half bath. Need to remove these toilets to check the floor flanged condition, check the flanged height to make sure that they are a half inch higher than the floor surface, check the subfloor condition, make repairs and replace the wax rings.

* Do not just try tightening the floor flanged bolt nuts!

Vent Stacks Through Roof

Condition: Good-Inspected

Comments :

Waste Pipes/Types

Condition: Good-Inspected

Comments :

Plastic ABS Waste pipes

Waste pipe cleanouts from the basement

There was several gallons of water run to the fixtures during the inspection checking for interior functional drainage and all were okay in less noted in the Defects section of the Plumbing System of the report.

Water Heaters

Condition: Fair-Operated

Comments :

Bradford White Water Heater: 40 gallon gas unit and is approximately 16 years old

GE Water Heater: 40 gallon gas unit and is approximately 2 years old

* The average life expectancy is 12 to 14 years.

1. The Bradford White water heater is beyond the average life expectancy so this unit needs to be monitored. Replacement is recommended.



Water Supply and Shut Off Valve

Condition: Good-Inspected

Comments :

Main water supply piping: Copper

Main water shut off valve location: Basement unfinished area north wall

Roof Covering Material

Defects

Condition: Repair-Adjustment

Comments :

1. The gutters need to be cleaned out.
2. The gutter along the west side of the garage is not properly installed in conjunction with the eave metal drip edge. Both the eave metal drip edge and the back side of the gutter is bent up and the gutter sets out further than the drip edge which is allowing water to flow between the gutter and the fascia board. This can cause water intrusion to the interior as well as rot to the fascia board.
3. There are a few other areas were the gutter sets lower than the eave drip edge. At these areas flat metal flashing can be installed under the eave drip edge and run down into the gutter.
- 4.



Defects

Condition: Repair-Adjustment

Comments :

This picture is above the office/MBR area and there is wood visible under the roof tiles which appears that there should have been either flashing or underlayment material covering this area. A few of these tile would need to be removed for inspection.



Defects

Condition: Repair-Adjustment

Comments :

1. This damaged ridge Roof tile is located above the master bedroom bath area on the north side.
2. There are a few loose and shifted tiles in the same area.



Defects

Condition: Repair-Adjustment

Comments :

There are several areas where the soffit comes down and stops just above the roof tile surface. There has been wire fence material rolled up and pushed up underneath the soffit areas in these locations to keep rodents and birds out. I'm not sure if this is the best way to, but the proper way would be to install flashing attached to the soffit that runs down to the shingles surface that would be more rigid.



Defects

Condition: Repair-Adjustment

Comments :

It appears that newer style vinyl kick out flashings have been installed. Several of these have gaps between the kick out flashings in the stucco surfaces that need to be properly sealed up.

One in particular is on these now side living room area which is the picture at this location.



Defects

Condition: Repair-Adjustment

Comments :

There are Several roof tiles that have slid down approximately 4 inches and some of these far enough that there is a gap at the top of the tiles. I know someone is been out here on the roof but someone needs to come out and really check the tiles and make needed repairs.



Defects

Condition: Repair-Adjustment

Comments :

Roof tiles need to be checked on the Eastside at the East bedroom area and the flashing along the wall of the East bedroom needs to be corrected.



Eave Drip Edges

Condition: Fair-Operated

Comments :

Metal drip edges

The metal eave drip edges are bent up and damaged in several locations around the roof.



Evidence of Roof Leaks

Condition: Repair-Adjustment

Comments :

1. There has been roof leakage in the attic area above the master bedroom West closet area. This is seen on the cellulose insulation, so this has occurred since this insulation was installed.
2. Evidence of water intrusion at the chimney area of the living room fireplace and there has been water damage to the wood floor on the opposite side of the fireplace in the hearth room. There could be possibly subfloor damage under these damage floor boards.
3. There is been water intrusion above the hearth room exterior pedestrian door. This appears to have come from the eave area of the roof due to either improper or missing kick out flashings. There has been kick out flashings installed now** might check with the sellers to see when these plastic kick out flashings were installed. There is wood floor in subfloor damage in this area.



Gutters and Downspouts

Condition: Repair-Adjustment

Comments :

Metal Gutters and Downspouts

All downspouts need to empty at least 3 feet out from the foundation using proper extensions and/or splash blocks.

There are several downspouts that are attached to underground drain pipes which appear to empty approximately 10 feet out from the foundation. Underground drainpipes are not evaluated during the home inspection. I noticed that one of the pop-up valves at the west side southwest area is missing which can cause debris to get in to the pipe.

1. At the upper Southwest roof line on the south side there is a short gutter with the downspout flanged but there is not any type of elbow installed kick the water away from the soffit and wall area.
2. There is evidence at most of the inner and outer corners of the gutters that show evidence of leakage. These areas should be cleaned and resealed.



Rake Drip Edges

Condition: Fair-Operated

Comments :

Metal drip edges

Roof Design

Condition: See Comments

Comments :

Gable and Hip design

Roof Flashings

Condition: Fair-Operated

Comments :

Metal flashings

Roof Valleys

Condition: Good-Inspected

Comments :

Underlayment material and metal pans

Shingles: Type and Age

Condition: Fair-Operated

Comments :

Shingles: Concrete S tiles

There are rubber membranes installed in a couple of the flat areas of the roof.

Age: 22 years

It is typical to have hairline cracks in the tiles.

These roofs especially at this age should be inspected every couple years.



Structural Exterior Surfaces

Defects

Condition: Repair-Adjustment

Comments :

1. There is wood rot around the front porch fascia area above the columns. There is flat metal flashing above these areas that need the corners and overlaps caulked and sealed.
2. The west side exterior hose spigot needs the pipe flanged secured to the stucco. Be sure to caulk and seal around the flanged when completed.



Defects

Condition: Repair-Adjustment

Comments :

1. The stucco surfaces need repairs at just about every panel on the exterior. The corners of the stucco are cracked and opened up.
- There are horizontal cracks throughout the surfaces. These horizontal cracks hold water and that is what causes surface damage and also possible water intrusion issues.



A stucco company needs to come out and view all the surfaces of the stucco and bid proper repairs needed.

2. On the west side southwest area, there is stucco peeling off surface.
3. There are a few areas between the stucco and the Windows where the caulking has opened up and needs to be resealed.

Defects

Condition: Repair-Adjustment

Comments :

Evidence of water getting into the soffit area and possibly behind the stucco. This picture is just outside the hearth room pedestrian door area.

There is a gap between the kick out flashing in the stucco, so I don't know if this water issue was prior to this kick out flashings or for could still possibly be an issue.



Defects

Condition: Repair-Adjustment

Comments :

1. There are metal flashing installed under the Windows between the Windows in the stucco and everyone is loose and/or not installed properly. This is just a picture of one of them.

If the stucco surfaces was removed and the new material installed, then the blame goes back to the stucco company that did this last work.



Defects

Condition: Repair-Adjustment

Comments :

The Metal Z flashings above the garage vehicle door openings are raised in a few locations and need to be properly tapped down to prevent water getting under the flashings.



Fascias

Condition: Repair-Adjustment

Comments :

1. On the west side Southwest Corner area the fascia boards at and inner corner are rotted.

2.



Fascias

Condition: Repair-Adjustment

Comments :

This damage fascia board is located on the south side of the Living room area.



Fascias

Condition: Repair-Adjustment

Comments :

1. There are a few areas where the fascia boards are visible where there aren't gutters installed. The painted surfaces are deteriorated and there are some water damage caused by the roof tiles setting to far in from the eave edge. This picture is located on the south side above the kitchen area.



Flashings

Condition: Fair-Operated

Comments :
Metal flashings

Garage Floor Slab

Condition: Good-Inspected

Comments :
Poured concrete

Garage Type

Condition: Good-Inspected

Comments :
Attached, 3 Car Capacity

Siding Types

Condition: See Comments

Comments :
Acrylic Stucco
Foam Cornices With Acrylic Stucco Finish

Soffits

Condition: Repair-Adjustment

Comments :

Here's another picture of the soffits with a lot of mold growth. All the soffits need to be ventilated.



Soffits/Eaves

Condition: Repair-Adjustment

Comments :

Wood material

1. There are a couple corner soffit areas that has had water in the material is wavy.



Trim

Condition: Fair-Operated

Comments :

Wood material

Most of the wood surfaces on the exterior need to be prepped and painted.



Windows

Defects

Condition: Repair-Adjustment

Comments :

Master bedroom bath window at the toilet area show signs of wood rot at the bottom casement. Also at the north bedroom.



Type and Design

Condition: Good-Inspected

Comments :

Wood with Aluminum Exterior Cladding, Casement windows, Thermal panes



RC Certified Inspections

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

www.RCCertifiedInspections.com

Beyond the Scope

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 and be added for additional fees. 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.



RC Certified Inspections

15297 S. Greenwood

Olathe

KS 66062

913-764-7250

www.RCCertifiedInspections.com

Report Summary

9/14/2015

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.

Attic Section

Attic Ventilation

Condition :

Poor-Out of Condition

Comments

There are Roof Vents installed.

1. The soffits have narrow soffit ventilation, but most of it has been painted over.

2. There is mold growth on the surface of the soffits basically on all sides of the home which is normally an indication of improper soffit ventilation or soffits filled with insulation.

* I recommend that the soffit vents be removed to inspect the soffits and either blow out or clean out soffits and install new vents.

Insulation

Condition :

Repair-Adjustment

Comments

Blown in Cellulose Insulation

Depth: 10 inches +

R-value: 38

Vertical walls have fiberglass batts

1. There is damaged and missing vertical wall insulation in the attic area above the master bedroom bath area.

2. The attic appears to have all blown in Cellulose insulation. I cannot tell if all the insulation was completely vacuumed and removed from the attic prior to installing this insulation. I am recommending that you receive documentation from the insulation company regarding what work was done in the attic.

Doors-Exterior

Front Entry

Condition :

Repair-Adjustment

Comments

Single Wood Door with 2 Sidelites

1. The front door is hitting the door casement at the knob set side which makes it very hard to open and close.
-

Rear/Other

Condition :

Poor-Out of Condition

Comments

Hearth Room to Exterior Pedestrian Door: Single Wood Door with Glass

1. There is been water intrusion at the top of the door casement and Wood rot as noted.
 2. The bottom of the door is rotted.
-

Drainage-Soil Slope

POOR DRAINAGE

Condition :

Poor-Out of Condition

Comments

The soil slope and drainage on all sides of the home is Very Poor.

The soil needs to be sloped and compacted at a 5° slope minimum outward from the foundation. This is a 1 inch drop per foot out the 5 feet minimum, which is equal to a 5 inch drop at 5 feet out from the foundation. Keep the soil and ground covering at least 6 inches below any siding, trim, window wells or window openings.

To achieve the proper drainage, there will most likely be in need to remove some shrubs. The mulch within 5 to 6 feet from the foundation will also need to be removed to achieve proper drainage and then ground covering can be added once completed.

The soil slope and drainage along the south side of the rear patio needs to be corrected because soil is washing onto the patio surfaces.

Recommendations: Atlantis Drainage Solutions, 816-960-1552

Gordon Energy and Drainage, 913-712-0500

Electrical System

Cable Connectors

Condition :

Safety Concern

Comments

1. North electric panel: Top left corner at the ground wires exiting a large knockout. This opening must be sealed with the cable connector per code.
-

Main Electrical

Condition :

Safety Concern

Comments

The main electrical service to the home is underground in conduit to the electric meter.

1. The soil has dropped and the conduit under the electric meter has separated and needs to be repaired because it is now a safety concern because the service electrical cables are visible.
-

Neutral Wires-Wrong

Condition :

Safety Concern

Comments

The South electric panel has neutral wires connected to other neutral wires and/or ground wires. This was noted on the left neutral bar. All white neutral wires on the neutral bar must be on their own connection and cannot be connected with any other neutral wires or ground wires. Refer to National Electric Code #408.21 or #408.41 and also referred to #110.3 (B).

Safety Defects

Condition :

Safety Concern

Comments

1. Loose receptacles and or light switches at the wall boxes at: East bedroom East wall, Office south wall, Master bedroom West closet light switch, basement between the stairs in the TV area,

2. Master bedroom bath whirlpool tub wall GFCI is missing the to screws for the cover.

3. Receptacle at the southeast side of the wet bar is not grounded.

4. The smoke alarm above the water heaters is hanging by its wires.

* The receptacle at the kitchen island is not GFCI protected. It is more than 6 feet from the sink or any other wet areas.

* The smoke alarms appear to be original. It is recommended to replace the smoke alarms every 10 years.

Exterior Site Improvements

Patio

Condition :

Repair-Adjustment

Comments

Poured concrete Patio

1. The rear stoop has a large void under it and needs to be properly filled in. It may require mud jacking.

Porch/Stoop: Front

Condition :

Repair-Adjustment

Comments

Poured concrete with Brick overlay

1. There is evidence of minor settlement at the siding specially at the East third of the surface. Need to keep the surface caulked and sealed where the brick meets the siding.

2. The outer brick along the north side of the from just before you step down needs the mortar joints sealed.

3. There is a metal lentil under the brick which is the brick support in this metal lentil has been rusting and the metal is swollen. There may need to be future repairs needed at this brick lentil.

Sidewalks/Steps

Condition :

Repair-Adjustment

Comments

The sidewalk is poured concrete with brick and the steps are brick.

1. There are several of the brick mortar joints that need to be cleaned out and repaired (top pointing). There are cracked and open mortar joints and fungi growing through the mortar joints.

Heating and A/C Systems

A/C Main Floor

Condition :

Repair-Adjustment

Comments

York: Model # TCGD42S41S3A, Serial # W1L1329976, 3.5 ton capacity

Age: 4 years old, manufactured in 2011. Average life expectancy is 17 to 20 years

* This air-conditioning system was cooling at 19.2° temperature differential. The temperature differential range is supposed to be between 14° and 22°. This system is cooling as intended.

Homeowner Maintenance: 1. The air conditioning condenser can only be a maximum of 15° out of level, so monitor yearly incorrect as needed. 2. Flush out and clean the air conditioning condenser cooling fins monthly when in use.

1. The air-conditioning condenser is more than 15° out of level and needs to be corrected now.
2. Need to flush out the air conditioning condenser cooling fins
3. All of the air conditioning condenser refrigerant lines on the exterior needs replacement of the insulation wrap.
4. Need to install new Thumb Gum sealant around the refrigerant lines where they enter the siding
5. Make sure that the mulch and ground covering around all the air-conditioning condenser's are lower than the bottom hands of the condensers. Right now it is too high at two of the air-conditioning condenser's.

Furnace 2nd floor

Condition :

Safety Concern

Comments

Lennox: Model # G23Q2/3-75-1, Serial # 5893K50492, 75,000 BTU gas input

Age: 22 years old, manufactured in 1993. The average life expectancy is 17 to 20 years.

Air filter: 4 x 20 x 25, once these air filters are replaced they can last up to six months but no longer.

1. Due to the age of this furnace, I am recommending a complete evaluation and service including removing the blower to perform a water test on the heat exchanger checking for cracks or pinholes.
 2. Recommend replacing the air filter also.
 3. There is water staining and rusting in the furnace compartment at the burners and the blower area. This is caused by overflowing or a rusted out evaporator condensation drip pan. Continuous leakage onto the heat exchanger can cause cracks in pinholes.
-

Furnace Basement

Condition :

Safety Concern

Comments

Lennox: Model # G23 Q2/3-75-1, Serial # 5893 L0378, 75,000 BTU gas input

Age: 22 years old, manufactured in 1993. Average life expectancy is 17 to 20 years

Air filter: Electronic Honeywell with metal prefilters ** I would install a 4" or 5" pleated air filter and do away with this electronic filter

1. Due to the age of this furnace, I am recommending a complete evaluation and service including removing the blower to perform a water test on the heat exchanger checking for cracks or pinholes.

Furnace Main Floor

Condition :

Safety Concern

Comments

Model # G23Q5/6-125-1, Serial # 5893L57360, 125,000 gas input

Age: 22 years old, manufactured in 1993. Average life expectancy is 17 to 20 years

Air filter: Electronic with prefilters

Humidifier: The evaporator pad needs to be replaced yearly. Never turn the humidistat above 35%.

1. Dehumidifier needs to be serviced.

2. The electronic air filter system is not working. Recommend replacing it with a 4 inch or 5 inch pleated filter.

3. Due to the age of this furnace, I am recommending a complete evaluation and service including removing the blower to perform a water test on the heat exchanger checking for cracks or pinholes.

4. The flue pipe from this furnace where it connects with the other flue pipes is rusted out. This is a safety concern for carbon monoxide.

5. The flue pipe in the attic is rusted out at the elbow below the vertical pipe from the roof.

6. From the Sellers disclosure, there had been raccoons in the attic. Apparently the raccoons have destroyed the heating and air supply duct hoses that run between the main metal trunk line to each supply vent. The outer shell of these ducts and the insulation have been torn apart leaving only the inner thin liner and most of them that was visible has holes through them. All of the supply flexible insulated ducts in the attic need to be replaced now.

7. The attic main ductwork is insulated and there are several areas where this installation has been torn off by the raccoons, so this ductwork needs to be properly re-insulated.

8. There is water staining and rusting in the furnace compartment at the burners and the blower area. This is caused by overflowing or a rusted out evaporator condensation drip pan. Continuous leakage onto the heat exchanger can cause cracks in pinholes.

Interior

Ceiling Covering

Condition :

Repair-Adjustment

Comments

The ceiling covering material is Drywall.

There is a drywall separation/firewall between the garage in the living space.

It is typical to find a few surface cosmetic defects like now pops and sometimes drywall joint separations.

1. There has been water intrusion above the hearth room exterior pedestrian door area. The water affected drywall should have been cut out 12 inches beyond the affected area but instead it has been just painted over in the stain is still visible.

2. In the hearth room at the west wall where the floor damage directly above is a small water stain. I don't see a need for drywall removal at this location.

3. In the garage there is a water stain towards the West wall above where the central vacuum system is located. This appears to be from either gutter blockage or before the kick out flashings were installed.

4. On the 2nd floor East loft area, there is an approximate 4 foot hairline crack in ceiling. This does not appear to be a structural concern. This may have developed during the issue with the raccoons in the attic.

5. In the master bedroom East closet, there are couple of patched areas with X's marked on them.

Floors and Stairs

Condition :

Repair-Adjustment

Comments

Hardwoods, Tile, Carpeting

1. There are several cracks throughout the tiled floor in the foyer area and dining room area.

2. There is water damage to the hardwood flooring at the hearth room exterior pedestrian door area. I also noted water damage to the subfloor below this area.

3. There is water damage to the hardwood flooring in the hearth room at the west wall which is an approximate 2 ft.² area.

4. The hardwood flooring throughout the hearth room into the kitchen area is badly warped due to elevated humidity in the basement. Once the above noted repairs are done, then the entire floor will need to be sanded and refinished.

Kitchen and Appliances

Dishwasher

Condition :

Repair-Adjustment

Comments

GE Dishwasher, older unit

1. The dishwasher drain line does not have an air loop in the line. What this means is, the drain line is supposed to enter at the bottom shelf area under the kitchen sink and immediately run up to the bottom surface of the countertop and then create an 8 inch minimum loop in the line and then connected to the drain connection. This top loop in the drain line help prevent siphoning back into the dishwasher.

Floor Covering

Condition :

Repair-Adjustment

Comments

Hardwood Flooring

1. The floor boards in the kitchen are warped but not as extreme as the hearth room. They will need to be refinished as well to match the hearth room.

Garbage Disposal

Condition :

Repair-Adjustment

Comments

ISE Pro Disposal

1. There is debris bouncing around inside the disposal at the cutting wills that need to be removed.
-

Mold Growth

Basement

Condition :

Safety Concern

Comments

1. There is mold growth on 80% of the visible floor joists in the basement.
2. There is visible mold growth in the bedroom closet on the north and east walls and also on the east wall on the unfinished side.
3. There is mold growth on most of the finished wall framing on the unfinished side the basement and at the stairway framing. There is also stored lumbar material under the stairway that has white mold growth.
4. As noted in the Basement section of the report where there are water stains at the baseboard and carpeting, there can be mold present in these areas. The baseboards need to be pulled back from the drywall for inspections for mold.
5. Due to the mold growth found in the basement, I am recommending that air testing be performed in the basement and also on the main level the home area this would consist of three indoor air samples in the basement and three indoor air samples on the main level the home area. The cost for this air sampling is \$575 and would take 48 hours to get the results back from the lab.

During this air testing I would recommend visual inspections along the walls by removing the baseboard trim far enough to see the drywall.

** Once the air testing analysis is received from the lab and with the information already gathered, I would be able to provide a mold remediation protocol and the cost for the mold remediation.

** Depending on the air sample analysis the needed mold remediation could run between \$4,200 and \$7,000. The mold remediation cost does not include the reconstruction of any materials that would have to be removed. That could cost up to another \$2,500.

Basement Pictures

Condition :

Repair-Adjustment

Comments

1. There is water damage to the subfloor under the half bath toilet area.
 2. There is water damage to the subfloor under the hearth room exterior pedestrian door area.
 3. There is water staining on the subfloor under the hearth room West wall area.
-

Plumbing System

Bathroom Ventilation

Condition :

Repair-Adjustment

Comments

The Jack and Jill exhaust fan is noisy and it is not pulling humidity from the bathroom area.

2. The master bedroom bath does not have an exhaust fan at the shower area.
 3. The basement bathroom exhaust fan is not pulling the humidity from the bathroom area.
-

Defects

Condition :

Repair-Adjustment

Comments

1. Slow drainage at: East bedroom sink (clean the trap first), Master bedroom North sink,
2. Evidence of leakage at the master bedroom bath North sink faucet at the hot water valve cartridge.
3. Both master bedroom bath sinks need the stoppers adjusted. They aren't holding water in the rods pull up too far.
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5. Both water heater TPR valve discharge pipes stop approximate 10 inches above the floor surface. They are supposed to stop 6 inches above the floor surface
6. The laundry room sink faucet diverter valve is defective and is barely diverting water to the sprayer head.

* Note Only: there are not water line shut off valves under the sinks at: Northwest bedroom bath, Jack and Jill bath,

* Caulk around all bathroom tub and shower fixtures from 8 o'clock clockwise to 4 o'clock.

Toilets Loose at Floor

Condition :

Repair-Adjustment

Comments

Northwest bedroom bath, Jack and Jill bath, basement bath and the half bath. Need to remove these toilets to check the floor flanged condition, check the flanged height to make sure that they are a half inch higher than the floor surface, check the subfloor condition, make repairs and replace the wax rings.

* Do not just try tightening the floor flanged bolt nuts!

Roof Covering Material

Defects

Condition :

Repair-Adjustment

Comments

1. The gutters need to be cleaned out.
 2. The gutter along the west side of the garage is not properly installed in conjunction with the eave metal drip edge. Both the eave metal drip edge and the back side of the gutter is bent up and the gutter sets out further than the drip edge which is allowing water to flow between the gutter and the fascia board. This can cause water intrusion to the interior as well as rot to the fascia board.
 3. There are a few other areas where the gutter sets lower than the eave drip edge. At these areas flat metal flashing can be installed under the eave drip edge and run down into the gutter.
 - 4.
-

Defects**Condition :****Repair-Adjustment****Comments**

This picture is above the office/MBR area and there is wood visible under the roof tiles which appears that there should have been either flashing or underlayment material covering this area. A few of these tile would need to be removed for inspection.

Defects**Condition :****Repair-Adjustment****Comments**

1. This damaged ridge Roof tile is located above the master bedroom bath area on the north side.
 2. There are a few loose and shifted tiles in the same area.
-

Defects**Condition :****Repair-Adjustment****Comments**

There are several areas where the soffit comes down and stops just above the roof tile surface. There has been wire fence material rolled up and pushed up underneath the soffit areas in these locations to keep rodents and birds out. I'm not sure if this is the best way to, but the proper way would be to install flashing attached to the soffit that runs down to the shingles surface that would be more rigid.

Defects**Condition :****Repair-Adjustment****Comments**

It appears that newer style vinyl kick out flashings have been installed. Several of these have gaps between the kick out flashings in the stucco surfaces that need to be properly sealed up.

One in particular is on these now side living room area which is the picture at this location.

Defects**Condition :****Repair-Adjustment****Comments**

There are Several roof tiles that have slid down approximately 4 inches and some of these far enough that there is a gap at the top of the tiles. I know someone is been out here on the roof but someone needs to come out and really check the tiles and make needed repairs.

Defects**Condition :****Repair-Adjustment****Comments**

Roof tiles need to be checked on the Eastside at the East bedroom area and the flashing along the wall of the East bedroom needs to be corrected.

Evidence of Roof

Condition :

Repair-Adjustment

Comments

1. There has been roof leakage in the attic area above the master bedroom West closet area. This is seen on the cellulose insulation, so this has occurred since this insulation was installed.
 2. Evidence of water intrusion at the chimney area of the living room fireplace and there has been water damage to the wood floor on the opposite side of the fireplace in the hearth room. There could be possibly subfloor damage under these damage floor boards.
 3. There is been water intrusion above the hearth room exterior pedestrian door. This appears to have come from the eave area of the roof due to either improper or missing kick out flashings. There has been kick out flashings installed now** might check with the sellers to see when these plastic kick out flashings were installed. There is wood floor in subfloor damage in this area.
-

Gutters and

Condition :

Repair-Adjustment

Comments

Metal Gutters and Downspouts

All downspouts need to empty at least 3 feet out from the foundation using proper extensions and/or splash blocks.

There are several downspouts that are attached to underground drain pipes which appear to empty approximately 10 feet out from the foundation. Underground drainpipes are not evaluated during the home inspection. I noticed that one of the pop-up valves at the west side southwest area is missing which can cause debris to get in to the pipe.

1. At the upper Southwest roof line on the south side there is a short gutter with the downspout flanged but there is not any type of elbow installed kick the water away from the soffit and wall area.
 2. There is evidence at most of the inner and outer corners of the gutters that show evidence of leakage. These areas should be cleaned and resealed.
-

Structural Exterior Surfaces

Defects

Condition :

Repair-Adjustment

Comments

1. There is wood rot around the front porch fascia area above the columns. There is flat metal flashing above these areas that need the corners and overlaps caulked and sealed.
 2. The west side exterior hose spigot needs the pipe flanged secured to the stucco. Be sure to caulk and seal around the flanged when completed.
-

Defects

Condition :

Repair-Adjustment

Comments

1. The stucco surfaces need repairs at just about every panel on the exterior. The corners of the stucco are cracked and opened up.

There are horizontal cracks throughout the surfaces. These horizontal cracks hold water and that is what causes surface damage and also possible water intrusion issues.

A stucco company needs to come out and view all the surfaces of the stucco and bid proper repairs needed.

2. On the west side southwest area, there is stucco peeling off surface.

3. There are a few areas between the stucco and the Windows where the caulking has opened up and needs to be resealed.

Defects

Condition :

Repair-Adjustment

Comments

Evidence of water getting into the soffit area and possibly behind the stucco. This picture is just outside the hearth room pedestrian door area.

There is a gap between the kick out flashing in the stucco, so I don't know if this water issue was prior to this kick out flashings or for could still possibly be an issue.

Defects

Condition :

Repair-Adjustment

Comments

1. There are metal flashing installed under the Windows between the Windows in the stucco and everyone is loose and/or not installed properly. This is just a picture of one of them.

If the stucco surfaces was removed and the new material installed, then the blame goes back to the stucco company that did this last work.

Defects

Condition :

Repair-Adjustment

Comments

The Metal Z flashings above the garage vehicle door openings are raised in a few locations and need to be properly tapped down to prevent water getting under the flashings.

Fascias

Condition :

Repair-Adjustment

Comments

1. On the west side Southwest Corner area the fascia boards at and inner corner are rotted.

2.

Fascias

Condition :

Repair-Adjustment

Comments

This damage fascia board is located on the south side of the Living room area.

Fascias

Condition :

Repair-Adjustment

Comments

1. There are a few areas where the fascia boards are visible where there aren't gutters installed. The painted surfaces are deteriorated and there is some water damage caused by the roof tiles setting too far in from the eave edge. This picture is located on the south side above the kitchen area.

Soffits

Condition :

Repair-Adjustment

Comments

Here's another picture of the soffits with a lot of mold growth. All the soffits need to be ventilated.

Soffits/Eaves

Condition :

Repair-Adjustment

Comments

Wood material

1. There are a couple corner soffit areas that have had water in the material is wavy.

Windows

Defects

Condition :

Repair-Adjustment

Comments

Master bedroom bath window at the toilet area shows signs of wood rot at the bottom casement. Also at the north bedroom.
