Property Inspection Report

123 Beautiful Street, Olathe, KS 66061
Inspection prepared for: Mr. and Mrs. Family
Date of Inspection: 1/2/2017 Time: 2:00 PM
Age of Home: 1924 Size: 1400
Weather: Clear and 75 degrees
Order ID: 221

Inspector: Ryan Nelson
License #NACHI15041905

Report Summary

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

Structure		
Page 9	Exterior Foundation	• Monitor: Observed Patching on mortar in various places. Example can be found under front porch. Monitor for change.
Page 9	Interior Foundation	• Repair: Observed multiple areas of moisture staining within the basement. These areas were dry at the time of inspection. Monitor at first rain and repair as necessary. • Repair: Observed evidence of lateral movement within the basement walls. Recommend that a structural engineer evaluate for necessary repairs as needed or desired. • Monitor: The paint on the interior foundation wall is bubbling indicating there is moisture getting behind the paint. Unable to determine exact source or moisture and the extent of it. If further evaluation is desired consult a foundation specialist. Buyer may desire to scrape and paint foundation wall to establish a starting point of when the wall was most recently painted. Monitor for change. • Monitor: Observed multiple areas of patching on interior foundation walls. The walls have been painted. Monitor for change. • Monitor: Minor settlement cracks were observed on the interior foundation. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.
Page 10	Slab	• Monitor: Observed minor cracking in the basement slab. Monitor for increased separation and repair as needed. • Monitor: Cracking on concrete step around slab. Monitor for change. Consult a structural engineer as needed or desired.
Roofing		
Page 11	Sloped Roofing	• Repair: Porch overhang on the sides are bowing. The supports seem to be prying away from the home. Recommend repair as needed.
Page 11	Gutters	• Repair: The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage. Recommend cleaning the gutters. • Repair: Observed a damaged gutter on the home. Example can be foundon back left corner.Recommend repair.

Page 12	Chimneys	• Repair: Observed minor cracking on the chimney crown. Recommend repairing all cracks. • Monitor: Noted multiple areas of spalling (flaking) on the chimney along with some cracks. This is a common condition of masonry chimneys. Consukt with a chimney specialist or jmason for further evaluation. Repair as needed. • Monitor: The way the chimney comes out with the side at the top of the roof ridge is unusual. Recommend monitoring for potential leaking and repairing as needed.
Exterior		
Page 13	Sidewalks	• Monitor: The sidewalk has typical cracks in the concrete. Recommend monitoring and sealing, repairing, or replacing as needed.
Page 13	Front Porch	• Repair: Observed spalling and cracking concrete at the front porch. This is a common condition of concrete. Repair as necessary. • Repair: Front porch has some cracking and peeling paint. Recommend repainting as needed.
Page 14	Siding/Trim	• Repair: Observed minor wood rot on the exterior of the home. Example can be found on trim below second floor front window. The wood rot is concentrated in small enough areas that the materials can likely be repaired rather than replaced. • Repair: Some of the homes' paint is peeling or bubbled and should be repainted. This is particularly needed on the left side of the home.
Page 14	Eaves, Soffits, and Fascia	• Repair: Small gap noted on front left and right where home roof line transitions to porch roof. There appears to be some wood damage present on the exterior and water staining present on the interior. Some of the interior staining may predate the new roof. Recommend sealing as needed to protect material or replace wood as needed. • Repair: Observed soffit damage on right side of porch. Recommend repair.
Page 14	Exterior Doors	• Repair: Inoperative deadbolt on back door. Recommend repair.
Page 14	Exterior Windows/Window Wells	• Repair: Observed a broken storm window on back corner on left side of the home. Recommend repair. • Repair: Observed some tears in window screens. Recommend repair. • Repair: Loose window pain in storm window. Example can be found on back of home. Recommend repair.
Page 15	Wood Deck	• Repair: The side and back decks should be painted or stained to improve durability. • Discretionary Repair: Deck columns should sit on concrete to prevent wood-to-earth contact and deter from wood rot. • Safety Issue: The side deck limits safe egress from the window below. Limitation is usually caused by lack of clearance, storage, or lattice around the deck. Recommend improving egress concerns for safety.

Page 15	Stairs/Hand Rails	• Safety Issue: The balusters are too far apart. Example(s) can be found on the steps outside on the porch on the front side of the home. For safety reasons, balusters should be spaced approximately 4" apart. Repair as necessary. • Safety Issue: Side deck is missing graspable handrail. Recommend adding a rail to improve safety.
Page 15	Landscaping	• Repair: Shrubs, vines, bushes should be cut back 6-8" inches away from wall to prevent siding damage. • Repair: Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.
Page 15	Lot Drainage	• Repair: There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.
Page 15	Pests	• Repair: Observed a bird nest on the exterior of the home. Example can be found on downspout on front right corner of home. Recommend removing nest.
Interior		
Page 17	Ceilings	• Monitor: Noted a moisture stain on ceiling. An example can be found in the Living Room and Family Room The stain appeared to be dry at the time of inspection and does not appear to have occurred recently. Monitor for spread. • Monitor: Noted a moisture stain on ceiling. An example can be found in the second bedroom (left to right). The stain appeared to be dry at the time of inspection and does not appear to have occurred recently. Monitor for spread. • Repair: Loose trim piece on ceiling in upstairs bedroom. Recommend repair.
Page 17	Walls	• Monitor: Noted minor cracks in drywall in multiple locations. Recommend monitoring for continued separation. • Information: Limited visibility of ceiling and structural elements in basement because of cover put over the open space.
Page 18	Windows	• Repair: Observed window(s) without handles and/or locking latches. Example can be found in family room. Confer with owner about missing hardware and replace if necessary. • Improve: Trim around window in Bedroom 1 is bowing out. Recommend repair to improve. • Repair: Second floor window in hallway does not latch. Recommend repair.
Page 18	Doors	• Repair: The main floor bathroom door doesn't latch. Recommend re-hanging this door or realigning strike plate so that door latches properly.
Plumbing		
Page 20	Sinks	• Repair: The mainfloor bathroom sink is missing a drain stopper. Recommend replacement. • Repair: Sprayer sticks at kitchen sink. Recommend repair. • Repair: Gap in Caulk behind kitchen sink. Recommend repair.
Page 20	Toilets	• Repair: Observed a loose toilet bowl. Example can be found in main floor bathroom. Recommend that toilet base be tightly secured. • Improve: The fill valve in the second floor bathroom toilet was not secured properly. Recommend repair to improve.

Page 21	Jacuzzi Tub	• Repair: Drain in jacuzzi tub on second floor does not seal properly so water drains when tub is in use. Recommend repair.
Page 21	Showers/Tubs	• Repair: Handles on main floor bathroom tub were not secured. Recommend repair. • Repair: Main floor bathroom Shower head connection has a leak. Recommend repair. • Repair: Main floor floor bathtub is missing drain plug. Recommend repair. • Repair: Main floor floor bathtub has some corrosion on finish near drain plug. Recommend repair.
Page 21	Water Heater	• Deferred Cost: Because of the age of the water heater it may require more maintenance or possible replacement within the next five years. • Repair: Observed corrosion from dissimilar metal above water heater. Recommend repair.
Page 21	Supply Plumbing	• Monitor/Repair: Saddle valves have been used in the supply plumbing. These valves are often used to get water to ice makers or humidifiers. They are prone to leaking as the seal dries out over time. Recommend monitoring and replacing as needed.
Page 22	Waste Piping	• Repair: Unable to identify where a floor drain is in the basement. Confer with seller to see if it is covered up by shelving or carpet. If there is no floor drain buyer may desire to add one in the future.
Page 22	Sump Pump	• Repair: Recommend sump pump be fitted with a battery-backup. • Repair: Sump pump did not operate at time of inspection. Recommend repair/replacement.
Cooling/Heat Pumps		
Page 23	Central Air Conditioning	• Deferred Cost Item: As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Recommend that a licensed HVAC technician evaluate before closing.
Heating		

Page 24	Furnace	• Repair: The wide flame dispersion and orange flame color is an indication that the furnace does not have the proper combination of oxygen and gas and/or potentially a cracked heat exchanger. Recommend a furnace tuneup/inspection prior to closing by a qualified HVAC technician. • Deferred Cost Item: As is not uncommon for homes of this age and location, the heating system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Recommend that a licensed technician evaluate before closing. • Repair: Condensate line drains toward sump pump. This drain is to be discharged into a floor drain. Recommend repair. • Repair: Cover for electric wires inside furnace blower cabinet has been removed. It is still present but not secured. Recommend repair.
Page 24	Gas Lines	• Monitor: The gas lines contain materials other than black gas pipe. In the past the use of copper and/or galvanized pipe has been a concern because it was susceptible to leaking caused by some elements added to the gas. However, some jurisdictions have said this is no longer a concern for their gas lines. We do not call this out for repair. However, buyer may desire to consult the gas company for this issue if they would like to know more. • Safety Issue: There is a gas line that is improperly capped. Example can be found at copper line that goes through the basement window. This could result in a possible gas leak. Recommend repair by a licensed plumber.
Page 25	Supply Air Ductwork	• Repair: Duct off of furnace is not secured and efficiency is being lost. Recommend repair.
Electrical		
Page 26	Service/Entrance	• Safety Issue: Tree limbs are laying on top of the homes service wires. Recommend have branches cleared from service wires. This could be dangerous and extreme caution is to be practiced. Consult the utility company for proper strategy for removal.
Page 26	Main Panel	• Safety Issue: Breakers in main panel is oversized for wire. Recommend repair as needed to reduce fire risk.
Page 27	Subpanel	• Safety Issue: Observed a double tap inside the subpanel. This represents an increased risk of electrical fire and/or electrocution. Recommend that a licensed electrician evaluate.
Page 27	Outlets	• Safety Issue: Noted a missing outlet cover.Example can be found in Bedroom 2. Recommend that cover be added. • Discretionary Improvement: Observed outlet(s) with three-prongs that is/are not grounded. Example(s) can be found in Bedroom 2. Recommend buyer be aware of this and use appropriate caution when using these outlets. Add grounding to improve condition.
Page 27	Switches	• Repair: Observed an exterior light switch that did not operate at the time of the inspection. Example can be found by kitchen sink. Confer with owner and repair if necessary.

Page 27	Lights	• Repair: Noted an uncovered light fixtures in closets. All light fixtures should be covered. Recommend addition of cover plate. • Repair: Light fixture at bottom of basement steps was damaged. Recommend repair or replacement as needed. • Repair: Light fixture in basement is damaged. Recommend repair to reduce risk of potential shock.
Page 28	Distribution Wiring	• Repair: Observed exposed romex lines on the home's exteiror. Example can be found on front porch. These wires are at risk of being damaged by work in the yard and should be run through rigid conduit. Recommend running lines through rigid conduit. • Monitor: While much of the electrical system appears to be updated there is indication that the home has had knob and tube wiring in the past. None of the wiring tested as active. However, there is a possibility that there may be some active knob and tube wiring behind finished material. Further evaluation of this is beyond the scope of the inspection. If further evaluation is needed consult a licensed electrician. • Safety Issue: Observed wire splices/terminations that were in junction boxes without having the proper cover. An example(s) of this condition was found in Basement. Recommend installing proper cover to protect from electrical shock.
Page 28	Smoke Detectors	• Repair: Wires hanging out of wall in Bedroom 2 and Basement storage room for smoke detector. Recommend adding detector.
Insulation/Ventilation		
Page 30	Furnace/Water Heater Exhaust	• Repair: The water heater exhaust vent does not have an adequate slope. Recommend repair to reduce potential carbon monoxide leaking into the home.

Inspection Details

The Scope of the Inspection

Observations:
• All components designated for inspection in the InterNACHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during the inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection agreement for a full explanation of the scope of the inspection.

Important Locations

Observations:
• Gas Shutoff: Left Side of the Home (Exterior)
• Thermostat: Main Floor Hallway
• Electric Panel: Basement
• Electric Subpanel: Basement
• Water Shutoff: Front Wall of Basement
• Attic Access: None

Additional Information

Observations:
• Attendance: Buyer and Buyer's Agent
• Home Type: Single-Family Detached Home
• Occupancy: Occupied

This video can be viewed when reading the inspection report online in a browser.

Highlights of Home

Great Family Attributes of the Home

Observations:
• Most home inspections just cover the concerns in the home. At Home Partners we want to take a few moments to acknowledge some of the great aspects of your investment. In particular, we want to acknowledge some of the attributes that make this a great home for a family--Your Family.

This is a wonderful historical home in the Central Core Neighborhood of Olathe. It is a wonderful neighborhood and the home is in fine condition for the age. Your fenced in yard and multiple decks really expand the living space of this home in the outdoor seasons.

I found this link about the history of Olathe and thought you might be interested in it.
http://olathehistoricalsociety.org/history

Congratulations on finding a wonderful property. I am confident your family will create many memories here in the future.

Structure

Description of Structure

Observations:
• Foundation Material: Stone
• Foundation Type: :Basement
• Foundation Floor: Concrete
• Columns: :Steel
• Roof Structure: Rafter
• Roof Decking Material: :Oriented Strand Board

Positive Attributes

Observations:
• The construction of the home is average quality. The materials and workmanship, where visible, are average.

General Comments

Observations:
• Some flaws were observed in the foundation.

Exterior Foundation

Observations:
• Monitor: Observed Patching on mortar in various places. Example can be found under front porch. Monitor for change.

Interior Foundation

Observations:
• Repair: Observed multiple areas of moisture staining within the basement. These areas were dry at the time of inspection. Monitor at first rain and repair as necessary.
• Repair: Observed evidence of lateral movement within the basement walls. Recommend that a structural engineer evaluate for necessary repairs as needed or desired.
• Monitor: The paint on the interior foundation wall is bubbling indicating there is moisture getting behind the paint. Unable to determine exact source or moisture and the extent of it. If further evaluation is desired consult a foundation specialist. Buyer may desire to scrape and paint foundation wall to establish a starting point of when the wall was most recently painted. Monitor for change.
• Monitor: Observed multiple areas of patching on interior foundation walls. The walls have been painted. Monitor for change.
• Monitor: Minor settlement cracks were observed on the interior foundation. This implies that some structural movement of the building has occurred. Cracks of this type should be watched for any sign of additional movement. In the absence of any sign of ongoing movement, repair should not be necessary.

Horizontal Crack on foundation walls in basement.

Staining on interior foundation wall.

Slab

Observations:
• Monitor: Observed minor cracking in the basement slab. Monitor for increased separation and repair as needed.
• Monitor: Cracking on concrete step around slab. Monitor for change. Consult a structural engineer as needed or desired.

Limitations of Structure Inspection

Observations:
• As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
* Structural components concealed behind finished surfaces could not be inspected.
* Only a representative sampling of visible structural components were inspected.
* Furniture and/or storage restricted access to some structural components.
* Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Roofing

Description of Roofing

Observations:
• Roof Covering: Asphalt Shingle
• Roof Flashing: Aluminum
• Chimney(s): Masonry
• Roof Drainage System: Aluminum - Downspouts discharge above grade
• Skylights: Curb-Type
• Method of Inspection: Walked on portions of the roof
• Roof Covering: Asphalt Shingle
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• Chimney(s): Masonry
• Roof Drainage System: Aluminum - Downspouts discharge above grade
• Skylights: Curb-Type
• Method of Inspection: Walked on portions of the roof

Positive Attributes

Observations:
• The roof coverings are newer and appear to be in generally good condition
• The installation of the roofing materials has been performed in a professional manner
• The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings
• Roof flashing details appear to be in good order
• The roof coverings are newer and appear to be in generally good condition
• The installation of the roofing materials has been performed in a professional manner
• The steep pitch of the roof should result in a longer than normal life expectancy for roof coverings
• Roof flashing details appear to be in good order

Sloped Roofing

Observations:
• Repair: Porch overhang on the sides are bowing. The supports seem to be prying away from the home. Recommend repair as needed.

Roof support loosening against home.

A look at the roof.

Another look at the roof.

Gutters

Observations:
• Repair: The gutters require cleaning to avoid spilling roof runoff around the building - a potential source of water entry or water damage. Recommend cleaning the gutters.
• Repair: Observed a damaged gutter on the home. Example can be foundon back left corner.Recommend repair.

Debris in gutters.

Chimneys

Observations:
• Repair: Observed minor cracking on the chimney crown. Recommend repairing all cracks.
• Monitor: Noted multiple areas of spalling (flaking) on the chimney along with some cracks. This is a common condition of masonry chimneys. Consukt with a chimney specialist or jmason for further evaluation. Repair as needed.
• Monitor: The way the chimney comes out with the side at the top of the roof ridge is unusual. Recommend monitoring for potential leaking and repairing as needed.

Chimney.

Cracked brick on chimney.

Cracked crown on chimney.

Limitations of Roofing Inspection

Observations:
• As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

* Not all of the underside of the roof sheathing is inspected for evidence of leaks.
* Evidence of prior leaks may be disguised by interior finishes.
* Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
* Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
* Roof inspection may be limited by access, condition, weather, or other safety concerns.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Exterior

Description of Exterior

Observations:
• Wall Covering #1: Wood Siding
• Eaves, Soffits, and Fascias: Wood
• Exterior Door Type #1: Solid Wood
• Exterior Door Type #2: :Metal
• Window/Door Frames and Trim Type #1: Wood

• Entry Driveway: Gravel
• Entry Walkways and Patios Type #1: Concrete
• Porches, Decks, Steps: Wood
• Surface Drainage: Level Grade | Graded Away From House | Graded Toward House
• Fencing: Wood

Positive Attributes

Observations:
• The exterior siding that has been installed on the house is relatively low maintenance
• The wood window frames are in generally good condition
• The wood siding is in generally good condition.

General Comments

Observations:
• The exterior of the home shows normal wear and tear for a home of this age
• The exterior of the home is in generally good condition
• Some repairs are needed. See recommendations below.

Sidewalks

Observations:
• Monitor: The sidewalk has typical cracks in the concrete. Recommend monitoring and sealing, repairing, or replacing as needed.

Front Porch

Observations:
• Repair: Observed spalling and cracking concrete at the front porch. This is a common condition of concrete. Repair as necessary.
• Repair: Front porch has some cracking and peeling paint. Recommend repainting as needed.

Cracking and settling on front step.

Siding/Trim

Observations:
• Repair: Observed minor wood rot on the exterior of the home. Example can be found on trim below second floor front window. The wood rot is concentrated in small enough areas that the materials can likely be repaired rather than replaced.
• Repair: Some of the homes' paint is peeling or bubbled and should be repainted. This is particularly needed on the left side of the home.

wood rot on trim around window on front of second floor.

Eaves, Soffits, and Fascia

Observations:
• Repair: Small gap noted on front left and right where home roof line transitions to porch roof. There appears to be some wood damage present on the exterior and water staining present on the interior. Some of the interior staining may predate the new roof. Recommend sealing as needed to protect material or replace wood as needed.
• Repair: Observed soffit damage on right side of porch. Recommend repair.

Damage on soffit near porch.

Exterior Doors

Observations:
• Repair: Inoperative deadbolt on back door. Recommend repair.

Exterior Windows/Window Wells

Observations:
• Repair: Observed a broken storm window on back corner on left side of the home. Recommend repair.
• Repair: Observed some tears in window screens. Recommend repair.
• Repair: Loose window pain in storm window. Example can be found on back of home. Recommend repair.

Wood Deck

Observations:
• Repair: The side and back decks should be painted or stained to improve durability.
• Discretionary Repair: Deck columns should sit on concrete to prevent wood-to-earth contact and deter from wood rot.
• Safety Issue: The side deck limits safe egress from the window below. Limitation is usually caused by lack of clearance, storage, or lattice around the deck. Recommend improving egress concerns for safety.

Stairs/Hand Rails

Observations:
• Safety Issue: The balusters are too far apart. Example(s) can be found on the steps outside on the porch on the front side of the home. For safety reasons, balusters should be spaced approximately 4" apart. Repair as necessary.
• Safety Issue: Side deck is missing graspable handrail. Recommend adding a rail to improve safety.

Landscaping

Observations:
• Repair: Shrubs, vines, bushes should be cut back 6-8" inches away from wall to prevent siding damage.
• Repair: Trim trees that are in contact or proximity to home, as branches can abrade roofing or siding.

Lot Drainage

Observations:
• Information: While performance of lot drainage and water handling systems may appear serviceable at the time of inspection, the inspector cannot always accurately predict this performance as conditions constantly change. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
• Information: Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.
• Repair: There are some low spots along the foundation. Recommend adding additional backfill to create the proper slope away from the house to allow for effective drainage.

Pests

Observations:
• Repair: Observed a bird nest on the exterior of the home. Example can be found on downspout on front right corner of home. Recommend removing nest.

Limitations of Exterior Inspection

Observations:

• As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

* A representative sample of exterior components was inspected rather than every occurrence of components.
* The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
* Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Interior

Description of Interior

Observations:
• Walls and Ceilings: Drywall
• Floor Surfaces: Carpet | Tile | Wood
• Window Type: Double/Single Hung | Fixed Pane | Single Glazed
• Doors: Wood Solid Core

Positive Attributes

Observations:
• The interior finishes of the home are in generally good condition.

General Comments

Observations:
• Interior Finishes: On the whole, the interior finishes of the home are in average condition. Typical flaws were observed in some areas.
• Windows and Doors: The majority of doors and windows are average quality.
• Floors: The floors of the home are relatively level and walls are relatively plumb.

Ceilings

Observations:
• Monitor: Noted a moisture stain on ceiling. An example can be found in the Living Room and Family Room The stain appeared to be dry at the time of inspection and does not appear to have occurred recently. Monitor for spread.
• Monitor: Noted a moisture stain on ceiling. An example can be found in the second bedroom (left to right). The stain appeared to be dry at the time of inspection and does not appear to have occurred recently. Monitor for spread.
• Repair: Loose trim piece on ceiling in upstairs bedroom. Recommend repair.

Moisture stain in family room.

Walls

Observations:
• Monitor: Noted minor cracks in drywall in multiple locations. Recommend monitoring for continued separation.
• Information: Limited visibility of ceiling and structural elements in basement because of cover put over the open space.

Windows

Observations:
• Repair: Observed window(s) without handles and/or locking latches. Example can be found in family room. Confer with owner about missing hardware and replace if necessary.
• Improve: Trim around window in Bedroom 1 is bowing out. Recommend repair to improve.
• Repair: Second floor window in hallway does not latch. Recommend repair.

Missing hardware on window in family room.

Doors

Observations:
• Repair: The main floor bathroom door doesn't latch. Recommend re-hanging this door or realigning strike plate so that door latches properly.

Limitations of Interior Inspection

Observations:
• As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
* Furniture, storage, appliances and/or wall hanging are not moved to permit inspection and may block defects.
* Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

Descriptions of Appliances

Observations:
• Appliances Tested: Built-In Electric Oven | Electric Cooktop | Microwave Oven | Dishwasher | Waste Disposer | Refrigerator
• Laundry Facility: 240 Volt Circuit for Dryer | Dryer Vented to Building Exterior | 120 Volt Circuit for Washer | Hot and Cold Water Supply for Washer

Positive Attributes

Observations:
• All appliances that were tested responded satisfactorily.
• The kitchen and cabinetry is above average quality
• The appliances that have been installed in the kitchen are good quality

Stove Top

Appliances Stove Top

Limitations of Appliance Inspection

Observations:
• As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
* Thermostats, timers and other specialized features and controls are not tested.
* The temperature calibration, functionality of timers, effectiveness, efficiency and overall performances of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

Description of Plumbing

Observations:
• Water Supply Source: Public Water Supply
• Service Pipe to House: Copper
• Interior Supply Piping: Copper
• Water System: Public Sewer System
• Drain, Waste & Venting Piping: Plastic
• Water Heater: Gas | Approximate Capacity (in gallons): 40 | Manufacturer: GENERAL ELECTRIC | Serial Number: GENG 0401409528 | MFG Date: 2001
• Other Components: Sump Pump

Positive Attributes

Observations:
• The plumbing system is in generally good condition
• The piping system within the home, for both supply and waste, is a good quality system
• The water pressure supplied to the fixtures is above average
• Only a slight drop in flow was experienced when two fixtures were operated simultaneously
• Some of the plumbing fixtures within the home have been upgraded

General Comments

Observations:
• The water heater has exceeded its expected useful lifetime.
• The plumbing system requires some repairs.

Sinks

Observations:
• Repair: The mainfloor bathroom sink is missing a drain stopper. Recommend replacement.
• Repair: Sprayer sticks at kitchen sink. Recommend repair.
• Repair: Gap in Caulk behind kitchen sink. Recommend repair.

Leak beneath main floor bathroom sink.

Missing Caulk behind kitchen sink.

Toilets

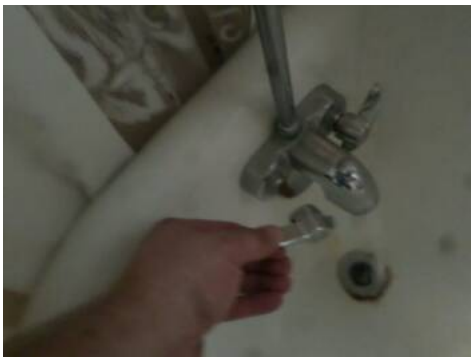
Observations:
• Repair: Observed a loose toilet bowl. Example can be found in main floor bathroom. Recommend that toilet base be tightly secured.
• Improve: The fill valve in the second floor bathroom toilet was not secured properly. Recommend repair to improve.

Jacuzzi Tub

Observations:
• Repair: Drain in jacuzzi tub on second floor does not seal properly so water drains when tub is in use. Recommend repair.

Showers/Tubs

Observations:
• Repair: Handles on main floor bathroom tub were not secured. Recommend repair.
• Repair: Main floor bathroom Shower head connection has a leak. Recommend repair.
• Repair: Main floor floor bathtub is missing drain plug. Recommend repair.
• Repair: Main floor floor bathtub has some corrosion on finish near drain plug. Recommend repair.



Loose handles on main floor bathtub.

Water Heater

Observations:
• Deferred Cost: Because of the age of the water heater it may require more maintenance or possible replacement within the next five years.
• Repair: Observed corrosion from dissimilar metal above water heater. Recommend repair.

A look at the water heater.

Supply Plumbing

Observations:
• Monitor/Repair: Saddle valves have been used in the supply plumbing. These valves are often used to get water to ice makers or humidifiers. They are prone to leaking as the seal dries out over time. Recommend monitoring and replacing as needed.

Corrosion from dissimilar metal above water heater.

Waste Piping

Observations:
• Repair: Unable to identify where a floor drain is in the basement. Confer with seller to see if it is covered up by shelving or carpet. If there is no floor drain buyer may desire to add one in the future.

Sump Pump

Observations:
• Repair: Recommend sump pump be fitted with a battery-backup.
• Repair: Sump pump did not operate at time of inspection. Recommend repair/replacement.

Sump pump missing battery backup.

Limitations of Plumbing Inspection

Observations:
• As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
* Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below structure, or beneath the ground surface are not inspected.
* Water quantity and water quality are not tested unless explicitly contracted for nd discussed in this or a separate report.
* Clothes washing machine connected are not inspected.
* Interiors of flues or chimneys which are not readily accessible are not inspected.
* Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Cooling/Heat Pumps

Description of Cooling/Heat Pump

Observations:
• Energy Source: Electricity | 240 Volt Power Supply
• Central System Type: Air Cooled Central Air Conditioning | Manufacture: Ruud | Serial Number: 6088 M2498 17664 | MFG Date: 1998
• Central System Type #3: Air Cooled Central Air Conditioning | Manufacture: | Serial Number: | MFG Date:
• Other Components: Whole House Fan

Positive Attributes

Observations:
• The capacity and configurating of the system should be sufficient for the home

Central Air Conditioning

Observations:
• Deferred Cost Item: As is not uncommon for homes of this age and location, the air conditioning system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Recommend that a licensed HVAC technician evaluate before closing.

Limitations of Cooling/Heat Pumps Inspection

Observations:
• As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
* Windows mounted air conditioning units are not inspected.
* The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Heating

Description of Heating

Observations:
• Energy Source: Gas
• Heating System Type: Forced Air Furnace | Manufacture: Ruud | Serial Number: DG5D302F129701081 | MFG. Date:

• Vents, Flues, Chimneys: Metal-Multi Wall | Metal-Single Wall
• Heat Distribution Method: Ductwork

General Comments

Observations:
• Repairs to the heating system are necessary.

Furnace

Observations:
• Repair: The wide flame dispersion and orange flame color is an indication that the furnace does not have the proper combination of oxygen and gas and/or potentially a cracked heat exchanger. Recommend a furnace tuneup/inspection prior to closing by a qualified HVAC technician.
• Deferred Cost Item: As is not uncommon for homes of this age and location, the heating system is old. It may require a slightly higher level of maintenance, and may be more prone to major component breakdown. Predicting the frequency or time frame for repairs on any mechanical device is virtually impossible. Recommend that a licensed technician evaluate before closing.
• Repair: Condensate line drains toward sump pump. This drain is to be discharged into a floor drain. Recommend repair.
• Repair: Cover for electric wires inside furnace blower cabinet has been removed. It is still present but not secured. Recommend repair.

Orange in furnace burner flame.

Inside furnace cabinet. Electric box inside cabinet has cover off.

Gas Lines

Observations:
• Monitor: The gas lines contain materials other than black gas pipe. In the past the use of copper and/or galvanized pipe has been a concern because it was susceptible to leaking caused by some elements added to the gas. However, some jurisdictions have said this is no longer a concern for their gas lines. We do not call this out for repair. However, buyer may desire to consult the gas company for this issue if they would like to know more.
• Safety Issue: There is a gas line that is improperly capped. Example can be found at copper line that goes through the basement window. This could result in a possible gas leak. Recommend repair by a licensed plumber.

Supply Air Ductwork

Observations:
• Repair: Duct off of furnace is not secured and efficiency is being lost. Recommend repair.

Duct that is detached.

Limitations of Heating Inspection

Observations:
• As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
* The adequacy of heat supply or distribution balance is not inspected.
* The interior of flues or chimneys which are not readily accessible are not inspected.
* The furnace heat exchanger, humidifier, and electronic air filters are not inspected.
* Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Electrical

Descriptions of Electrical

Observations:
• Size of Electrical Service: 120/240 Volt Main Service - Service Size: 100 Amps
• Service Drop: Overhead
• Service Entrance Conductors: Aluminum
• Service Equipment & Main Disconnects: Main Service Rating 100 Amps | Breakers
• Service Grounding: Copper
• Service Panel & Overcurrent Protection: Panel Rating: 100 Amps
• Distribution Wiring: Copper
• Wiring Method: Non-Metallic Cable "Romex"
• Switches and Receptacles: Grounded
• Ground Fault Circuit Interrupters: Bathroom(s), Basement, Exterior, Kitchen
• Smoke Detectors: Present

General Comments

Observations:
• Lights fixtures without bulbs or inoperative bulbs were not tested.
• Inspection of the electrical system revealed the need for typical, minor repairs. Although these are not costly repairs, they should be high priority for safety reasons.

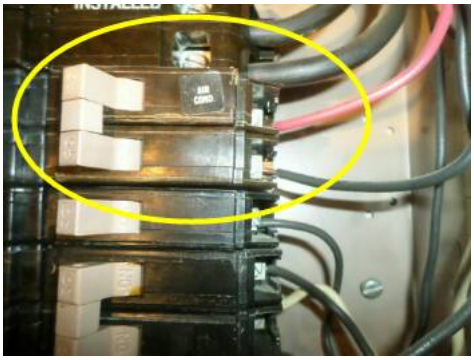
Service/Entrance

Observations:
• Safety Issue: Tree limbs are laying on top of the homes service wires. Recommend have branches cleared from service wires. This could be dangerous and extreme caution is to be practiced. Consult the utility company for proper strategy for removal.

Trees putting tension on power lines.

Main Panel

Observations:
• Safety Issue: Breakers in main panel is oversized for wire. Recommend repair as needed to reduce fire risk.



Oversized breaker for corresponding wire in main panel.

Subpanel

Observations:
• Safety Issue: Observed a double tap inside the subpanel. This represents an increased risk of electrical fire and/or electrocution. Recommend that a licensed electrician evaluate.

Double tap in subpanel.

Outlets

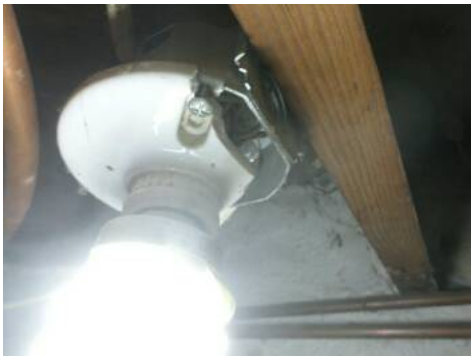
Observations:
• Safety Issue: Noted a missing outlet cover.Example can be found in Bedroom 2. Recommend that cover be added.
• Discretionary Improvement: Observed outlet(s) with three-prongs that is/are not grounded. Example(s) can be found in Bedroom 2. Recommend buyer be aware of this and use appropriate caution when using these outlets. Add grounding to improve condition.

Switches

Observations:
• Repair: Observed an exterior light switch that did not operate at the time of the inspection. Example can be found by kitchen sink. Confer with owner and repair if necessary.

Lights

Observations:
• Repair: Noted an uncovered light fixtures in closets. All light fixtures should be covered. Recommend addition of cover plate.
• Repair: Light fixture at bottom of basement steps was damaged. Recommend repair or replacement as needed.
• Repair: Light fixture in basement is damaged. Recommend repair to reduce risk of potential shock.



Damaged light fixture in basement.

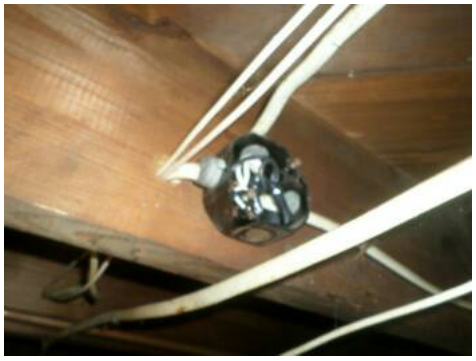
Distribution Wiring

Observations:

• Repair: Observed exposed romex lines on the home's exteiror. Example can be found on front porch. These wires are at risk of being damaged by work in the yard and should be run through rigid conduit. Recommend running lines through rigid conduit.

• Monitor: While much of the electrical system appears to be updated there is indication that the home has had knob and tube wiring in the past. None of the wiring tested as active. However, there is a possibility that there may be some active knob and tube wiring behind finished material. Further evaluation of this is beyond the scope of the inspection. If further evaluation is needed consult a licensed electrician.

• Safety Issue: Observed wire splices/terminations that were in junction boxes without having the proper cover. An example(s) of this condition was found in Basement. Recommend installing proper cover to protect from electrical shock.



Open junction box in basement.

Exposed electric wires on exterior.

Smoke Detectors

Observations:

• Repair: Wires hanging out of wall in Bedroom 2 and Basement storage room for smoke detector. Recommend adding detector.

Limitations of Electrical Inspection

Observations:

• As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

* Electrical components concealed behind finished surfaces are not inspected.
* Only a representative sampling of outlets and light fixtures were tested.
* Furniture and/or storage may prevent access to some electrical components which may no be inspected.
* The inspection does not include remote control devices, alarm systems and components, low voltage wiring systems and components, ancillary wiring systems and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation/Ventilation

Description of Insulation/Ventilation

Observations:
• Exterior Wall Insulation: Not Visible
• Basement Wall Insulation: Not Visible
• Roof Ventilation: Roof Vents
• Exhaust Fan/Vent Locations: Bathroom(s) | Kitchen
• Attic Insulation: Unknown (no attic access)

General Comments

Observations:
• The main attic was inaccessible.

Furnace/Water Heater Exhaust

Observations:
• Repair: The water heater exhaust vent does not have an adequate slope. Recommend repair to reduce potential carbon monoxide leaking into the home.

Inadequate slope on water heater exhaust vent.

Limitation of Inspection/Ventilation Inspection

Observations:
• As we have discussed and described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:
* Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
* Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis.
* An analysis of indoor air quality is not part of our inspection unless explicitly contracted for and discussed in this or a separate report.
* Any estimates of insulation R-values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Community Assets

Local

Observations:
• When you buy a home you are engaging yourself with a community. We wanted you to know about some of the great features in the City of Olathe:

1. Olathe Community Center
2. Mahaffie Homestead
3. Olathe Parks
4. Olathe Fourth Fridays
5. Ernie Miller Nature Center
6. AMC Studio 28 Fork & Screen
7. Kansas City Automotive Museum
8. Ensor Park & Museum
9. Olathe Theatres
10. Geocache
11. Bass Pro Shop
12. Shooting Range
13. Stone Pillar Vineyard & Winery
14. Prairie Highlands Golf Course
15. Antique Malls

Glossary

Term	Definition
Double Tap	A double tap occurs when two conductors are connected under one screw inside a panelboard. Most circuit breakers do not support double tapping, although some manufacturers, such as like Cutler Hammer, make hardware specially designed for this purpose. Double tapping is a defect when it is used on incompatible devices. If the conductors come loose, they cause overheating and electrical arcing, and the risk of fire is also present. A double tap can be accommodated by installing a new circuit board compatible with double tapping. It is also possible to add another circuit breaker or install a tandem breaker to the existing breaker box.