

Confidential Inspection Report

10104 W. 126th St
Overland Park, KS 66213

Prepared for:
John & Jane Doe



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REPORT SUMMARY

060409A3

06/04/2020

The Doe Inspection

Overland Park KS 66213

For your convenience, this is a "summary" of the items found during the inspection that may require attention. To get a full understanding of the inspection, **you must read the entire report.**

OVERVIEW:**EXTERIOR Section 2****3. PATIOS AND COVERS:****CONDITION:**

Poor drainage noted. Water, if it is not allow to drain away from the porch, can cause damage, sinkage, heaving and cracking. The water should drain off and away from this area.

Wood laying in the dirt next to the front porch is a termite hazard. Removal is advised.

There appears to have been a termite treatment performed on this building. This is indicated by the drill marks in the concrete porch and other areas of the building. See a certified termite report for information concerning termites.

4. DECKS AND COVERS:**CONDITION:**

This deck is in poor condition and is nearing the end of it's normal life. Maintenance and repairs are needed to extend the life of this deck and make it safe.

Loose decking and nails noted throughout.

This deck is installed to the structure without proper attachments. Nailing the deck to the structure is unsafe and could fail, causing the deck to fall. We recommend that the proper lag bolt attachments be installed to give this deck the proper shear strength for safety.

5. FENCES & GATES:**CONDITION:**

The wood fencing is of an age that damage and deterioration is common. This fencing is in need of maintenance and repairs for continued usage.

The hinging on the Northern deck is damaged. Repair is advised.

8. WALLS:**CONDITION:**

There is water damaged siding on both sides of the rear concrete steps leading to the laundry room door. Repair is needed or interior wall damage will occur.

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Water damaged siding on the rear, over the deck area. Repair is advised.

9. TRIM:

CONDITION:

The wood trim, in several areas around the house, is in need of sealing and caulking. Joints and seams have opened up. While this is a normal part of the aging of the house, open seams and joints can allow water to penetrate into the walls and cause leaking in the building. Repair is recommended.

There is wood rot noted in several areas of the wood trim.. An example of this is in the horizontal window muntion on the rear deck windows, the bottom window trim on the West side garage windows, The horizontal muntion in the breakfast room windows and in the window sill in the breakfast room windows. Wood rot is caused by a mold and is a living organism. Replacement of the damaged wood recommended.

Several areas of the trim was in need of painting or refinishing. On the North fascia around the peak and around the South Chimney chase. Unprotected wood can allow the wood to be damaged.

This is not a technically exhaustive inspection of wood rot, nor is it a inspection of wood destroying organisms. There will be areas that cannot be discovered without a more in depth investigation. Recommend that a contractor or tradesman be contacted to investigate further.

10. CHIMNEY:

CONDITION:

Flue is in need of cleaning. Please contact a licensed chimney sweep for a proper cleaning.

13. GUTTERS & DOWNSPOUTS:

CONDITION:

The guttering is the original and is starting to rust through in areas. Noted over the garage and in the NW area of the upper gutter. This guttering is nearing the end of it's life and will need repairs for continued operation.

Missing the guttering on both sides of the front porch. Without these gutters, water is drainage too close to the front porch. This can cause to the porch and erosion of the grading. Recommend adding gutters to this location.

Route downspouts further away from the building. Some are draining too close to the structure.

Proper site drainage is very important to the health of the building. Improper, damaged, blocked or missing gutters and downspouts can cause excessive water to penetrate the foundation area of the property and cause erosion of the grade. Structural damage can occur to the foundation and slab, as well as excessive water penetration into the basement and crawl spaces.

14. ADDITIONAL EXTERIOR COMMENTS:

NOTES:

There are wood piles too close to the structure. Recommend that all wood piles be removed to a minimum 20' away from the structures. This is a termite and pest hazard.

GARAGE Section 4

22. FIRE WALL/CEILING:

CONDITION:

There have been repairs made to the ceiling above the single roll up door and in the wall board around the beam on the West side. Further investigation is advised.

KITCHEN Section 5

35. ADDITIONAL KITCHEN COMMENTS:

NOTE:

There is an installed TV mounted to the finished wall. Make sure that if this is removed, that the wall is repaired.

BATHROOMS Section 6

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BATHROOM:LOCATION:

Master bedroom bathroom.

39. BATHTUB:TUB SURFACE AND WALLS:

Caulk or grout all tub surrounding areas as a precaution against water penetration. Openings in the joints noted. This is a leak hazard.

40. SHOWER:SHOWER ENCLOSURE AND WALLS:

Caulk or grout all shower surrounding areas as a precaution against water penetration. Openings in the joints noted. This is a leak hazard.

INTERIOR Section 745. WINDOWS:CONDITION:

Because of the age of these window, they are now all in need of maintenance for continued use.

The basement windows were painted shut and putty was falling off the windows. Some repair is advised.

47. CEILINGS:CONDITION:

Ceiling stains and past repairs and damage noted: kitchen, upstairs guest room bathroom ceiling, above the single roll up door in the garage, in the basement and next to the attic fan. Further investigation is advised and repair as needed.

48. FLOORS:CONDITION:

Several cracked tiles in the kitchen floor.

49. FIREPLACE/WOOD BURNING DEVICES:CONDITION:

The masonry chimney is in need of cleaning. Recommend review and repair by a chimney sweep.

ELECTRICAL Section 964. PANEL NOTES:*Inspector Notes:*

It appears that the A/C electric system is over fused at the breaker panel. Correction is advised. Check the listing on the Condenser unit for the manufacturer's requirements and correct as needed..

65. WIRING NOTES:CONDITION:

Note: the laundry room hallway ceiling light was not operating. Further investigation is advised.

Broken outlet on the deck. Replacement is advised.

STRUCTURAL Section 1178. GRADING/FOUNDATION:CONDITION:

Poor drainage occurring in the NW corner are of the house. There is a drain tile installed in this location. Further investigation is advised and correct as needed.

The grading around this property has several flat and/or reversed areas. Correction is recommended

If the grading next to the property is too level or in a reversed slope (towards the property), excessive water can

penetrate around the foundation of the property. This can cause damage to the foundation walls, slab and footings as well as water penetration in the basement and crawl space. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1 inch per foot and extend at least 5 feet away from the foundation.

81. BASEMENT:

CONDITION:

Efflorescence seen in this basement, indicates the presence of periodic moisture. Efflorescence is the mineral deposit left by water flashing off over a length of time. This can usually be seen where the walls and floors meet, in corners and in any cracks that are seeping water.

82. RADON NOTES:

This home does not appear to have a radon mitigation system of any kind

The EPA recommends that a radon test be performed for all real estate transactions. Recommend that a radon test for the home's indoor radon levels be conducted. If the result of this 48 hour (minimum) test is 4 pCi/L or more, have a qualified radon mitigator install a mitigation system that meets the state's or EPA's Radon Mitigation Standards for existing homes.

At the request of our client, a radon screening test was performed on this property. The average of the collected data is **16.5 pCi/l**. The full report, with the EPA average (minus the first 4 hours of collected data) will be sent under a different report heading. Please call our office after you receive that report if you have any questions regarding the results.

Some of these items will likely require further evaluation and repair by licensed professionals or tradespeople. Other minor items are also noted and should receive attention.

CLIENT AND SITE INFORMATION Section 1

CLIENT & SITE INFORMATION:

<i>DATE OF INSPECTION:</i>	June 4, 2009.
<i>TIME OF INSPECTION:</i>	03:30 PM.
<i>CLIENT PHONE #:</i>	
<i>INSPECTION SITE CITY/STATE/ZIP:</i>	Overland Park, KS 66213.

CLIMATIC CONDITIONS:

<i>WEATHER:</i>	Clear.
<i>SOIL CONDITIONS:</i>	Dry.
<i>APPROXIMATE OUTSIDE TEMPERATURE:</i>	70 Degrees.

BUILDING CHARACTERISTICS:

<i>MAIN ENTRY FACES:</i>	West.
<i>ESTIMATED AGE OF HOUSE:</i>	1988.
<i>BUILDING TYPE:</i>	1 family.
<i>STORIES:</i>	2.
<i>SPACE BELOW GRADE:</i>	Basement.

UTILITY SERVICES:

<i>WATER SOURCE:</i>	Public water supply system.
<i>SEWAGE DISPOSAL:</i>	Public waste system.
<i>UTILITIES STATUS:</i>	All utilities on.

OTHER INFORMATION:

<i>AREA:</i>	Suburb.
<i>HOUSE OCCUPIED?</i>	Yes.
<i>CLIENT PRESENT:</i>	The client was present at the time of this inspection.
<i>PEOPLE PRESENT:</i>	The buyer's real estate agent was present, The seller's real estate agent was present.

REPORT LIMITATIONS

This is a limited "exterior" inspection.

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, mold, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality

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and quantity), septic systems, zoning ordinances; intercoms; security systems; sprinkler systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR Section 2

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

Vegetation, plants, vines and trees can cause damage to the exterior of the building if allowed to touch or get too close. Over-hanging trees can cause structural damage to the roof and their root systems can cause structural damage to the slab and foundations. Bushes and climbing plants touching the building can cause moisture damage and provide a way for pests to enter the building undetected.

The inspection of an installed sprinkler system is beyond the scope of this inspection. We recommend that the sprinkler system be inspected by a qualified technician

1. DRIVEWAY:

TYPE:

This driveway is concrete.

CONDITION:

The drive appears serviceable and in working condition.



2. SIDEWALKS:

TYPE:

Concrete.

CONDITION:

Appears serviceable and in working condition.

3. PATIOS AND COVERS:

LOCATION AND TYPES OF PATIOS AND PORCHES:

Concrete porch on the front of the house.

CONDITION:

Poor drainage noted. Water, if it is not allow to drain away from the porch, can cause damage, sinkage, heaving and cracking. The water should drain off and away from this area.

Wood laying in the dirt next to the front porch is a termite hazard. Removal is advised.

There appears to have been a termite treatment performed on this building. This is indicated by the drill marks in the concrete porch and other areas of the building. See a certified termite



report for information concerning termites.



TYPE OF COVER:

Same as structure (see roofing section)

CONDITION:

Appears serviceable and in working condition.

4. DECKS AND COVERS:

TYPE OF DECK:

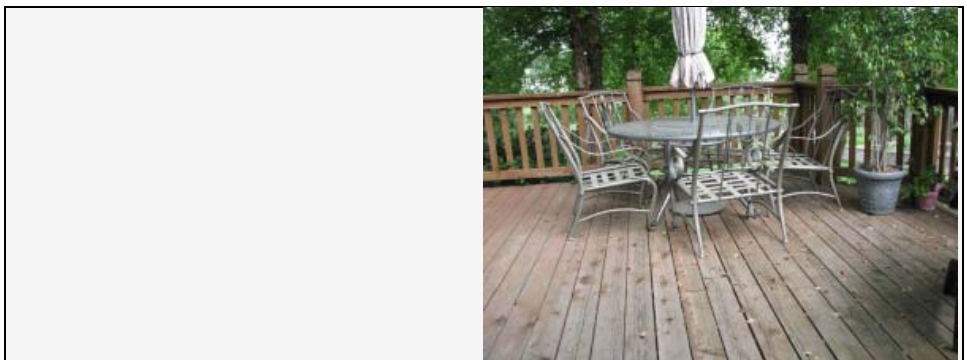
Wood.

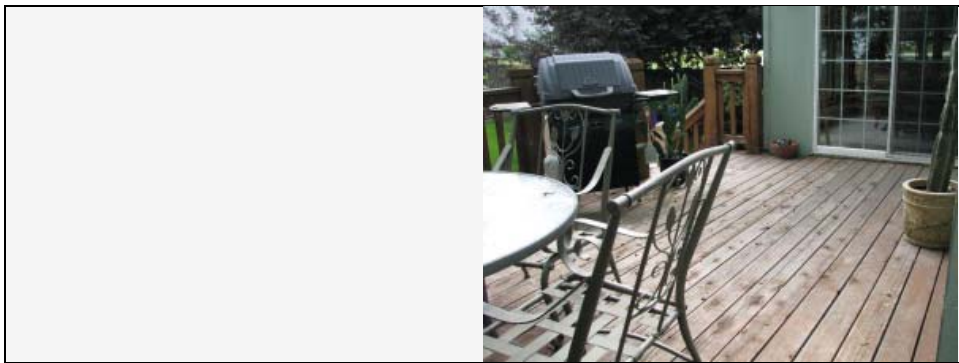
CONDITION:

This deck is in poor condition and is nearing the end of its normal life. Maintenance and repairs are needed to extend the life of this deck and make it safe.

Loose decking and nails noted throughout.

This deck is installed to the structure without proper attachments. Nailing the deck to the structure is unsafe and could fail, causing the deck to fall. We recommend that the proper lag bolt attachments be installed to give this deck the proper shear strength for safety.





TYPE OF COVER:

N/A.

5. FENCES & GATES:

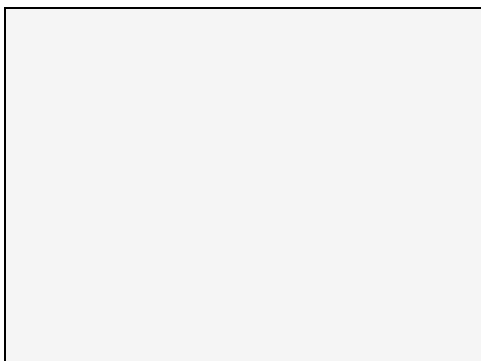
TYPE:

Wood.

CONDITION:

The wood fencing is of an age that damage and deterioration is common. This fencing is in need of maintenance and repairs for continued usage.

The hinging on the Northern deck is damaged. Repair is advised.



6. RETAINING WALLS:

TYPE:

Masonry. Timber.

CONDITION:

Appears serviceable and in working condition.

7. EXTERIOR STAIRS/STOOPS:

TYPE:

N/A.

8. WALLS:

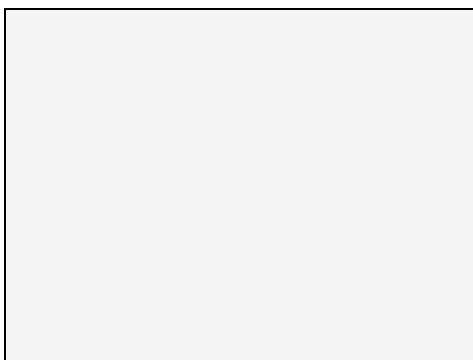
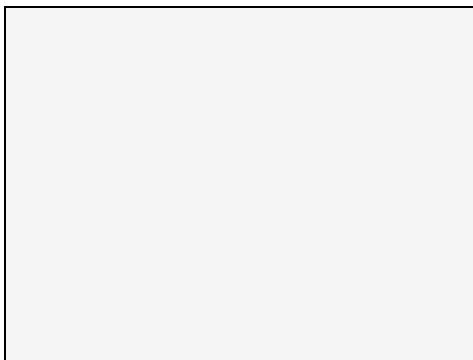
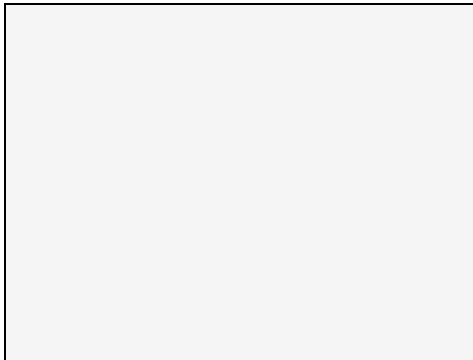
MATERIAL:

Concrete board on the front. Bat and board siding on the other 3 sides.

CONDITION:

There is water damaged siding on both sides of the rear concrete steps leading to the laundry room door. Repair is needed or interior wall damage will occur.

Water damaged siding on the rear, over the deck area. Repair is advised.



9. TRIM:

MATERIAL:

Wood, Vinyl.

CONDITION:

The wood trim, in several areas around the house, is in need of sealing and caulking. Joints and seams have opened up. While this is a normal part of the aging of the house, open seams and joints can allow water to penetrate into the walls and cause leaking in the building. Repair is recommended.

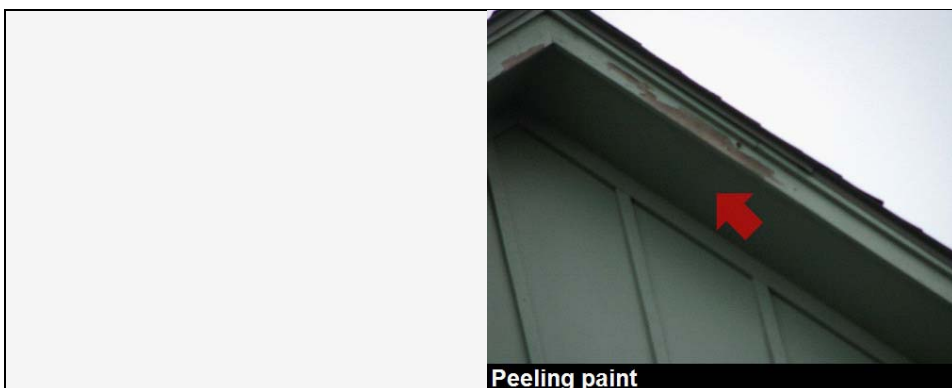


There is wood rot noted in several areas of the wood trim.. An example of this is in the horizontal window muntin on the rear deck windows, the bottom window trim on the West side garage windows, The horizontal muntin in the breakfast room windows and in the window sill in the breakfast room windows. Wood rot is caused by a mold and is a living organism. Replacement of the damaged wood recommended.

Several areas of the trim was in need of painting or refinishing. On the North fascia around the peak and around the South Chimney chase. Unprotected wood can allow the wood to be damaged.

This is not a technically exhaustive inspection of wood rot, nor is it a inspection of wood destroying organisms. There will be areas that cannot be discovered without a more in depth investigation. Recommend that a contractor or tradesman be contacted to investigate further.





10. CHIMNEY:

<i>LOCATION:</i>	There are two separate chimneys on this property.
<i>MATERIAL:</i>	This chimney system has a metal flue and is boxed in with a wood frame covered with siding. This is a brick masonry chimney system with a clay tile flue.
<i>CONDITION:</i>	Flue is in need of cleaning. Please contact a licensed chimney sweep for a proper cleaning.

11. SPRINKLERS:

<i>NOTE:</i>	There is an anti-backflow device installed in the water line to the sprinkler system.
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12. HOSE FAUCETS:

<i>LOCATION:</i>	Rear of house, Side of house, In garage.
<i>CONDITION:</i>	Appears serviceable and in working condition.

13. GUTTERS & DOWNSPOUTS:

TYPE:

Full.

CONDITION:

The guttering is the original and is starting to rust through in areas. Noted over the garage and in the NW area of the upper gutter. This guttering is nearing the end of it's life and will need repairs for continued operation.

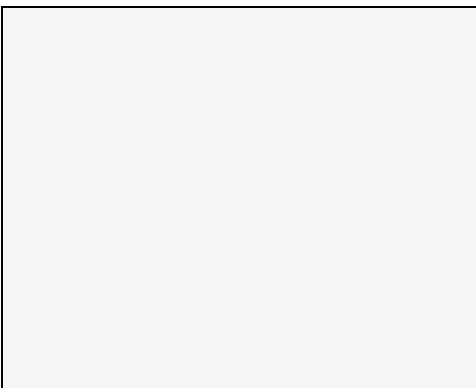
Missing the guttering on both sides of the front porch. Without these gutters, water is drainage too close to the front porch. This can cause to the porch and erosion of the grading. Recommend adding gutters to this location.

Route downspouts further away from the building. Some are draining too close to the structure.

Proper site drainage is very important to the health of the building. Improper, damaged, blocked or missing gutters and downspouts can cause excessive water to penetrate the foundation area of the property and cause erosion of the grade. Structural damage can occur to the foundation and slab, as well as excessive water penetration into the basement and crawl spaces.



above the garage.



Missing gutters



14. ADDITIONAL EXTERIOR COMMENTS:

NOTES:

There are wood piles too close to the structure. Recommend that all wood piles be removed to a minimum 20' away from the structures. This is a termite and pest hazard.



ROOF Section 3

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection. Also, this inspection is not an insurance inspection. Insurance companies have differing criteria as to whether they will insure a roof or at what level they will insure it. Please contact your insurance company for further information about their policies.

15. MAIN ROOF:

STYLE:

Hip.

TYPE:

Composition shingles.

Light, standard asphalt roofing shingles generally have service lives of 12-15 years in this area of the country. Medium grade shingles will often last 15 to 20 years before replacement is needed. Heavy grade shingles can last 20 years and up.

Early signs of aging include brittleness, minor curling, and loss of mineral granules, while signs of advanced aging are severe curling, broken or split shingles, and exposed felts. The useful life of a roof can be extended by patching and coating eroded or worn areas as they become evident. As a roof approaches the end of its economic life expectancy, patching becomes increasingly necessary, due to an increased likelihood of leakage in the last few years of roof life.

LAYERS

One layer of shingles.

ROOF ACCESS:

View from edge of roof with ladder and from the ground with binoculars.

ROOF COVERING STATUS:

Appears serviceable and within useful life.



18. EXPOSED FLASHINGS & SKYLIGHTS:

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TYPE AND CONDITION:

Metal flashing noted. Appears serviceable.



GARAGE Section 4

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

20. TYPE:

	Attached, Three car.
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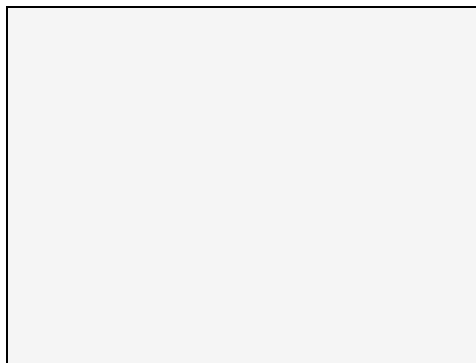
21. FLOOR:

<i>CONDITION:</i>	Appears serviceable.
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22. FIRE WALL/CEILING:

CONDITION:

	There have been repairs made to the ceiling above the single roll up door and in the wall board around the beam on the West side. Further investigation is advised.
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23. DOOR TO INTERIOR:

<i>TYPE:</i>	Solid door.
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<i>CONDITION:</i>	Appears serviceable.
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24. EXTERIOR DOOR:

<i>CONDITION:</i>	There is no exterior door from the garage.
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25. VEHICLE DOOR:

<i>TYPE:</i>	Roll Up.
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<i>CONDITION:</i>	Appears to be in serviceable condition.
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26. AUTOMATIC OPENER:

<i># OF UNITS:</i>	2 Automatic opener.
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<i>CONDITION:</i>	Was operated at the time of this inspection and appears to be in serviceable condition.
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<i>AUTOMATIC REVERSE:</i>	The automatic reverse was operational at the time of this inspection.
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27. GARAGE ELECTRICAL:

CONDITION:

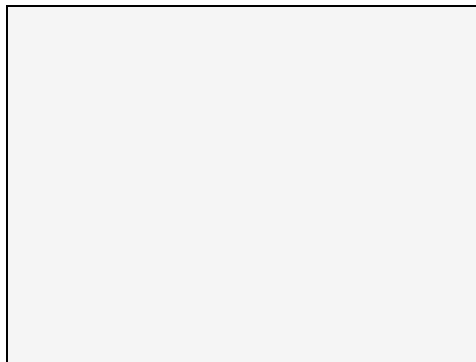
The garage electrical appears to be in serviceable condition.

28. ADDITIONAL GARAGE COMMENTS:

NOTE:

Stored items restrict viewing of the garage area. Because of this, do a careful check of this area on the final walk-through.

Damaged attic hatch in the garage.





KITCHEN Section 5

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing. Trash compactors, microwave ovens, and built in blenders are also beyond the scope of this inspection

29. KITCHEN SINK:

<i>TYPE:</i>	Molded.
<i>CONDITION:</i>	Appears serviceable.

30. GENERAL FEATURES:

<i>COUNTERS AND CABINETS:</i>	The counter tops are a molded material. The counter tops in this kitchen appear to be in serviceable condition. The cabinets are in serviceable condition.	
		

31. GARBAGE DISPOSAL:

<i>CONDITION:</i>	Appears serviceable.
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32. RANGE/COOK TOP AND OVEN:

<i>TYPE:</i>	The oven is a separate, electric, stand alone unit. There is a separate, stand alone, electric powered cook top in this kitchen.
<i>CONDITION:</i>	The oven(s) and cooktop were turned on and operated. Appears serviceable.

33. DISHWASHER:

<i>CONDITION:</i>	The dishwasher was operated and run through a complete cycle. There were no evident leaks and the heating elements were operating. This unit appears serviceable.
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34. SPECIAL FEATURES:

<i>NOTE:</i>	Are beyond the scope of this inspection.
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35. ADDITIONAL KITCHEN COMMENTS:

NOTE:

There is an installed TV mounted to the finished wall. Make sure that if this is removed, that the wall is repaired.



BATHROOMS Section 6

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight or if there is leaking in the plumbing behind the walls is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM:

LOCATION:

1/2 Bath first level.



36. TOILET:

CONDITION OF TOILET:

Was operated and appears to be in serviceable condition.

37. SINK:

CONDITION OF SINK:

This sink was operated at the time of this inspection and appears serviceable.

38. VENTILATION/HEAT:

BATH VENTILATION:

There is proper ventilation in this bathroom as well as a heat source.

39. BATHTUB:

Bathtub

This bathroom does not have a bath tub.

40. SHOWER:

Shower

This bathroom does not have a shower.

BATHROOM:

LOCATION:

Between bedrooms (Jack and Jill or Hollywood) bathroom.

36. TOILET:

CONDITION OF TOILET:

Was operated and appears to be in serviceable condition.

37. SINK:

CONDITION OF SINK:

This sink was operated at the time of this inspection and appears serviceable.

38. VENTILATION/HEAT:

BATH VENTILATION:

There is proper ventilation in this bathroom as well as a heat source.

39. BATHTUB:

Bathtub

This bathroom has a bathtub.

TUB PLUMBING FIXTURES:

Appears serviceable.

TUB SURFACE AND WALLS:

Tub areas appear serviceable.

40. SHOWER:

Shower

This bathroom has a shower.

SHOWER PLUMBING

Appears serviceable.


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FIXTURES:

SHOWER ENCLOSURE AND WALLS: Shower areas appear serviceable.

BATHROOM:

LOCATION: Upstairs, Guest room bathroom.



36. TOILET:

CONDITION OF TOILET: Was operated and appears to be in serviceable condition.

37. SINK:

CONDITION OF SINK: This sink was operated at the time of this inspection and appears serviceable.

38. VENTILATION/HEAT:

BATH VENTILATION: There is proper ventilation in this bathroom as well as a heat source.

39. BATHTUB:

Bathtub This bathroom does not have a bath tub.

40. SHOWER:


Shower This bathroom has a shower.

SHOWER PLUMBING FIXTURES: Appears serviceable.

SHOWER ENCLOSURE AND WALLS: Shower areas appear serviceable.

BATHROOM:

LOCATION: Master bedroom bathroom.



36. TOILET:

CONDITION OF TOILET: Was operated and appears to be in serviceable condition.

37. SINK:

CONDITION OF SINK: This sink was operated at the time of this inspection and appears serviceable.

38. VENTILATION/HEAT:

<i>BATH VENTILATION:</i>	There is proper ventilation in this bathroom as well as a heat source.
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39. BATHTUB:

<i>Bathtub</i>	This bathroom has a bathtub.
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<i>TUB PLUMBING FIXTURES:</i>	Appears serviceable.
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<i>TUB SURFACE AND WALLS:</i>	Caulk or grout all tub surrounding areas as a precaution against water penetration. Openings in the joints noted. This is a leak hazard.
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40. SHOWER:

<i>Shower</i>	This bathroom has a shower.
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<i>SHOWER PLUMBING FIXTURES:</i>	Appears serviceable.
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<i>SHOWER ENCLOSURE AND WALLS:</i>	Caulk or grout all shower surrounding areas as a precaution against water penetration. Openings in the joints noted. This is a leak hazard.
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INTERIOR Section 7

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

42. DOORS (entry):

MAIN ENTRY DOOR:

Appears serviceable.



43. DOORS (interior):

INTERIOR DOORS:

Appears serviceable.

44. DOORS (exterior):

OTHER EXTERIOR DOORS:

The deck screen door is damaged. Repair or replacement is advised.

As per the ASHI Standards of Practice, window inspections are limited to a "representative" number. This is defined as one each per room. Because of furnishings, storage, screens, window treatments and other obstacles, exhaustive inspections of the window systems is rarely possible and is beyond the scope of a visual inspection. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions.

45. WINDOWS:

TYPE:

This building has wood, single pane, double hung windows.

CONDITION:

Because of the age of these window, they are now all in need of maintenance for continued use.

The basement windows were painted shut and putty was falling off the windows. Some repair is advised.

46. INTERIOR WALLS:

MATERIAL:

Drywall.

CONDITION:

General condition appears serviceable.

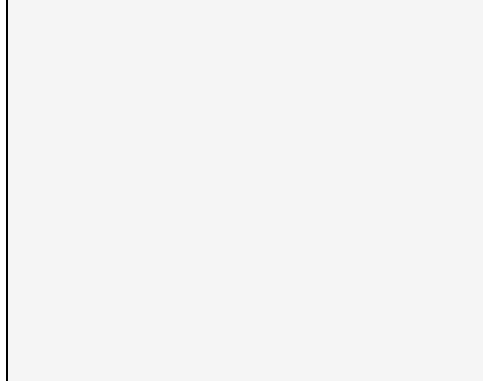
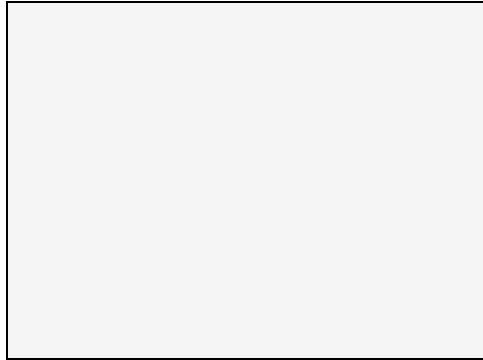
47. CEILINGS:

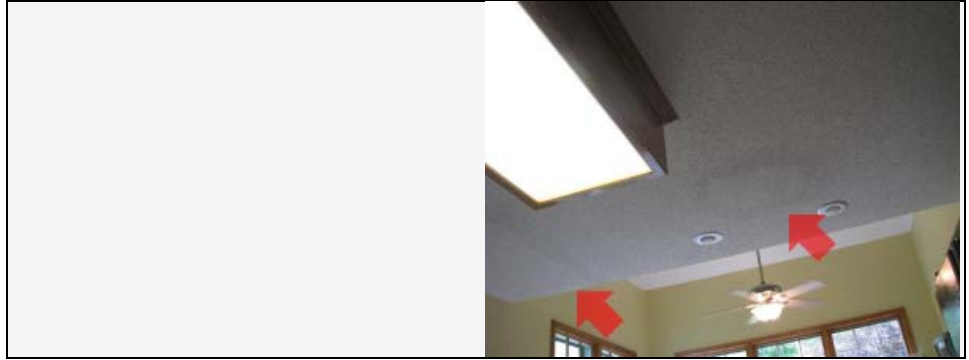
TYPE:

Drywall.

CONDITION:

Ceiling stains and past repairs and damage noted: kitchen, upstairs guest room bathroom ceiling, above the single roll up door in the garage, in the basement and next to the attic fan. Further investigation is advised and repair as needed.






48. FLOORS:

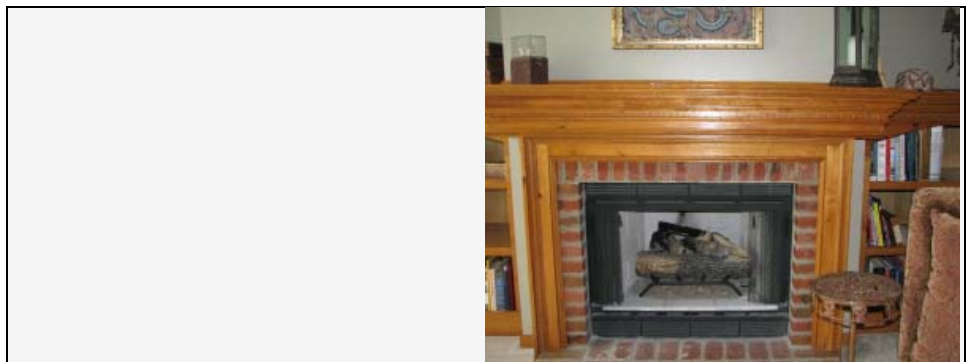
<i>TYPE:</i>	Carpet noted in areas, Wood Flooring noted, There are areas of tile flooring, Vinyl floor covering noted in areas.
<i>CONDITION:</i>	Several cracked tiles in the kitchen.

The inspection of the fireplace system is limited to a level 1 inspection. This is a visual inspection of all areas that are accessible without special tools. This type of inspection does not include the condition of the flue and in some cases the crown. For a more indepth inspection of the chimney system, it is recommended that a licensed chimney sweep be contracted to clean the system and perform a level 2 inspection which includes the condition of the flue system.

49. FIREPLACE/WOOD BURNING DEVICES:

<i>LOCATION AND TYPE:</i>	Location #1: Masonry, Location #2: Prefabricated metal.
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<i>CONDITION:</i>	The masonry chimney is in need of cleaning. Recommend review and repair by a chimney sweep.	
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50. INTERIOR FEATURES:

<i>STAIRS & HANDRAILS:</i>	Interior stairs serviceable.
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51. SMOKE / FIRE DETECTOR:

<i>COMMENTS:</i>	Smoke alarm(s) responded to test button operation.
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Laundry appliances are not tested or moved during the inspection. The condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves

may be subject to leaking if turned. The 220 outlets are not tested.

52. LAUNDRY:

LOCATION:

Service area main floor.

CONDITION:

This laundry room has a vent, 110 grounded outlet, 220 outlet for the dryer (not tested) and a hot and cold water supply (not tested) with a drain. There is no gas hookup. The dryer uses a standard 3 pronged plug.



PLUMBING Section 8

GENERAL PLUMBING LIMITATIONS:

Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion. Water quality or testing for hazards such as lead is not part of this inspection. Some types of "Polybutylene" plastic piping systems and "ABS" plastic piping systems have experienced documented problems. This inspection identifies the type of materials and visual defects of these systems only. City sewer service, septic systems are not a part of this inspection. Future drainage performance is also not determined. Underground gas piping & fuel tanks cannot be judged. Gas pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size. Water heater pressure relief valves are never operated by our inspections. Water valves (other than faucets) are never operated.

54. MAIN LINE:

LOCATION:	Basement.
MATERIAL:	Copper, Main line is 3/4 inch diameter.
WATER PRESSURE	90 to 100 PSI.
CONDITION:	<p>Appears serviceable</p> <p>When the water pressure to a house is over 80 pounds per square inch, the plumbing can be adversely affected. Over a period of time the excessive pressure can cause pipes and valves to leak and gaskets to wear. It can also reduce the life expectancy of the hot water heater. Recommend installation of a Pressure Regulator.</p>



55. SUPPLY LINES:

MATERIAL:	Copper.
CONDITION:	Appears serviceable.

56. WASTE LINES:

MATERIAL:	ABS Plastic piping (Acrylonitrile Butadene Styrene)
CONDITION:	Appears serviceable.

57. FUEL SYSTEM:

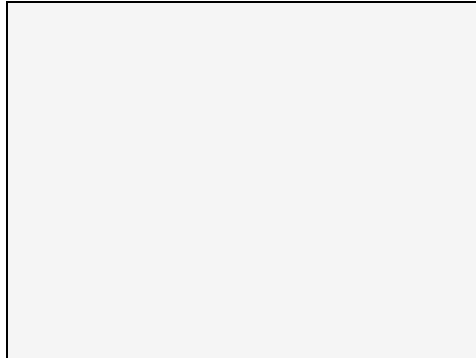
METER/TANK LOCATION-CONDITION:	Meter located at exterior, Natural Gas is used. System appears serviceable.
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58. WATER HEATER:

TYPE:	Gas.
SIZE:	40 Gallons.
LOCATION:	Basement.

CONDITION:

Appears serviceable This unit appears to be 2000.



ELECTRICAL Section 9

GENERAL ELECTRICAL NOTES:

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

60. SERVICE:

TYPE Lateral (Underground), 120/240 Volt, Circuit breakers.

CONDITION: Appears serviceable.

AMPS OF MAIN SERVICE: 200 AMPS.



61. ELECTRICAL PANELS:

MAIN PANEL LOCATION Garage.

GROUNDING Grounding system is present.

PANEL RATING: 200 AMPS.

62. CONDUCTORS:

ENTRANCE CABLES: Aluminum.

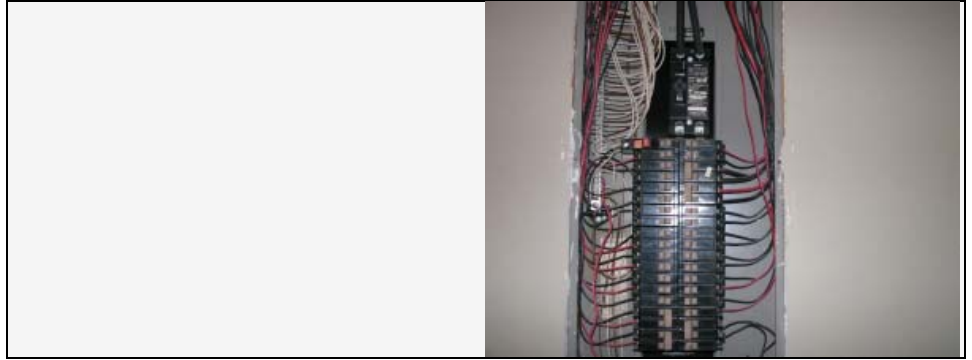
BRANCH WIRING: Copper.

64. PANEL NOTES:

Inspector Notes:

It appears that the A/C electric system is over fused at the breaker panel. Correction is advised. Check the listing on the Condenser unit for the manufacturer's requirements and correct as needed..





65. WIRING NOTES:

CONDITION:

Note: the laundry room hallway ceiling light was not operating. Further investigation is advised.

Broken outlet on the deck.
Replacement is advised.



HVAC SYSTEM Section 10

GENERAL HVAC LIMITATIONS:

The inspector is not equipped to fully inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. NOTE: Asbestos materials have been commonly used in heating systems. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

67. DESCRIPTION:

LOCATION OF PRIMARY UNIT:	Basement.
SYSTEM TYPE:	Forced Air.
FUEL TYPE AND NOTES:	Natural Gas.
CAPACITY OF UNIT:	150,000 BTU's.
APPROXIMATE AGE IN YEARS:	Less than 5 years. 2008.

68. CONDITION:

PRIMARY UNIT:	This heating system was operated at the time of this inspection and appears serviceable.
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69. VENTING:

CONDITION	Appears serviceable.
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70. COMBUSTION AIR:

CONDITION	Appears serviceable.
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71. BURNERS:

CONDITION	Appears serviceable.
PUMP/BLOWER FAN:	Appears Serviceable.

72. DISTRIBUTION:

TYPE	Ducts/Registers.
AIR PLENUM:	Appears serviceable.
DUCTS/AIR SUPPLY:	Appears serviceable.

73. NORMAL CONTROLS:

NORMAL CONTROLS:	Appear serviceable.
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74. AIR FILTER:

CONDITION	Appear serviceable.
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75. AIR CONDITIONER:

TYPE:	Central a/c. 2000, 5 ton. Reem classic 10 sear.
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POWER SOURCE:

220 Volt.

SYSTEM CONDITION:

Appears serviceable.



NORMAL CONTROLS:

Appear serviceable.

76. AUXILIARY EQUIPMENT:

WHOLE HOUSE ATTIC FAN:

Appears satisfactory.

STRUCTURAL Section 11

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

78. GRADING/FOUNDATION:

<i>SITE:</i>	Gentle slope.
<i>CONDITION:</i>	<p>Poor drainage occurring in the NW corner are of the house. There is a drain tile installed in this location. Further investigation is advised and correct as needed.</p> <p>The grading around this property has several flat and/or reversed areas. Correction is recommended</p> <p>If the grading next to the property is too level or in a reversed slope (towards the property), excessive water can penetrate around the foundation of the property. This can cause damage to the foundation walls, slab and footings as well as water penetration in the basement and crawl space. Pitch slope of soils away from foundation. Slope should fall away from the foundation at a minimum of 1 inch per foot and extend at least 5 feet away from the foundation.</p>

79. SLAB ON GRADE:

<i>Slab</i>	No.
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80. CRAWL SPACE:

<i>Crawl/space</i>	No.
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81. BASEMENT:

<i>Basement</i>	Yes.
<i>ACCESSIBILITY:</i>	Basement is partially finished. Foundation walls, slabs, or ceiling construction that were finished, are not accessible to visual inspections, The basement was cluttered at the time of this inspection. Several areas were not accessible to this inspection because of storage/furnishing/clutter.
<i>STAIRS:</i>	Stairs and handrail are in operational condition.
<i>BASEMENT WALLS - TYPE:</i>	Poured concrete.
<i>CONDITION:</i>	Efflorescence seen in this basement, indicates the presence of periodic moisture. Efflorescence is the mineral deposit left by water flashing off over a length of time. This can usually be seen where the walls and floors meet, in corners and in any cracks that are seeping water.
<i>BEAMS:</i>	Appears serviceable.
<i>FLOOR JOISTS:</i>	Appear serviceable.
<i>COLUMNS/SUPPORTS:</i>	Appear serviceable.

BASEMENT FLOOR AND DRAINAGE:

Appears serviceable, Sump pump appears serviceable.



82. RADON NOTES:

This home does not appear to have a radon mitigation system of any kind

The EPA recommends that a radon test be performed for all real estate transactions. Recommend that a radon test for the home's indoor radon levels be conducted. If the result of this 48 hour (minimum) test is 4 pCi/L or more, have a qualified radon mitigator install a mitigation system that meets the state's or EPA's Radon Mitigation Standards for existing homes.

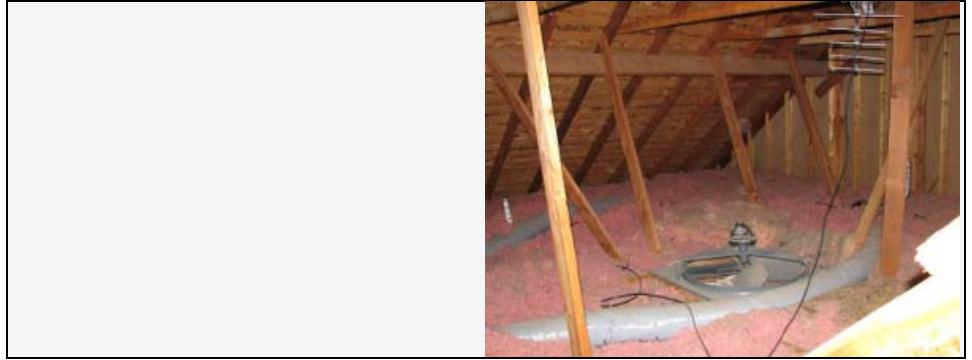
At the request of our client, a radon screening test was performed on this property. The average of the collected data is **16.5 pCi/l**. The full report, with the EPA average (minus the first 4 hours of collected data) will be sent under a different report heading. Please call our office after you receive that report if you have any questions regarding the results.

83. ATTIC AND INSULATION:

ACCESSIBILITY AND CONDITION:

Attic is a full size attic space, Conventional framing, Venting is provided in this attic space.





FRAMING

The rafters are 2 x 6.

*INSULATION TYPE AND
CONDITION:*

Fiberglass- Blown.

DEPTH:

Approx 11 inches.