



## RC Certified Inspections

[www.RCCertifiedInspections.com](http://www.RCCertifiedInspections.com)

15297 S. Greenwood

Olathe

KS 66062

913-764-7250

# Inspection Report



### Property Address:

Any Street USA

Anytown , US

00000

**Prepared for:** CLIENT

**Inspector:** Certified Inspector

**Inspection date:** 4/28/2014

**RC Certified Inspections**

15297 S. Greenwood

Olathe

KS 66062

913-764-7250

www.RCCertifiedInspections.com

## General Information

**Property Information**

Address: Any Street USA Anytown US 00000

Property Type: Single Family 2-Story Bedroom: 5 Bathroom: 4.5

Year Build: 1994 Square Footage: 3622

**Client Information**

Name: CLIENT

Address: Any Place St. Anytown US 00000

Phone: 000-000-0000

E-mail: anyone@yahoo.com

**Inspection Information**

Inspection Date: 4/28/2014 Inspection Time: 8:30 AM

Weather: Cloudy Skies Occupied: Yes Temperature: 56°

Inspector: Certified Inspector Inspection Price \$: \$\$\$\$ paid by

**Additional Comments**

Inspected By Ryan Campfield

Certified Home Inspector, KS License #0912-0258, InterNACHI

Report was written and reviewed by Rick Cauthon, Certified Building Inspector

Kansas License #0310-0159, InterNACHI # 07020910

Agent:



## RC Certified Inspections

15297 S. Greenwood

Olathe

KS 66062

913-764-7250

[www.RCCertifiedInspections.com](http://www.RCCertifiedInspections.com)

## Introduction

\*\* The Inspector agrees to inspect the property for the purpose of informing the Client's as to major deficiencies or defects visually observed which could significantly affect the value of the property. It will generally include a report on the following unless otherwise directed by the Client's or circumstances that prevent a visual inspection of the item.

· Structure and Foundation, Electrical System, Plumbing System, Water Heater, Heating & Air Conditioning System (weather permitting), Basement, Attic, General

Interior including Ceilings, Walls, Floors, Doors and Windows, Attic Ventilation and Insulation, General Exterior including Roof, Gutters, Chimney, Soil Drainage at the

Foundation, Concrete & Woods Structures like Decks, Porches, Driveways and Sidewalks, Kitchen Built-in Appliances.

\*\* This inspection is performed in accordance with State guidelines and the Standards of Practice of InterNACHI (InterNational Association of Certified Home Inspectors). These

guidelines are intended to provide the Client's with a better understanding of the property conditions as observed at the time of the inspection. We will report visible defects based

on a non-invasive visual observation only that is apparent on the day of the inspection. We exceed these guidelines.

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

\*\* The Inspections are done in accordance with these Standards are visual and are not technically exhaustive or intrusive. Technically exhaustive inspections can be contracted if needed or desired, if time is allowed in your inspection period, but any invasive inspections will have to have written approval from the property owner. These Standards are

applicable to buildings with four or less dwelling units and their attached garages or carports. The Inspector is not required to move furniture, personal goods or equipment which

may impede access or limit visibility. The Inspector is not required to evaluate the condition or presence of storm windows, storm doors, shutters, awnings and other such

accessories or to determine their functional efficiency. Intercoms, security systems, fences, timers, lawn sprinkler systems, swimming pools, hot tubs, spas and water conditioning

equipment are not inspected or evaluated unless contracted at an additional fee. No destructive or disruptive testing procedures are performed by the Inspector. Design problems

and adequacies are not within the scope of the Inspection. The Inspector will not determine the operational capacity, quality or suitability for a particular use of items inspected. The

Inspection does not determine compliance or noncompliance with manufacturer's specifications, past or present.

\*\* The inspection is furnished on an opinion only basis and is made solely for the information of the Client's. The inspection and report are not intended to be used as a guarantee or

warranty expressed or implied. This report is not an insurance policy that items found acceptable today will remain so for any period of neither time nor that every defect will be

discovered during the inspection. The Client's agree to accept all the risk for hidden, inaccessible, latent or concealed defects. It is further understood and agreed that RC

Certified Inspections, LLC. Is not an insurer and does not insure against defects found in the property. The inspection is not a compliance inspection or certificate for past or

present governmental or local codes or regulations.

\*\* The customer requests the basic visual inspection of readily accessible areas of the structure. The inspection is limited to primarily visual observations existing at the time of

the inspection. The customer agrees and understands that the maximum liability incurred by RC Certified Inspections, LLC and the inspector for errors and omissions in the

inspection shall be limited to the greater of the amount of the fee paid for the inspection.



## RC Certified Inspections

15297 S. Greenwood

Olathe

KS

66062

913-764-7250

[www.RCCertifiedInspections.com](http://www.RCCertifiedInspections.com)

# Additional Comments

## Comments

**Condition:**

See Comments

**Comments :**

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

Reinspection fee if desired is \$185.

CONSTRUCTION: Average Construction

MAINTENANCE: Average

---

# Attic & Roof

## Attic Framing

**Condition:** Good-Inspected

**Comments :**

Framing: Rafters are 2" x 6" construction and are set 24 inch on centers



## Attic Insulation

**Condition:** Good-Inspected

**Comments :**

Insulation: Loose Fill Insul-Safe  
Depth: 12 inches  
R-value: 30



## Attic Ventilation

**Condition:** Good-Inspected

**Comments :**

Ventilation: Soffit and Square Roof vents



## Attic/Roof Sheathing

**Condition:** Good-Inspected

**Comments :**

Roof Sheathing: OSB (Oriented Strand Board) laid over the original 1 inch boards.



## Gutters and Downspouts

**Condition:** Good-Inspected

**Comments :**

Gutters and Downspouts are Metal

\* Always make sure that the downspouts empty at least 3 feet to 4 feet out from the foundation, driveway and sidewalks using extensions and/or splash blocks.

---

## Roof Covering Material

**Condition:** Good-Inspected

**Comments :**

Shingles: One layer of 30 year Asphalt shingles

Age: Approximately 3 years old

The roof was inspected by walking the surfaces and at the eaves with digital camera.



---

## Roof Defects

**Condition:** Missing-Not Present

**Comments :**

1. There is not any visible felt paper under the shingles at the Gable roof area above the front porch entry on the North slope.



---

## Roof Design

**Condition:** Good-Inspected

**Comments :**

GABLE

## Roof Eave-Horizontal Lower Edge

**Condition:** Good-Inspected

**Comments :**

Metal drip edges

---

## Roof Flashing Type

**Condition:** Good-Inspected

**Comments :**

Metal

---

## Roof Rake-Incline Edge

**Condition:** Good-Inspected

**Comments :**

Metal drip edges



---

## Roof Valley Type

**Condition:** Good-Inspected

**Comments :**

Metal roof Valley pan



# Doors-Exterior

## Front Entry

**Condition:** Good-Inspected

**Comments :**

Single Metal door

---

## Garage Door Opener(s)

**Condition:** Good-Inspected

**Comments :**

2 - Garage door openers with safety reverse sensors and they are working as intended

---

## Garage Vehicle

**Condition:** Good-Inspected

**Comments :**

2 - Single Garage Vehicle Wood doors

---

## Rear/Other

**Condition:** Good-Inspected

**Comments :**

Breakfast nook to Deck door: Metal with glass  
Basement to Patio door: Metal with glass

# Doors-Interior

## Garage Pedestrian Door Type

**Condition:** Good-Inspected

**Comments :**

Single Metal

---

## Room Doors

**Condition:** Fair-Operated

**Comments :**

Raised Wood Hollow Core Panel Doors

1. The main floor half-bath door rubs on the door casement.
  2. The Southeast bedroom bath door is not latching at the knob set striker plate.
-

# Electrical System

## 120 Volt Branch Wiring

**Condition:** Good-Inspected

**Comments :**

COPPER

---

### Defects /Safety

**Condition:** Safety Concern

**Comments :**

1. There are two missing electric cable connectors at the top of the main electric panel. At the ground wire on the left top corner and at the ground cable at the top right corner. Even though these don't carry current the openings around them has to be sealed off per National Electrical Code.

2. There has been a lot of moisture entering the main electric panel from the top and the neutral bar's are heavily rusted on the right side as well as several of the breakers. This is a electrical safety concern and a licensed electrician needs to evaluate the breakers and may have to replace the neutral bar and make clean connections for the neutral wires and ground wires.

\* Need to find out where and how the water is entering at the top of the electric panel.

3. The front cover for the main electric panel does not fit flush onto the main electric panel surfaces. Per NEC, the panel must fit flush against the electric panel edges. The drywall will need to be cut back to achieve this. There appears to be mold growth on the drywall at the top and top left corners that has to be cut out anyway.



---

### Defects/Safety Picture

**Condition:** Repair-Adjustment

**Comments :**

The drywall around this electric panel sticks out further than the surface of the panel, so the electric panel cover does not fit flush. The drywall needs cut out around the panel so the panel cover can fit flush. The drywall from the top left corner, across the top and down the right side has mold growth from the water and has to be cut out 12 inches beyond the affected area anyhow.



## Defects/Safety Picture

**Condition:**

Repair-Adjustment

**Comments :**

Another shot of the water damage and rested connections at the neutral bar



## Defects/Safety Picture

**Condition:**

Repair-Adjustment

**Comments :**

Water damage in rusting to the neutral bar connections and the breakers.



## Defects/Safety Picture

**Condition:**

Repair-Adjustment

**Comments :**

Missing cable connector at top left corner



## Electrical Grounding

**Condition:**

Fair-Operated

**Comments :**

There is a ground wire leaving the top left corner of the electric panel going to the exterior the home. This wires normally connected to an underground Rod.

There is a ground cable leading the electric panel on the top right corner which is connected to the main water supply line enters the foundation.



## Inspected

**Condition:** Good-Inspected

**Comments :**

Checked: Polarity at Receptacles, GFCI's, presence of Smoke detectors, Switches, Fixtures, Outlets and Grounds (where applicable).

---

### Main Electric Panel #1

**Condition:** Fair-Operated

**Comments :**

The main electric panel is rated at 200 amps and is located in the basement at the Northeast corner area.

Breakers: 14 - 15 amps, 9 - 20 amps and 3 - 240 volt breakers

\* Water moisture noted inside the electric panel was also noted in the defects/Safety section of this report



---

### Main Electrical Service

**Condition:** Good-Inspected

**Comments :**

The main electrical service is underground to the homes electric meter.

---

### Main Service Disconnect

**Condition:** Good-Inspected

**Comments :**

The main electrical disconnect is rated at 200 amps and the main electric cable is a 4/0 Aluminum cable and is rated at 200 amps.

The home has a Single Phase electrical system.

---

# Exterior

## Deck

**Condition:** Repair-Adjustment

**Comments :**

The deck is constructed of wood.

1. The deck stairs bottom step is rotted.
2. The deck ledger board is not lag bolted to the house and is a safety issue.
3. The deck ledger board is not have any visible flashing installed.
4. The deck post are in contact with the soil and should be checked regularly for decay and or insect damage.



---

## Deck Picture

**Condition:** Repair-Adjustment

**Comments :**

The deck ledger board is not lag bolted to the home and there is not any visible flashing.



---

## Driveway

**Condition:** Good-Inspected

**Comments :**

Poured Concrete

---

## Garage Type/Capacity

**Condition:** Good-Inspected

**Comments :**

Attached, 2 Car Capacity

## Patio

**Condition:** Good-Inspected

**Comments :**

Poured Concrete

---

## Porch/Stoop: Front

**Condition:** Good-Inspected

**Comments :**

Poured Concrete

---

## Sidewalk/Steps

**Condition:** Good-Inspected

**Comments :**

Poured Concrete

## Siding & Surfaces Defects

**Condition:**

Repair-Adjustment

**Comments :**

1. Rotted trim boards at the Family room top North window and also at the lower South center trim.
2. The siding is rotted above and below the Northwest bedroom North window.
3. The basement North side window is missing the exterior trim and brick molding.
4. The basement West window South of the basement exterior door has rotted trim and missing trim also.
5. The exterior brick mold trim at the breakfast nook door is rotted and the siding is also rotted at the hand side of the door and the siding is swelled at the upper portion bottom edges of the same area.
6. The garage South side upper siding bottom edges of the siding is rotted.
7. The garage North corner roof support is rotted where it mounts against the vertical trim board.
8. The picture Windows above the front entry area has rotted brick molding.

\* Wherever there may be wood rot noted in the report, there could be further damage that is not visible until the top material is removed.

\* The rotted siding under the Northwest bedroom North window area could be allowing water intrusion into the wall cavity. Further investigation is recommended. See the Wall Section in this report.

\* We recommend caulking around the exterior light fixtures clockwise from 8 o'clock to 4 o'clock.

\* We recommend using a quality urethane caulk and seal where the front porch concrete meets any siding and trim.



---

## Siding & Surfaces Defects Picture

**Condition:**

Repair-Adjustment

**Comments :**

Bottom edges of the siding starting to rot above the breakfast nook exterior door.



## Siding & Surfaces Defects Picture

**Condition:** Repair-Adjustment

**Comments :**

Picture Windows above the front entry area have rotted brick mold trim



## Siding & Surfaces Defects Picture

**Condition:** Repair-Adjustment

**Comments :**

Garage North corner roof support is rotted

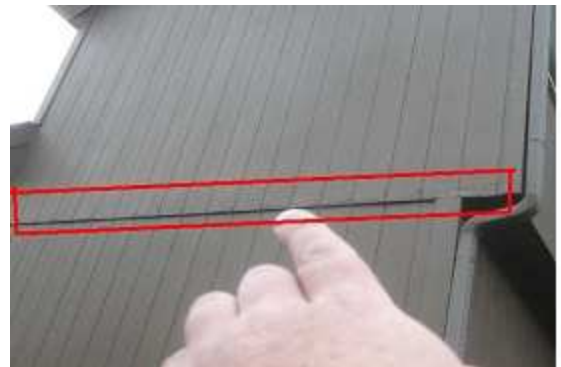


## Siding & Surfaces Defects Picture

**Condition:** Repair-Adjustment

**Comments :**

Garage South side upper siding bottom 4 to 6 inches of the siding is rotted.



## Siding & Surfaces Defects Picture

**Condition:** Repair-Adjustment

**Comments :**

Basement North side window is missing trim

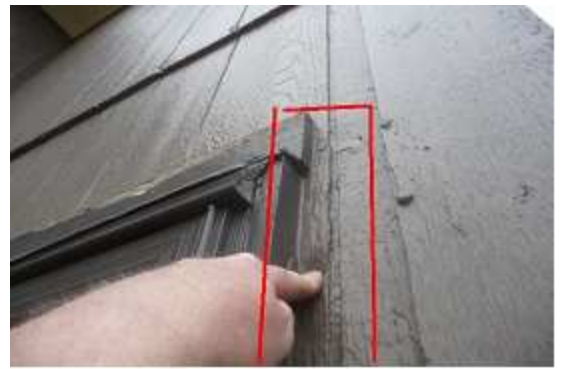


## Siding & Surfaces Defects Picture

Condition: Repair-Adjustment

### Comments :

Rotted siding at the side of the breakfast nook exterior door.



## Siding & Surfaces Defects Picture

Condition: Repair-Adjustment

### Comments :

Rotted and missing trim at the basement picture window at the patio area.



## Siding & Surfaces Defects Picture

Condition: Repair-Adjustment

### Comments :

Rotted siding under the Northwest bedroom North window



## Siding & Surfaces Defects Picture

Condition: Repair-Adjustment

### Comments :

Rotted lower section of the center trim of the Family room window.



## Siding & Surfaces/Fascia

Condition:

Good-Inspected

Comments :

Wood

---

## Siding & Surfaces/Flashings

Condition:

Fair-Operated

Comments :

Metal Flashings

---

## Siding & Surfaces/Trim

Condition:

See Comments

Comments :

See Siding & Surfaces Defects for Notes

---

## Siding & Surfaces/Types

Condition:

See Comments

Comments :

Hardboard Panels and Stucco (hard coat)

## Siding and Surfaces/Soffits

**Condition:** Good-Inspected

**Comments :**

Hardboard

---

## Soil Drainage & Grading

**Condition:** Poor-Out of Condition

**Comments :**

The soil slope and drainage within 5 feet of this foundation is an adequate on the East, South, West and North sides of the home.

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

\* By not correcting in maintaining the soil drainage within 5 feet of the foundation it can cause hydraulic pressure against the foundation walls which causes inward movement cracking, there can also be vertical settlement of the foundation, water migrates underneath the basement slab cause any heaving and cracking and all this also creates high humidity in the basement.

---

# Fireplace/Chimney

## Type & Condition

**Condition:**

Safety Concern

**Comments :**

The fireplace is a metal prefab wood burning fireplace with a metal chimney flue. There is gas supply to the firebox. There are gas logs installed at this time.

\* We were unable to check the operation of the fireplace, because there is newspaper packed in the flue at the damper.

\* We are sure that the paper was back in there to help prevent some air infiltration from the exterior, but we would recommend that the sellers remove this paper and have the fireplace operating so the buyers can inspected at their final walk-through.

---



# Foundation/Basement CrawlSpace/Slab

## Basement

**Condition:** Good-Inspected

**Comments :**

\* All visible framing, sill plates, sill plate anchors, beams and supports have been inspected.

\* Homeowners: install a 60 pint minimum rated dehumidifier in the basement to keep the humidity below 50%. We recommend setting the dehumidifier at 40% and allowing it to run year-round and it will only operate when it needs to. Be sure to install a drain hose on the dehumidifier and drain it into the floor drain near the furnace.

By maintaining the humidity in the basement, this will help prevent mold growth on surfaces and it will make the air-conditioning system more efficient.

---

## Foundation Type

**Condition:** Good-Inspected

**Comments :**

Poured Concrete

---

# Heating & Air Conditioning Systems

## Air Conditioning

**Condition:** Repair-Adjustment

**Comments :**

\*\* We are not stating that there is anything wrong with the air-conditioning system, but we were unable to operate the system because of the low outside temperature. The outside temperature has to be at least 65°.

We recommend that the Sellers furnished an Air-conditioning Cold Weather Addendum stating that the air-conditioning system was working as intended when last used or have the system service prior to closing. The air-conditioning system is only five years old.

Brand: Trane; Model # 4 TWB 3048 A 1000AA, Serial # 83340BM4F, 4 ton capacity and is approximately 5 years old. This is a Heat Pump system. The average life expectancy is 17 to 20 years.

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



---

## Furnace/Heater

**Condition:** Repair-Adjustment

**Comments :**

Brand: Lennox; Model # G23Q5/6 - 125 - 1, Serial # 5894 B 47531, 125,000 BTU gas input, 20 years old and the average life expectancy is 17 to 20 years.

Air filter is 1" x 25" x 25" and needs to be replaced monthly with a quality pleated filter.

Humidifier: The evaporator pad needs to be replaced every fall if the system was used the previous winter.

1. Due to the age of the furnace, we are recommending that the furnace be completely serviced and evaluated a specially the heat exchanger prior to closing.



# Interior

## Ceiling Covering Material

**Condition:**

Fair-Operated

**Comments :**

The ceiling material is drywall.

There is a drywall separation/firewall in the garage.

1. There is evidence of water staining above the kitchen exhaust fan area, in the Southeast bedroom full bath area,



---

## Closets Doors & Shelving

**Condition:**

Good-Inspected

**Comments :**

Closet Doors: Raised Wood Panel Hollow Core Doors

Shelving: Wood

---

## Floors & Stairs

**Condition:**

Good-Inspected

**Comments :**

Hardwoods, Carpeting and Tile

---

## Wall Covering Material

**Condition:**

Repair-Adjustment

**Comments :**

The wall covering material is drywall.

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

1. There is mold growth in the drywall around the main electric panel, so the drywall has to be cut back 12 inches and replaced. Make sure when the drywall is reinstalled that it is set back from the main electric panel so the front electric panel cover flush onto the panel.

2. There is evidence of water streaks below the North bedroom window and on the exterior is where the siding is rotted. We are recommending that the drywall be cut out from below this window to remediate for mold. Once the siding is replaced.

\* All the Windows there was noted having rotted window Sills are rotted casement's and some had evidence of water streaks on the drywall could possibly have mold growth in the wall cavities. Small portions of the drywall under the window areas would need to be cut out to give the wall cavity inspection.\* We are available to provide the intrusive mold inspections and we are a certified mold remediation company.

---



# Kitchen & Appliances

## Cabinets

**Condition:**

Good-Inspected

**Comments :**

Wood Cabinets



## Countertops

**Condition:**

Good-Inspected

**Comments :**

Granite Countertops



## Dishwasher/Brand

**Condition:**

Good-Inspected

**Comments :**

Maytag, operated today and was working as intended

## Exhaust Fan

**Condition:**

Good-Inspected

**Comments :**

Broan, vented to the exterior and working as intended

## Flooring

**Condition:**

Good-Inspected

**Comments :**

Hardwoods

---

## Garbage disposal

**Condition:**

Good-Inspected

**Comments :**

ISE Badger



---

## Microwave

**Condition:**

See Comments

**Comments :**

No built-in microwave

---

## Range/Oven

**Condition:**

Good-Inspected

**Comments :**

GE, gas and is working as intended today

## Refrigerator

**Condition:** Good-Inspected

**Comments :**

GE, Frost free, Freezer, Refrigerator, Ice maker, Dispenser for Ice and Water

---

## Sink

**Condition:** Good-Inspected

**Comments :**

Double Stainless Steel

---

# Laundry area

## Dryer Vent

**Condition:** Fair-Operated

**Comments :**

The dryer is vented to the exterior.

\* It is recommended that the dryer vent system be cleaned out every 6 to 12 months.

---

# Laundry Area

## Dryer Power Supply

**Condition:** Good-Inspected

**Comments :**

The dryer supply is an electric 240 volt 3 prong receptacle

---

## Location

**Condition:** Good-Inspected

**Comments :**

The laundry area is out the South area of the front entry.

---

# Plumbing System

## Bathroom Notes

**Condition:** Good-Inspected

**Comments :**

4.5 Bathrooms: 2 - Bath tubs with shower heads, 1 - Whirlpool tub, 2 - Shower Stalls and 5 - Toilets

Caulk and maintain the sealant around the bathroom tub and shower fixtures clockwise from 8 o'clock to 4 o'clock.

---

## Bathroom Ventilation

**Condition:** Good-Inspected

**Comments :**

Exhaust Fans

---

## Defects

**Condition:** Repair-Adjustment

**Comments :**

1. The kitchen garbage disposal rubber splash guard is missing and needs a new installed now.
2. Evidence of leakage at the garbage disposal drain pipe connections and there is a bowl setting under it to catch the water.
3. Evidence of leakage at the kitchen sink black drain pipe rubber boot connector and also at the connector were the black drain pipe in the white drain pipe.
4. All of the bathroom sinks are missing the sink stoppers.
5. There are multiple chips in the whirlpool tub bottom surface area that should be properly sealed with the correct material.



---

## Defects Picture

**Condition:** See Comments

**Comments :**

Evidence of leakage at the garbage disposal drain pipe connections



## Defects Picture

**Condition:**

See Comments

**Comments :**

Evidence of leakage at the kitchen sink black drain pipe rubber boot connection



## Defects Picture

**Condition:**

See Comments

**Comments :**

Evidence of leakage at the kitchen sink white drain pipe to black pipe connection.



## Interior Water Lines

**Condition:**

Fair - Operated

**Comments :**

The interior fresh water supply piping is Copper and Polybutylene.

\* This home has polybutylene fresh water lines and there were issues with them from the mid-80s to the mid-90s. 50% of the homes in this age has polybutylene lines. Most of the issues that was found was with the fittings used. In 18 years we have found less than a half a dozen homes with leakage issues with the polybutylene lines. I have owned three homes in the last 25 years with the same lines and never had an issue.



## Sump Pump

**Condition:**

See Comments

**Comments :**

There is a not a sump pump in this home.

## Vent Stacks Through Roof

**Condition:** Good-Inspected

**Comments :**

Yes

---

## Waste Pipes-Types

**Condition:** Good-Inspected

**Comments :**

ABS Plastic pipes

---

## Water Heater(s)

**Condition:** Good-Inspected

**Comments :**

Brand: GE, 50 gallon gas unit and is approximately 2 years old. Average life expectancy is 12 the 14 years.



---

## Water Supply & Shut off Valve

**Condition:** Good-Inspected

**Comments :**

Main Water Supply: Public

Main Water Supply Piping: Copper

Main Water Shut off Valve Location: Basement West wall area

The Water Pressure and Volume Appear to Be Adequate at the Fixtures

# Windows

## Defects

**Condition:**

Repair-Adjustment

**Comments :**

1. The master bedroom bath picture window interior ledge and exterior are rotted. There is a possibility of mold growth in the wall cavity below this window.

2. The Southeast bedroom window sill is rotted. There is a possibility of mold growth in the wall cavity below this window.

3. The Northwest bedroom window sill is rotted. There is a possibility of mold growth in the wall cavity below this window.

4. The Northeast bedroom window sill is rotted. There is a possibility of mold growth in the wall cavity below this window.

5. The breakfast nook center window sill is rotted as well as the South Windows. There is a possibility of mold growth in the wall cavity below these Windows.

\* The above Windows can very well have mold growth in the wall cavities between the Windows and the floors, so the drywall needs to be removed 12 inches beyond the affected areas. When this type of work is being performed, the areas need to be contained and properly HEPA vacuumed and the wall cavities sprayed and scrubbed with a liquid mold antimicrobial. There should also be a HEPA Negative Air machine running in the work area to filter the air of possible airborne mold spores. I know from experience that window replacement contractors and exterior wood rot contractors are not set up as mold remediation is to prevent the possibility of air contamination for mold. The mold remediation should be performed prior to any window replacements but then the rotted siding in the rotted Windows need to be replaced immediately after the work is completed.\* We are certified mold remediation and can take care of this work if requested.



## Defects Picture

**Condition:**

See Comments

**Comments :**

Rotted interior breakfast nook window casement



## Defects Picture

Condition:

See Comments

Comments :

Rotted interior breakfast nook window casement



---

## Defects Picture

Condition:

See Comments

Comments :

Rotted bedroom window sill



---

## Defects Picture

Condition:

See Comments

Comments :

Rotted bedroom window sill



---

## Screens Damaged

Condition:

See Comments

Comments :

Northwest bedroom,



## Screens Missing

**Condition:** Missing-Not Present

**Comments :**

Northeast bedroom,

---

## Thermal Panes Integrity Defective

**Condition:** Repair-Adjustment

**Comments :**

The Windows Thermal Pane Integrity shows evidence of failure and fogging at: Basement bedroom double hung window, Master bedroom West wall South window, Northeast bedroom, Breakfast nook center Picture window and South window, Living room South top window, Basement North wall small picture window, next to basement exterior door,



---

## Type & Design

**Condition:** See Comments

**Comments :**

VINYL & WOOD: Double hung, Casement, Picture and are Thermal Panes



## Beyond the Scope

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

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

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

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

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

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

**\*\* The Client authorizes RC Certified Inspections, LLC.** To distribute copies of the report and/or discuss the contents with the real estate agents, attorneys or lenders involved in this transaction. Notwithstanding the foregoing, this report is intended for the use of the above Client and no other person or entity may rely on this report for any reason.

Client agrees to hold harmless and indemnify RC Certified Inspections, LLC. For losses, fees and costs incurred as a result of any 3rd party action which may include RC Certified Inspections, LLC, relative to the report. Furthermore, any 3rd party reviewing this report for any reason shall be bound by the terms and conditions of the Inspection

**RC Certified Inspections**

15297 S. Greenwood

Olathe

KS 66062

913-764-7250

[www.RCCertifiedInspections.com](http://www.RCCertifiedInspections.com)

## Report Summary

4/28/2014

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

### Attic & Roof

**Roof Defects****Condition :****Missing-Not Present****Comments**

1. There is not any visible felt paper under the shingles at the Gable roof area above the front porch entry on the North slope.

### Electrical System

**Defects /Safety****Condition :****Safety Concern****Comments**

1. There are two missing electric cable connectors at the top of the main electric panel. At the ground wire on the left top corner and at the ground cable at the top right corner. Even though these don't carry current the openings around them has to be sealed off per National Electrical Code.

2. There has been a lot of moisture entering the main electric panel from the top and the neutral bar's are heavily rusted on the right side as well as several of the breakers. This is a electrical safety concern and a licensed electrician needs to evaluate the breakers and may have to replace the neutral bar and make clean connections for the neutral wires and ground wires.

\* Need to find out where and how the water is entering at the top of the electric panel.

3. The front cover for the main electric panel does not fit flush onto the main electric panel surfaces. Per NEC, the panel must fit flush against the electric panel edges. The drywall will need to be cut back to achieve this. There appears to be mold growth on the drywall at the top and top left corners that has to be cut out anyway.

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

The drywall around this electric panel sticks out further than the surface of the panel, so the electric panel cover does not fit flush. The drywall needs cut out around the panel so the panel cover can fit flush. The drywall from the top left corner, across the top and down the right side has mold growth from the water and has to be cut out 12 inches beyond the affected area anyhow.

## Defects/Safety

Condition :

Repair-Adjustment

Comments

Another shot of the water damage and rested connections at the neutral bar

---

## Defects/Safety

Condition :

Repair-Adjustment

Comments

Water damage in rusting to the neutral bar connections and the breakers.

---

## Defects/Safety

Condition :

Repair-Adjustment

Comments

Missing cable connector at top left corner

---

## Exterior

### Deck

Condition :

Repair-Adjustment

Comments

The deck is constructed of wood.

1. The deck stairs bottom step is rotted.
  2. The deck ledger board is not lag bolted to the house and is a safety issue.
  3. The deck ledger board is not have any visible flashing installed.
  4. The deck post are in contact with the soil and should be checked regularly for decay and or insect damage.
- 

### Deck Picture

Condition :

Repair-Adjustment

Comments

The deck ledger board is not lag bolted to the home and there is not any visible flashing.

---

## Siding & Surfaces

Condition :

Repair-Adjustment

### Comments

1. Rotted trim boards at the Family room top North window and also at the lower South center trim.
2. The siding is rotted above and below the Northwest bedroom North window.
3. The basement North side window is missing the exterior trim and brick molding.
4. The basement West window South of the basement exterior door has rotted trim and missing trim also.
5. The exterior brick mold trim at the breakfast nook door is rotted and the siding is also rotted at the hand side of the door and the siding is swelled at the upper portion bottom edges of the same area.
6. The garage South side upper siding bottom edges of the siding is rotted.
7. The garage North corner roof support is rotted where it mounts against the vertical trim board.
8. The picture Windows above the front entry area has rotted brick molding.

\* Wherever there may be wood rot noted in the report, there could be further damage that is not visible until the top material is removed.

\* The rotted siding under the Northwest bedroom North window area could be allowing water intrusion into the wall cavity. Further investigation is recommended. See the Wall Section in this report.

\* We recommend caulking around the exterior light fixtures clockwise from 8 o'clock to 4 o'clock.

\* We recommend using a quality urethane caulk and seal where the front porch concrete meets any siding and trim.

---

## Siding & Surfaces

Condition :

Repair-Adjustment

### Comments

Bottom edges of the siding starting to rot above the breakfast nook exterior door.

---

## Siding & Surfaces

Condition :

Repair-Adjustment

### Comments

Picture Windows above the front entry area have rotted brick mold trim

---

## Siding & Surfaces

Condition :

Repair-Adjustment

### Comments

Garage North corner roof support is rotted

---

## Siding & Surfaces

Condition :

Repair-Adjustment

### Comments

Garage South side upper siding bottom 4 to 6 inches of the siding is rotted.

---

## Siding & Surfaces

Condition :

Repair-Adjustment

Comments

Basement North side window is missing trim

---

## Siding & Surfaces

Condition :

Repair-Adjustment

Comments

Rotted siding at the side of the breakfast nook exterior door.

---

## Siding & Surfaces

Condition :

Repair-Adjustment

Comments

Rotted and missing trim at the basement picture window at the patio area.

---

## Siding & Surfaces

Condition :

Repair-Adjustment

Comments

Rotted siding under the Northwest bedroom North window

---

## Siding & Surfaces

Condition :

Repair-Adjustment

Comments

Rotted lower section of the center trim of the Family room window.

---

## Soil Drainage &

Condition :

Poor-Out of Condition

Comments

The soil slope and drainage within 5 feet of this foundation is an adequate on the East, South, West and North sides of the home.

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

\* By not correcting in maintaining the soil drainage within 5 feet of the foundation it can cause hydraulic pressure against the foundation walls which causes inward movement cracking, there can also be vertical settlement of the foundation, water migrates underneath the basement slab cause any heaving and cracking and all this also creates high humidity in the basement.

---

## Fireplace/Chimney

## Type & Condition

**Condition :**

**Safety Concern**

**Comments**

The fireplace is a metal prefab wood burning fireplace with a metal chimney flue. There is gas supply to the firebox. There are gas logs installed at this time.

\* We were unable to check the operation of the fireplace, because there is newspaper packed in the flue at the damper.

\* We are sure that the paper was back in there to help prevent some air infiltration from the exterior, but we would recommend that the sellers remove this paper and have the fireplace operating so the buyers can inspected at their final walk-through.

---

## Heating & Air Conditioning Systems

### Air Conditioning

**Condition :**

**Repair-Adjustment**

**Comments**

\*\* We are not stating that there is anything wrong with the air-conditioning system, but we were unable to operate the system because of the low outside temperature. The outside temperature has to be at least 65°.

We recommend that the Sellers furnished an Air-conditioning Cold Weather Addendum stating that the air-conditioning system was working as intended when last used or have the system service prior to closing. The air-conditioning system is only five years old.

Brand: Trane; Model # 4 TWB 3048 A 1000AA, Serial # 83340BM4F, 4 ton capacity and is approximately 5 years old. This is a Heat Pump system. The average life expectancy is 17 to 20 years.

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

---

### Furnace/Heater

**Condition :**

**Repair-Adjustment**

**Comments**

Brand: Lennox; Model # G23Q5/6 - 125 - 1, Serial # 5894 B 47531, 125,000 BTU gas input, 20 years old and the average life expectancy is 17 to 20 years.

Air filter is 1" x 25" x 25" and needs to be replaced monthly with a quality pleated filter.

Humidifier: The evaporator pad needs to be replaced every fall if the system was used the previous winter.

1. Due to the age of the furnace, we are recommending that the furnace be completely serviced and evaluated a specially the heat exchanger prior to closing.

---

## Interior

## Wall Covering

**Condition :**

**Repair-Adjustment**

### Comments

The wall covering material is drywall.

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

1. There is mold growth in the drywall around the main electric panel, so the drywall has to be cut back 12 inches and replaced. Make sure when the drywall is reinstalled that it is set back from the main electric panel so the front electric panel cover flush onto the panel.

2. There is evidence of water streaks below the North bedroom window and on the exterior is where the siding is rotted. We are recommending that the drywall be cut out from below this window to remediate for mold. Once the siding is replaced.

\* All the Windows there was noted having rotted window Sills are rotted casement's and some had evidence of water streaks on the drywall could possibly have mold growth in the wall cavities. Small portions of the drywall under the window areas would need to be cut out to give the wall cavity inspection.\* We are available to provide the intrusive mold inspections and we are a certified mold remediation company.

## Plumbing System

### Defects

**Condition :**

**Repair-Adjustment**

### Comments

1. The kitchen garbage disposal rubber splash guard is missing and needs a new installed now.

2. Evidence of leakage at the garbage disposal drain pipe connections and there is a bowl setting under it to catch the water.

3. Evidence of leakage at the kitchen sink black drain pipe rubber boot connector and also at the connector were the black drain pipe in the white drain pipe.

4. All of the bathroom sinks are missing the sink stoppers.

5. There are multiple chips in the whirlpool tub bottom surface area that should be properly sealed with the correct material.

## Windows

## Defects

Condition :

Repair-Adjustment

### Comments

1. The master bedroom bath picture window interior ledge and exterior are rotted. There is a possibility of mold growth in the wall cavity below this window.
2. The Southeast bedroom window sill is rotted. There is a possibility of mold growth in the wall cavity below this window.
3. The Northwest bedroom window sill is rotted. There is a possibility of mold growth in the wall cavity below this window.
4. The Northeast bedroom window sill is rotted. There is a possibility of mold growth in the wall cavity below this window.
5. The breakfast nook center window sill is rotted as well as the South Windows. There is a possibility of mold growth in the wall cavity below these Windows.

\* The above Windows can very well have mold growth in the wall cavities between the Windows and the floors, so the drywall needs to be removed 12 inches beyond the affected areas. When this type of work is being performed, the areas need to be contained and properly HEPA vacuumed and the wall cavities sprayed and scrubbed with a liquid mold antimicrobial. There should also be a HEPA Negative Air machine running in the work area to filter the air of possible airborne mold spores. I know from experience that window replacement contractors and exterior wood rot contractors are not set up as mold remediation is to prevent the possibility of air contamination for mold. The mold remediation should be performed prior to any window replacements but then the rotted siding in the rotted Windows need to be replaced immediately after the work is completed.\* We are certified mold remediation and can take care this work is requested.

---

## Screens Missing

Condition :

Missing-Not Present

### Comments

Northeast bedroom,

---

## Thermal Panes

Condition :

Repair-Adjustment

### Comments

The Windows Thermal Pane Integrity shows evidence of failure and fogging at: Basement bedroom double hung window, Master bedroom West wall South window, Northeast bedroom, Breakfast nook center Picture window and South window, Living room South top window, Basement North wall small picture window, next to basement exterior door,

---