



# HomeTeam<sup>®</sup>

## INSPECTION SERVICE

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### *HOME INSPECTION REPORT*



**Home. Safe. Home.**



**HomeTeam<sup>®</sup>**  
INSPECTION SERVICE



CONVENIENT | EFFICIENT &  
BOOKINGS | INSPECTIONS  
**FAST REPORTS**

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## WHAT IS A HOME INSPECTION?

The purpose of a home inspection is to visually examine the readily accessible systems and components of the home. The inspectors are not required to move personal property, materials or any other objects that may impede access or limit visibility. Items that are unsafe or not functioning, in the opinion of the inspector, will be described in accordance with the standards of practice by which inspectors abide.

## WHAT DOES THIS REPORT MEAN TO YOU?

This inspection report is not intended as a guarantee, warranty or an insurance policy. Because your home is one of the largest investments you will ever make, use the information provided in this report and discuss the findings with your real estate agent and family to understand the current condition of the home.

## OUR INSPECTIONS EXCEED THE HIGHEST INDUSTRY STANDARDS.

Because we use a team of inspectors, each an expert in his or her field, our inspections are performed with greater efficiency and more expertise and therefore exceed the highest industry standards. We are pleased to provide this detailed report as a service to you, our client.

## WE BELIEVE IN YOUR DREAM OF HOME OWNERSHIP.

We want to help you get into your dream home. Therefore, we take great pride in assisting you with this decision making process. This is certainly a major achievement in your life. We are happy to be part of this important occasion and we appreciate the opportunity to help you realize your dream.

## WE EXCEED YOUR EXPECTATIONS.

Buying your new home is a major decision. Much hinges on the current condition of the home you have chosen. That is why we have developed the HomeTeam Inspection Report. Backed by HomeTeam's experience with hundreds of thousands of home inspections over the years, the report in your hand has been uniquely designed to meet and exceed the expectations of today's homebuyers. We are proud to deliver this high-quality document for your peace of mind. If you have any questions while reviewing this report, please contact us immediately.

**Thank you for allowing us the opportunity to serve you.**



FAST



TRUSTED



ACCURATE



## Summary

This Inspection Summary is provided as a convenience to our client. The summary below highlights significant elements of the Inspection recently performed by The HomeTeam. It does not substitute for a thorough reading of the narrative report that follows. HomeTeam recommends that professional bids be obtained from licensed contractors to determine and/or confirm costs of repairs or corrections prior to closing.

### FOUNDATION & STRUCTURAL SYSTEMS

- *One of the steel support posts appears to have been removed and is leaning against the foundation wall. This should be replaced.*

### PLUMBING SYTEMS

- *A minor leak was dripping at the first floor hall ceiling leading out of the hearth room. This is directly below an upper level bathroom. It indicates a likely drain leak which is in need of further evaluation and repair.*
- *A minor drip was noted in a drain line in the basement ceiling just behind the stairs. Minor repairs are needed*

### ELECTRICAL

- *Two receptacles located just inside the rec room above the right garage indicated no voltage present when we tested them. Evaluation and repair is needed to restore voltage.*

### INTERIOR ELEMENTS

- *The basement stairwell was not equipped with a handrail. A hand rail is an important safety item that might help prevent injury and may help to prevent a fall down the stairs. A hand rail should be installed.*



## **INSPECTION TEAM**

**Maurie Blick** - KS Reg # 0110-0038- HomeTeam master inspector is also a licensed electrician

**Justin Blick**- KS Reg # 0611-0212- HomeTeam master inspector is also a licensed electrician

**Gourmet Heating and Air** - Owner Wayne Zeller 785-966-2112 (Mayetta)

## **OVERVIEW**

Throughout this report, the terms "right" and "left" are used to describe the home as viewed facing the front elevation of the home. The term "major visual defect" is defined in the Home Inspection Agreement, the terms of which are incorporated into this report. The HomeTeam inspects for evidence of major visual defects and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed. All conditions are reported as they existed at the time of the inspection. Routine maintenance and safety items are not within the scope of this inspection unless they otherwise constitute major, visually observable defects as defined in the Home Inspection Agreement. Although some maintenance and/or safety items may be disclosed, this report does not include all maintenance or safety items, and should not be relied upon for such items.

**NON-OCCUPIED DWELLINGS:** Structures that have not been occupied for a period of time may present unique problems when they are re-occupied. Some structural and mechanical components and systems that have not been used on a daily basis may malfunction or present maintenance issues soon after being placed back into daily service. Plumbing systems will quite often present maintenance issues when the systems are returned to regular use. Leaks may develop; usually minor in nature at faucets and other supply connections and at drain fittings which can be caused by excess sediment settling in supply lines and by seals and washers drying out in valves and drain fittings. Although somewhat rare, sewer lines can become obstructed and back up several days after the home is re-occupied. Sediment that hardens inside a sewer pipe that has been dry for an extended period of time can break loose and clog the line. This is usually remedied by routine sewer auguring service.

## **GENERAL DESCRIPTION**

The inspected property consisted of a one and a half story wood-framed structure with hard coat stucco exterior and stone veneer that was vacant at the time of the inspection. The estimated date of construction, as reported by the seller was said to be 2007.

Minor abrasions and hairline cracks seen in the stucco are in need of maintenance attention to seal them against moisture infiltration.

Pipe and utility penetrations of the exterior are in need of maintenance attention to caulk and seal them to prevent moisture infiltration; especially at the AC condensing units.



It should be noted that the brick or stone veneer is installed in front of the wood frame or cured concrete structure of the wall. The wall structure does not rely on the brick or stone work for its structural integrity. Any cracks in the masonry should be monitored for indications of significant settling or shifting and any cracks or gaps in the masonry or mortar should be sealed against moisture infiltration.

The home was situated on a lightly sloped lot. The general grade of the terrain appeared to be functional to direct rain water away from the foundation. Grading and drainage problems may be difficult to determine during dry weather. If water pooling is noticed during or immediately following periods of rainfall, routine home owner's maintenance would be indicated to add soil or reshape the contour of the grade to eliminate any pooling. Water pooling next to the foundation of the home can cause leaking or may even damage the foundation over time.

It is recommended that egress window wells be provided with a cover sufficient to keep personnel or critters from falling in.



Minor depressions seen in a few locations around the perimeter of the home are in need of some additional fill to prevent pooling at those locations.

The approximate temperature at the time of the inspection was 20-25 degrees Fahrenheit, and the weather was sunny and clear. The utilities were on at the time of the inspection. The buyers and their agent arrived to observe the inspection after it was in progress.

There was a concrete walkway leading to a concrete porch in the front of the home. There were no major visual defects observed in the walkway or the porch.

There was a concrete driveway in the front of the home which led to the garage. There were no major visual defects observed in the driveway.

## **GARAGE**

The front garage was designed for two cars with access provided by two overhead-style doors. Both of the Overhead Door brand electric garage door openers were tested and found to be functional. The automatic safety reverse on the garage doors was tested and found to be functional. The concrete garage floor was in functional condition. There were no major visual defects observed in the garage or the door mechanisms.

The rear garage was designed for one car with access provided by two overhead-style doors. Both of the Overhead Door brand electric garage door openers were tested and found to be functional. The automatic safety reverse on the garage doors was tested and found to be functional. The concrete garage floor was in functional condition. There were no major visual defects observed in the garage or the door mechanisms.

## **PATIO**

There was a concrete patio located in the back of the home. There were no major visual defects observed on the patio.

## **ROOF STRUCTURE**

The roof was a gable, hip and valley design covered with impact resistant architectural grade asphalt-fiberglass shingles. Observation of the roof surfaces, flashing and penetrations through the roof was performed from eaves level with the aid of binoculars. The age of the roof covering was unknown. There was one layer of shingles on the roof at the time of the inspection. There was no curling or cupping and light surface wear observed on the roof shingles at the time of the inspection. These conditions indicate the roof shingles were in the first third of their useful life.

Roof ventilation was seen to be provided by gable, soffit and ridge vents. The roof drainage system consisted of aluminum gutters and downspouts which appeared to be functional at the time of the inspection. Gutters and downspouts should receive routine maintenance to prevent premature failure. There were no major visual defects observed on the visible portions of the gutters or downspouts.

It is recommended that splash blocks and or extenders be provided beneath the downspouts of the gutter system. The splash blocks and extenders serve to prevent soil from washing away and creating depressions in which water can pool. The discharge pipe for the sump pump has dug a significant depression which needs filling and should be proved with a splash block and or extender.



There was one chimney. Observation of the chimney exterior was made from the eaves. There were no major visual defects observed on the exterior.

This visual roof inspection is not intended as a warranty or an estimate on the remaining life of the roof. Sometimes our opinion of a roof may differ from that of an insurance underwriter. We apply a widely recognized inspection standard which is defined by the American Society of Home Inspectors. The standards of inspection applied by insurance underwriters can vary widely from company to company or even from adjuster to adjuster. Some insurance providers are more particular than others when it comes to evaluating and insuring a roof. We strive to provide a clear, accurate evaluation of current conditions based upon well established, consistent standards of our industry.

## **FOUNDATION**

The foundation was constructed of poured concrete. Some typical settlement cracking was observed. A single inspection cannot determine whether movement or settling of a foundation has ceased. Any cracks should be monitored regularly. There were no major visual defects observed on the visible portions of the foundation.

## **BASEMENT**

The full basement was unfinished, and contained the following mechanical systems: furnace, water heater, sump pump and sewage lift pump. The basement stairs did not have a handrail.

The basement was dry at the time of the inspection. Because the basement is below grade, there exists a vulnerability to moisture penetration after heavy rains.

***The basement stairwell was not equipped with a handrail. A hand rail is an important safety item that might help prevent injury and may help to prevent a fall down the stairs. A hand rail should be installed.***

Several hairline cracks were observed in the basement floor slab and were inspected for evidence of significant settling, shifting or moisture infiltration. These were not considered to be structurally significant at the time of the inspection but should be monitored.

## **FLOOR STRUCTURE**

The visible floor structure consisted of a waferboard sub-floor, supported by two by twelve inch TJI joists spaced sixteen inches on center. There was a 6x10 inch steel center beam and three inch steel posts or piers for load bearing support. There were no major visual defects observed in the visible portions of the floor structure. ***One of the steel support posts appears to have been removed and is leaning against the foundation wall. This should be replaced.*** One or more of the other support posts may have been relocated. We saw no evidence of any structural deflection or shifting.



## **PLUMBING**

The visible water supply lines throughout the home were type PEX Polyethylene tubing and some copper Pipe. The water was supplied by a public system. The visible waste lines consisted of PVC pipe. The home was connected to a septic tank system.

Water pressure was tested at an outdoor hydrant and found to be 50-60 pounds per square inch. There were no major visual defects observed in the visible portions of the plumbing system.

The main shut off valve for water was located near the point of entry into the home in the basement.

***A minor leak was dripping at the first floor hall ceiling leading out of the hearth room. This is directly below an upper level bathroom. It indicates a likely drain leak which is in need of further evaluation and repair.***

***A minor drip was noted in a drain line in the basement ceiling just behind the stairs. Minor repairs are needed.***

PVC pipes stubbed up through the basement floor are intended for the installation of plumbing fixtures for a future bath. Typically, these lines are tied into the active drain system at the time of construction. In this case, it is likely that the drain pipes are tied into the nearby sewage lift station.





All plumbing fixtures not permanently attached to a household appliance were operated and inspected for visible leaks.

The kitchen plumbing was inspected. There were no leaks observed in the visible piping and connections. Water flow at each of the fixtures was adequate. Drain flow was adequate.

The master bedroom wet bar was inspected. There were no leaks observed in the visible piping and connections. Water flow at each of the fixtures was adequate. Drain flow was adequate.

The laundry room utility sink was inspected. There were no leaks observed in the visible piping and connections. Water flow at each of the fixtures was adequate. Drain flow was adequate.

The plumbing in all of the bathrooms were inspected. Faucets were checked for adequate flow and for leakage. The drains were flooded to check drain flow. Accessible supply and drain connections were checked for leaks or excess corrosion. Exhaust fans were checked to determine if they were functional in any bathroom in which they were located. We found the ventilation, fixtures and drains in the bathrooms in functional condition with the following exceptions.

The sink drains in the first floor half bath, both of the upper bathrooms and both of the master bath sinks are slow flowing. They should be monitored and may require some drain cleaning or adjustment going forward.

The upper rear bath sink faucet is loose and in need of some tightening or adjustment.

There was a sump pump located in the basement. The sump pump was functional.

Propane storage tanks may be privately owned or owned and maintained by private companies. Throughout this report, the words natural gas and gas shall be understood to mean propane if propane is being used for the structure. We recommend consulting with the seller concerning ownership of the tank and to request copies of available documentation relating to the operation, service history and maintenance requirements of the system.

This home is equipped with a passive radon reduction system. These systems are usually installed at the time of original construction to prevent a buildup of radon gas within the home. They generally use a PVC pipe system to establish a vent path from beneath the concrete slab of the basement to the exterior of the home. The pipe system creates a pathway for the migration of any radon gas that may accumulate beneath the home to the exterior. Radon gas is an odorless radioactive gas that occurs naturally as a result of the decay of uranium in the soil. Most passive Radon reduction systems can be upgraded to an active system if needed by adding an inline low flow exhaust fan to the system.

There were two water softeners located in the basement. They did appear to be in service. The water softener is not within the scope of our inspection. The seller should be consulted as to the condition and the operation of the water softener and whether it will stay with the home. If it will stay, the buyer should be provided with any available documentation regarding the operation, care, and maintenance of the system along with any service history or warranty information that may be available.

## **WATER HEATER**

There was 55 gallon capacity, electric water heater located at the north end in the basement. The water heater was manufactured by Kenmore;model number 153 321543 and serial number J07A102434. Information on the water heater indicated that it was manufactured in 2007. A temperature and pressure relief valve (T&P) was present. Because of the lime build-up typical of T&P valves, we do not test them. A drip leg was installed on the T&P valve. It did terminate close to the floor. Your safety depends on the presence of a T&P valve and a drip leg terminating close to the floor. The water heater was functional.

There was an 80 gallon capacity, electric water heater located at the south end in the basement. The water heater was manufactured by Kenmore;model number 153 321841 and serial number G07A028199. Information on the water heater indicated that it was manufactured in 2007. A temperature and pressure relief valve (T&P) was present. Because of the lime build-up typical of T&P valves, we do not test them. A drip leg was installed on the T&P valve. It did terminate close to the floor. Your safety depends on the presence of a T&P valve and a drip leg terminating close to the floor. The water heater was functional.

The water heater is equipped with an expansion valve. As water is heated within the water heater, pressure is created and the water expands as it warms. The expansion valve is an adjustable relief valve that will allow excess pressure to safely equalize pressures that are created by the heating and cooling cycles of the hot water system.



## **ELECTRIC SERVICE**

The electrical service equipment was inspected by a licensed electrician. The underground electric service wire entered the property on the right side. The electric meter was located on the right exterior wall. The service wire entered a Siemens weather tight main disconnect, located on the exterior wall near the meter base with 400 amps of capacity. The exterior disconnect consists of a pair of 200 amp main breakers side by side and next to the meter.



The weather tight main disconnect sub-feeds a Square D Homeline breaker type sub-panel located on the garage wall and an identical 200 amp breaker panel located in the basement and rated at 200 amps of capacity each.

The 200 amp main breaker service panel located in the basement sub-feeds a Square D Homeline breaker type sub-panel located on the basement wall next to the 200 amp main panel and rated at 100 amps of capacity.

The branch circuits within the panels were copper. These branch circuits and the circuit breaker to which they were attached did appear to be appropriately matched. The visible house wiring consisted primarily of Romex type and appeared to be in functional condition.

A representative number of installed lighting fixtures, switches, and receptacles located throughout the home were inspected and were found to be functional. The grounding and polarity of a representative number of receptacles were also tested. There were GFCI protected receptacles located in the kitchen, bathroom, basement, garage and on the exterior. GFCI (Ground Fault Circuit Interrupting) devices are highly sensitive safety devices that are designed to sense minute leakages of current off of the circuit path (to ground) and shut off the power. They are designed to prevent electrical shock. They are recommended to be installed as receptacles or breakers to protect outlets located in kitchens, bathrooms, garages, unfinished basements, whirlpool tubs, and exterior receptacles. The present and tested GFCI type devices were functional. All GFCI receptacles and GFCI circuit breakers should be tested regularly.

There are two time clock switches on the north garage wall. These are used to turn exterior lighting on and off. The time clock is adjustable to set the on and off times preferred.

***Two receptacles located just inside the rec room above the right garage indicated no voltage present when we tested them. Evaluation and repair is needed to restore voltage.***

The electrical service appeared to be of sufficient capacity for the load served. Alarms, electronic keypads, remote control devices, landscape lighting, telephone and television, and all electric company equipment were beyond the scope of this inspection. There were no major visual defects observed in the electrical system.

## **SMOKE ALARMS**

There were smoke alarms found in the house. The batteries (if any) should be replaced with new ones when you move into the house, and tested on a regular basis thereafter. The built-in test button, when present, only verifies proper battery and horn function; it does not test sensing capabilities. Sensing capability can be tested using a simulated smoke (aerosol) product. All or most of the detectors did emit an audible signal when the test button was operated.

## **WINDOWS AND DOORS**

A representative number of accessible windows and doors were operated and found to be functional. The primary windows were constructed of aluminum clad wood, casement style, with insulated glass. The interior doors were operated and found to be functional with a few in need of minor adjustment. The door to the basement is rubbing against the tile floor and in need of some minor adjustment. All exterior doors were operated and found to be functional. The exterior door locks should be changed or re-keyed upon occupancy. Possible problem areas may not be identified if the windows or doors have been recently painted. There were no major defects observed in the windows or doors.



## **INTERIOR ELEMENTS**

The HomeTeam inspects for evidence of major visible defects and safety concerns only. The cosmetic conditions of the paint, wall covering, carpeting, window coverings, etc., are not addressed. There were no major visual defects observed on the interior elements.

The visible portion of the dryer vent was inspected and appeared to be functional at the time of the inspection. The venting appeared to be adequate to vent the dryer to the exterior of the home but the vent system was not tested.

Walls and ceilings were inspected for the presence of significant cracking and or settling. Minor cracks are commonly seen that are characteristic of settlement and or vibration type cracking that occurs in wall and ceilings as the age. There were no cracks observed that appeared to indicate significant underlying structural issues.

Walls and ceilings were inspected for the presence of significant stains or damage that could be an indication of current or past plumbing or roof leaks. There were no stains or damage that appeared to indicate currently active leaking. Water damage seen on the ceiling of the master bedroom should be monitored. There was no moisture present at the time of the inspection and during testing of the plumbing and drain systems, It is likely that this resulted from a plumbing leak or overflow of one of the plumbing fixtures that occurred in the past.

## **KITCHEN**

The visible portions of the cabinets and counter tops were in functional condition. The appliances were turned on to check operational function only. No warranty, express or implied, is given for the continued operational integrity of the appliances or their components. The kitchen contained the following appliances:

The General Electric refrigerator was inspected and did appear to be functional. The temperature setting and ice maker, if present, are not within the scope of the inspection.

The Kitchen Aid electric range was inspected and did appear to be functional. The accuracy of the clock, timers and settings on ovens are not within the scope of this inspection.

The Trade Wind vented range hood was inspected and did appear to be functional. The visible portion of the venting system was inspected and was functional at the time of the inspection. The exhaust capacity is not within the scope of this inspection. Cleaning the fan and filter may increase the exhaust capability.

The Kitchen Aid dishwasher was observed through a short cycle and did appear to be functional.

A trash compactor was present. This type of appliance is beyond the scope of our inspection and was not tested. The seller should be asked to provide any manuals and documentation that might be available.

There were two beverage coolers; one located in the kitchen and one in the master bedroom. They were operated and found to be functional.

Both of the Kenmore disposals were inspected and did appear to be functional. The efficiency rating is not within the scope of the inspection.

The ISE instant hot water appliance beneath the kitchen sink and beneath the master bath wet bar sink dispenses instant hot water through a small tap at the sink. They were tested and was found to be functional.



## **FIREPLACE**

A wood-burning fireplace was located in the hearth room. The damper did appear to be functional. There was no buildup of combustion byproducts observed in the firebox and/or chimney. There were no cracks observed in the firebox.

A wood-burning fireplace was located in the basement. The damper did appear to be functional. Neither of the wood burning fireplaces appears to have been used before.

## **GAS LOG FIREPLACE**

A gas log fireplace was located in the dining room. There was no significant buildup of combustion byproducts observed in the firebox and/or chimney. There were no defects observed in the metal firebox.

Our inspection of the fireplaces and chimney is limited to the readily visible portions only. Gas is not turned on in the event of possible leaks. The inner reaches of a flue are relatively inaccessible. For safe and efficient operation we recommend regular inspections by a qualified fireplace professional.

## **ATTIC STRUCTURE**

The attic was accessed through a scuttle in the 2nd floor bedroom closet. The attic above the living space was insulated with loose-fill insulation, approximately 16-20 inches in depth. The roof structure consisted of two-inch by eight inch wood rafters spaced 24 inches on center and OSB (waferboard) sheathing. Because of the framing and absence of a cat walk, access was limited. Most attic observations are made from near the access opening. Some attics are traversed depending upon accessibility and necessity. There was no moisture visible in the attic space. The absence of visible indications of moisture is not necessarily conclusive evidence that the roof is free from leaks. The only way to be sure a roof does not leak is to inspect the underside of the roof during a heavy rain. There were no major visual defects observed in the attic or roof structure.



## **HVAC- HEAT**

The heating, ventilating and air conditioning systems were inspected by a licensed technician. The inspector was a technician from Gourmet Heating and Air Co. Annual maintenance of the heating and cooling equipment is essential for safe and efficient performance, which will maximize the system's useful life. The South end of the main level of the home was heated by an Arcoaire electric forced air furnace; Serial Number A073384097, Model Number FVM2X4800A1. Information on the nameplate indicates the unit was manufactured in 2007. The unit was located in the basement of the home. It has an approximate net heating capacity of 15 KW . The heating system was found to be functional.

The upper level of the home was heated by an Arcoaire electric forced air furnace; Serial Number A073384088, Model Number FVM2X4800A1. Information on the nameplate indicates the unit was manufactured in 2007. The unit was located in a hall closet on the upper level of the home. It has an approximate net heating capacity of 15 KW. The upper level heating system was found to be functional.

The north end of the lower living level of the home was heated by a Kenmore electric forced air furnace; Serial Number A073384098, Model Number FVM2X4800A. Information on the nameplate indicates the unit was manufactured in 2007. The unit was located in the basement of the home. It has an approximate net heating capacity of 15 KW. The north end heating system was found to be functional.

## **AIR CONDITIONING**

The north end lower level electric outdoor air conditioner condensing unit was an Arcoaire; Serial Number E081721533, Model Number N2H33OGKB200. The unit is located in the side yard of the home. Information found on the nameplate indicates that this unit was manufactured in 2008. Periodic preventive maintenance is recommended to keep this unit in good working condition. This unit is rated at 2.5 tons of cooling and has an estimated SEER rating of 13.

The upper level electric outdoor air conditioner condensing unit was an Arcoaire; Serial Number E081304150, Model Number N2H336GKB200. The unit is located in the back of the home. Information found on the nameplate indicates that this unit was manufactured in 2008. Periodic preventive maintenance is recommended to keep this unit in good working condition. This unit is rated at 2.5 tons of cooling and has an estimated SEER rating of 13.

The south end lower level electric outdoor air conditioner condensing unit was an Arcoaire; Serial Number E081721541, Model Number N2H33OGKB200. The unit is located in the back of the home. Information found on the nameplate indicates that this unit was manufactured in 2008. Periodic preventive maintenance is recommended to keep this unit in good working condition. This unit is rated at 2.5 tons of cooling and has an estimated SEER rating of 13.

### **FILTER TYPE**

The Space Guard Model 2200 Pleated disposable filter at each of the three furnaces should be replaced on a regular basis to maintain the efficiency of the system. The efficiency rating is not within the scope of this inspection.

### **DUCTWORK**

The visible portions of the ductwork were observed to be functional and without major defects. There are no supply registers located in the basement.

### **RADON TEST IN PROGRESS**

Radon gas is a colorless and odorless gas released into the ground as a result of uranium decay. This invisible gas can be hazardous to your health in an enclosed structure. The radon test you requested is being performed by a state licensed radon measurement technician from The HomeTeam - Certification # KS-MS-0100. The testing we do requires a minimum of 48 hours of continuous monitoring with specialized radon monitoring and recording equipment. The radon inspection result will be reported when the testing is complete.