

INSPECTION REPORT
3895 Golden Eagle
Manhattan KS 66502

INSPECTED BY
Todd Thompson
Trust Inspection
Services

INSPECTION DATE
📅 5/14/2024
🕒



INVOICE

Trust Inspection Services
 2125 Ft Riley Ln Suite C
 Manhattan, KS 66502
 785 313-1240
 Inspected By: Todd Thompson

Inspection Date: 5/14/2024
Report ID: 3895 Golden Eagle

Customer Info:	Inspection Property:
Robert Rossiter	3895 Golden Eagle Manhattan KS 66502
Customer's Real Estate Professional: Jolene Roberts Sells MHK	

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	400.00	1	400.00
			Tax \$0.00
			Total Price \$400.00

Payment Method:
Payment Status:
Note:

Summary



**2125 Ft Riley Ln Suite C
Manhattan, KS 66502
785 313-1240**

Customer
Robert Rossiter

Address
3895 Golden Eagle
Manhattan KS 66502

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing / Chimneys / Roof Structure and Attic

General Summary

1.0 Roof Coverings

Inspected, Repair or Replace

There's evidence of granule loss visible on the shingles especially on the south and west facing surfaces

There's some missing shingles on the south facing roof.

Recommend having a roofer further evaluate the roof for life expectancy. Weddle and Sons roofing does free inspections and provides a report with life expectancy and estimates for any recommended repairs.

2. Exterior

General Summary

2.0 Wall Cladding, Flashing and Trim

Inspected, Repair or Replace

There are some loose pieces of siding in the upper West gable end. Some cracking can be seen in one of the pieces of siding - treat this as a butt joint and caulk it. The siding butt joints appear to have a building paper behind them - making it not necessary to caulk the butt joints

There is some damage to the bottom piece of siding on the west side.

There is a little bit of chipping paint and water damage on the garage door opening trim.

The flashing for the previous deck needs to be repaired. The gaps under the patio door sill need to be sealed.

2.1 Doors (Exterior)

Inspected, Repair or Replace

Water damage, chipping paint, and damage to the weather seal can be seen on the south patio door. Daylight can be seen from the inside.

The front entry door knob is loose and does not lock properly.

2.3 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Inspected, Repair or Replace

(1) Recommend adding fall protection to the basement window wells.

(2) Areas of chipping paint and water damage can be seen on the front porch railing.

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected, Repair or Replace

The drainage slope along the west side of the house and around the front porch is flat to negative

The caulking along the driveway and basement wall needs to be redone. This is likely the entry point to the moisture seen in the basement walls.

Ideally, there should be a minimum of 6" of clearance between the soil and the siding AND a minimum slope of 6" of fall over the first 10' away from the home. There is always some give and take needed, but positive slope away from the home is essential.

Recommend walking around the home at least annually to inspect the drainage. Add soil as necessary to maintain positive drainage away from the home.

2.5 Roof Drainage Systems (gutters and downspouts)

Inspected, Repair or Replace

(1) The West downspout extension needs to be reconnected and extended away from home

Recommend ensuring that the buried downspouts flow freely and do not back up.

Be sure that the downspouts are extended far enough to effectively move water away from the home.

Recommend extending the downspout near the garage in PVC along the wall and then combine with the downspout at the northwest corner and extend far enough to ensure water does not run under the driveway.

3. Garage

General Summary

3.3 Garage Door (s)

Inspected, Repair or Replace

Some water damage and chipping paint that can be seen on the rear entry garage door and frame.

4. Kitchen Components and Appliances

General Summary

4.6 Plumbing Drain and Vent Systems

Inspected, Repair or Replace

There was some active leakage noted under the right kitchen sink.

6. Bathroom and Components

General Summary

6.0 Ceiling and Walls

Inspected, Repair or Replace

There's a little bit of water damage to the drywall and base trim on either side of the master shower.

Recommend maintaining the caulking around the edges of the tub deck to prevent water from getting behind the tile.

6.3 Doors (Representative number)

Inspected, Repair or Replace

Some water is able to splash through the bottom of the master shower door even when closed.

6.6 Plumbing Water Supply and Distribution Systems and Fixtures

Inspected, Repair or Replace

The master bathroom shower head leaks when running.

The jet powered bath tub worked properly at time of inspection.

The guest bathroom shower head leaks when running.

7. Structural Components

General Summary

7.0 Foundations, Basements and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Inspected, Repair or Replace

There are several areas where evidence of previous moisture entry can be seen on the basement walls.

Creating and maintaining positive exterior drainage is essential

8. Plumbing System

General Summary

8.0 Plumbing Drain, Waste and Vent Systems

Inspected, Repair or Replace

There is an open 3" PVC line in the basement. Unknown what this is for. Radon?. Likely the same open pipe can be seen in the attic. Recommend capping one end so that cold air is not falling into the basement.

Leakage can be seen coming from the master shower drain.

There is a capped 2" line in the basement that is likely intended to be the vent line for the bathroom.

8.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected, Repair or Replace

The 50 gallon gas water heater is located in the basement mechanical area

There's quite a bit of corrosion around the dielectric union, but no leakage was noted at time of inspection

There is a small amount of leakage from the pressure relief valve

10. Heating / Central Air Conditioning

General Summary

10.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace

Evidence of a previous leak from the furnace flue pipe can be seen in the basement. Unknown if this has been fixed or not.

10.8 Cooling and Air Handler Equipment

Inspected, Repair or Replace

The AC unit is located on the west side of the home

The information plaque is faded

The coils need to be cleaned.

The line set penetration needs to be sealed.

This unit likely uses R22 refrigerant which was phased out at the end of 2019. It is no longer made or imported into the United States and what is left is getting harder to come by and is getting more expensive as supply and demand takes over.

The AC pad has settled and the unit leveled.

The temperature differential of 15+ degrees between the supply and the return air indicates that the AC unit is functioning properly

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground

items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Todd Thompson

Date: 5/14/2024	Time:	Report ID: 3895 Golden Eagle
Property: 3895 Golden Eagle Manhattan KS 66502	Customer: Robert Rossiter	Real Estate Professional: Jolene Roberts Sells MHK

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Standards of Practice:

INACHI National Association of Certified Home Inspectors

In Attendance:

Customer representative

Type of building:

Single Family

Approximate age of building:

2005

Home Faces:

North

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Wet

Rain in last 3 days:

Yes

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.





		IN	NI	NP	RR	Styles & Materials
1.0	Roof Coverings	•			•	Viewed roof covering from: Ladder Roof-Type: Gable Roof Covering: Architectural Chimney (exterior): N/A Sky Light(s): None Roof Ventilation: Ridge vents Soffit Vents Passive
1.1	Flashings	•				
1.2	Skylights, Chimneys and Roof Penetrations	•				
1.3	Roof Ventilation	•				
1.4	Roof Structure and Attic (Report leak signs or condensation)	•				
1.5	Ventilation Fans and Thermostatic Controls (Attic)	•				
1.6	Insulation in Attic	•				
1.7	Visible Electric Wiring in Attic	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR
Method used to observe attic:
 Walked
Roof Structure:
 Engineered wood trusses
 Sheathing
 2 X 4 Rafters
Ceiling Structure:
 4" or better
Attic info:
 Scuttle hole
Attic Insulation:
 Blown Cellulose

Comments:

1.0 There's evidence of granule loss visible on the shingles especially on the south and west facing surfaces

There's some missing shingles on the south facing roof.

Recommend having a roofer further evaluate the roof for life expectancy. Weddle and Sons roofing does free inspections and provides a report with life expectancy and estimates for any recommended repairs.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)

1.5 The bathroom exhaust fans vent into the attic space - while not ideal, no excessive moisture was noticed in the attic.



1.5 Item 1(Picture)



1.5 Item 2(Picture)

1.6 Insulation levels in the attic appear to be adequate.

There is no insulation above the garage.



1.6 Item 1(Picture)



1.6 Item 2(Picture)



1.6 Item 3(Picture)



1.6 Item 4(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



		IN	NI	NP	RR	Styles & Materials
2.0	Wall Cladding, Flashing and Trim	•			•	Siding Style: Lap Rock and Mortar
2.1	Doors (Exterior)	•			•	Siding Material: Cement-Fiber Stone
2.2	Windows	•				Exterior Entry Doors: Steel
2.3	Decks, Balconies, Balconies, Stoops, Steps, Areaways, Porches, Patio/ Cover and Applicable Railings	•			•	Appurtenance: Covered porch Patio
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)	•			•	Driveway: Concrete

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

		IN	NI	NP	RR
2.5	Roof Drainage Systems (gutters and downspouts)	•			•
2.6	Eaves, Soffits and Fascias	•			
2.7	Plumbing Water Faucets (hose bibs)	•			
2.8	Outlets (Exterior)	•			
2.9	Other	•			
2.10	Additional Building	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

2.0 There are some loose pieces of siding in the upper West gable end. Some cracking can be seen in one of the pieces of siding - treat this as a butt joint and caulk it. The siding butt joints appear to have a building paper behind them - making it not necessary to caulk the butt joints

There is some damage to the bottom piece of siding on the west side.

There is a little bit of chipping paint and water damage on the garage door opening trim.

The flashing for the previous deck needs to be repaired. The gaps under the patio door sill need to be sealed.



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)



2.0 Item 7(Picture)



2.0 Item 8(Picture)



2.0 Item 9(Picture)

2.1 Water damage, chipping paint, and damage to the weather seal can be seen on the south patio door. Daylight can be seen from the inside.

The front entry door knob is loose and does not lock properly.



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

2.3 (1) Recommend adding fall protection to the basement window wells.



2.3 Item 1(Picture)

(2) Areas of chipping paint and water damage can be seen on the front porch railing.



2.3 Item 2(Picture)



2.3 Item 3(Picture)



2.3 Item 4(Picture)

2.4 The drainage slope along the west side of the house and around the front porch is flat to negative

The caulking along the driveway and basement wall needs to be redone. This is likely the entry point to the moisture seen in the basement walls.

Ideally, there should be a minimum of 6" of clearance between the soil and the siding AND a minimum slope of 6" of fall over the first 10' away from the home. There is always some give and take needed, but positive slope away from the home is essential.

Recommend walking around the home at least annually to inspect the drainage. Add soil as necessary to maintain positive drainage away from the home.



2.4 Item 1(Picture)



2.4 Item 2(Picture)



2.4 Item 3(Picture)



2.4 Item 4(Picture)



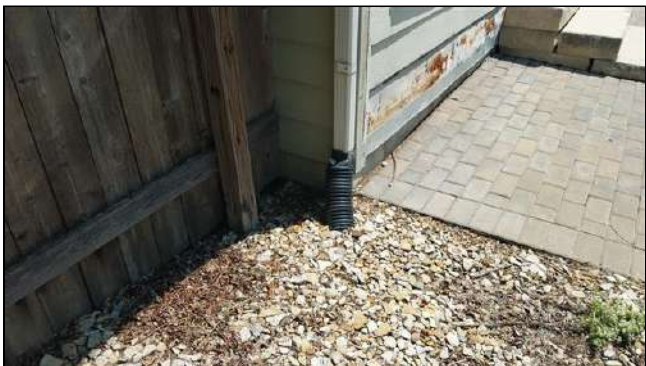
2.4 Item 5(Picture)

2.5 (1) The West downspout extension needs to be reconnected and extended away from home

Recommend ensuring that the buried downspouts flow freely and do not back up.

Be sure that the downspouts are extended far enough to effectively move water away from the home.

Recommend extending the downspout near the garage in PVC along the wall and then combine with the downspout at the northwest corner and extend far enough to ensure water does not run under the driveway.



2.5 Item 1(Picture)



2.5 Item 2(Picture)



2.5 Item 3(Picture)



2.5 Item 4(Picture)



2.5 Item 5(Picture)



2.5 Item 6(Picture)

(2) The gutter at the Southwest corner of the home needs to be cleaned.



2.5 Item 7(Picture)

2.6 Recommend installing some flashing to seal off the gap in the soffit above the garage roof and at the NW corner.

There is some cracking in areas of the soffit board



2.6 Item 1(Picture)



2.6 Item 2(Picture)



2.6 Item 3(Picture)



2.6 Item 4(Picture)

2.8 The front porch outlet is protected by the GFCI outlet in the breakfast area.

2.9 There's a little bit of repair needed on the fence.

There are some twisted boards. The fence needs to be power washed and water treated in the near future



2.9 Item 1(Picture)



2.9 Item 2(Picture)

2.10 The shed has areas that need some repair and the exterior needs to be painted.



2.10 Item 1(Picture)



2.10 Item 2(Picture)



2.10 Item 3(Picture)



2.10 Item 4(Picture)



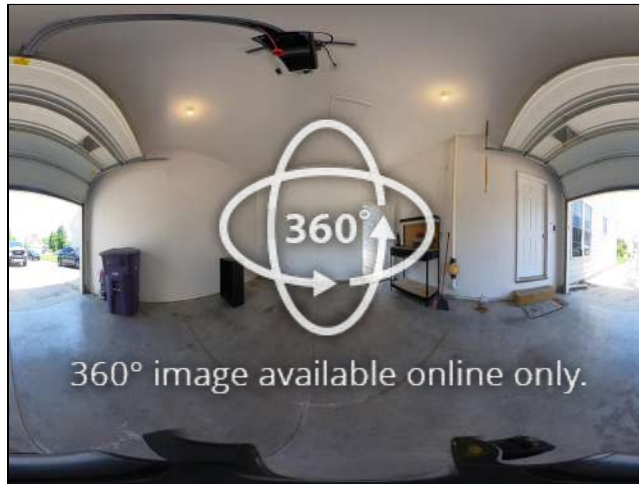
2.10 Item 5(Picture)



2.10 Item 6(Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



		IN	NI	NP	RR
3.0	Garage Ceiling	•			
3.1	Garage Walls (Including Firewall Separation)	•			
3.2	Garage Floor	•			
3.3	Garage Door (s)	•			•
3.4	Occupant Door from Garage to inside home	•			
3.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
3.6	Garage Outlets	•			
3.7	Garage Windows			•	

Styles & Materials
Garage Door Type:
 One automatic
Garage Door Material:
 Insulated
 Light inserts
 Metal
Auto-opener
Manufacturer:
 MARANTEC

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

3.0 There is a stain in the garage ceiling.



3.0 Item 1(Picture)

3.2 Recommend caulking the gap along the garage floor to wall joint.

There are some cracks in the garage floor

These do not appear to be a structural concern at the moment



3.2 Item 1(Picture)



3.2 Item 2(Picture)

3.3 Some water damage and chipping paint that can be seen on the rear entry garage door and frame.



3.3 Item 1(Picture)



3.3 Item 2(Picture)

4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



		IN	NI	NP	RR	Styles & Materials
4.0	Ceiling	•				Dishwasher Brand: BOSCH Serial # : FD930802643 built in 2013
4.1	Walls	•				Disposer Brand: DISPOSALL
4.2	Floor	•				Exhaust/Range hood: NONE RE-CIRCULATE
4.3	Pantry/Closet Doors	•				Range/Oven: GENERAL ELECTRIC Serial # : FM202803P built in 2007
4.4	Windows	•				Built in Microwave: GENERAL ELECTRIC Serial # : LL900515B built in 2006
4.5	Counters and a representative number of Cabinets	•				Trash Compactors: NONE
4.6	Plumbing Drain and Vent Systems	•			•	Cabinetry: Wood
4.7	Plumbing Water Supply Faucets and Fixtures	•				Countertop: Laminate
4.8	Outlets Wall Switches and Fixtures	•				Refrigerator: LG Serial # : 703 KRX D01434 built in 2007
4.9	Dishwasher	•				Clothes Dryer Vent
4.10	Ranges/Ovens/Cooktops	•				Material: Flexible Metal
4.11	Range Hood			•		Dryer Power Source: 220 Electric
4.12	Trash Compactor			•		
4.13	Food Waste Disposer	•				
4.14	Microwave Cooking Equipment	•				
4.15	Clothes Dryer Vent Piping	•				
4.16	Refrigerator	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

4.5 Recommend sealing the bottom of the countertop above the dishwasher to prevent steam damage. A simple piece of aluminum tape will suffice.

Recommend maintaining the caulking along the counter top / back splash joint.

There's some water damage to the cabinet base under the kitchen sink.



4.5 Item 1(Picture)



4.5 Item 2(Picture)



4.5 Item 3(Picture)



4.5 Item 4(Picture)

4.6 There was some active leakage noted under the right kitchen sink.



4.6 Item 1(Picture)

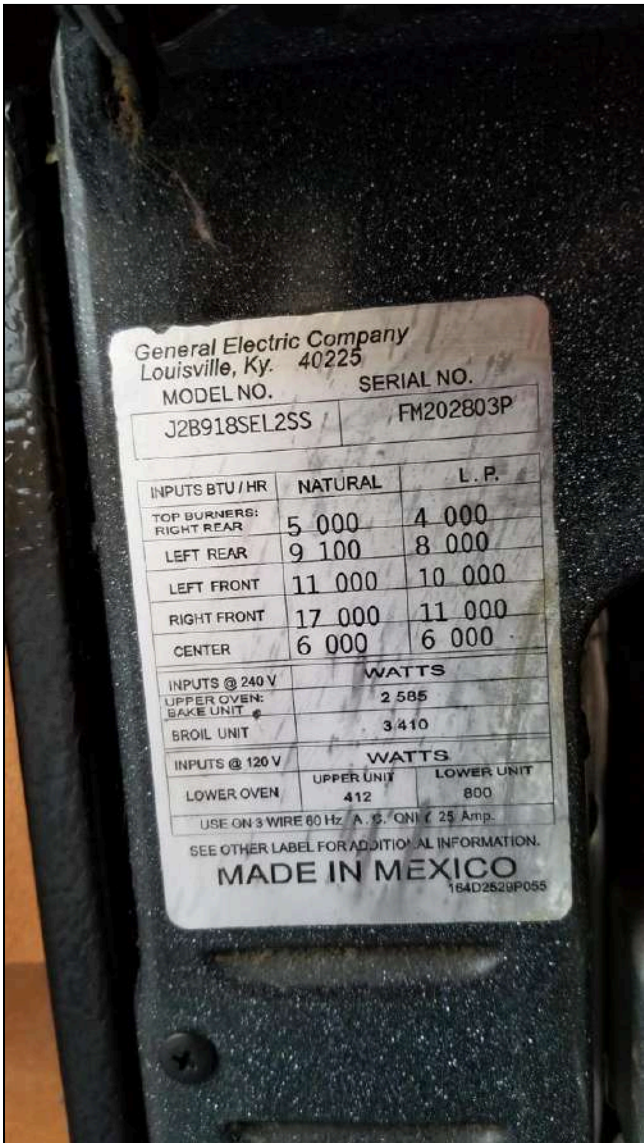
4.9 A cycle was run on the dishwasher and it appeared to function properly at time of inspection.



4.9 Item 1(Picture)

4.10 The finish on the cooktop control knobs appear to be partially melted.

The oven and cooktop were functioning properly at time of inspection.



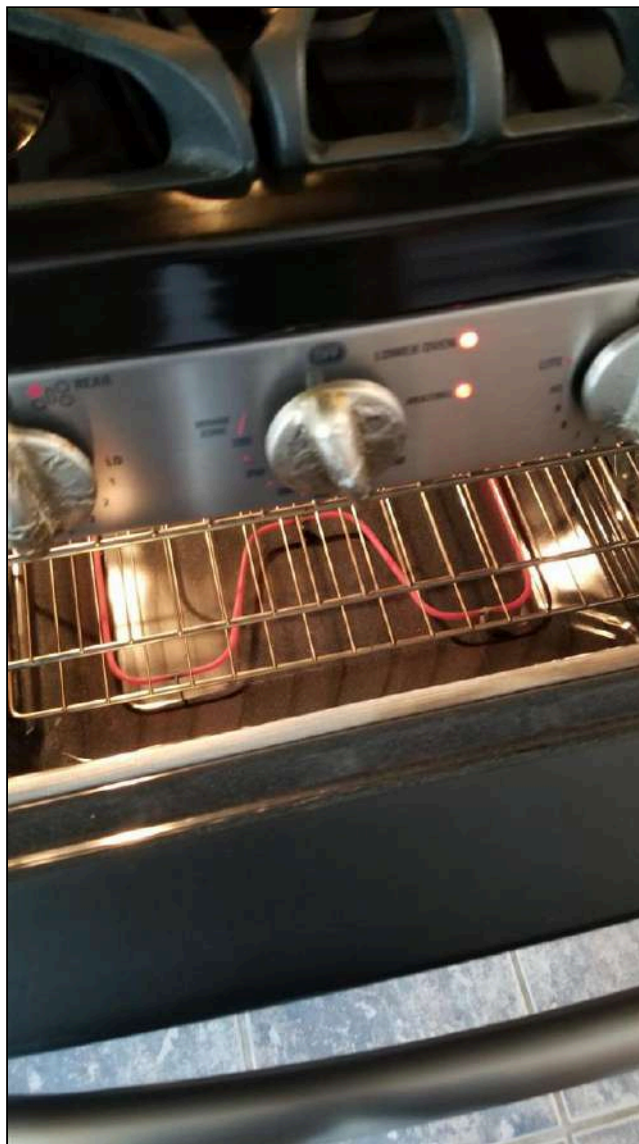
4.10 Item 1(Picture)



4.10 Item 2(Picture)



4.10 Item 3(Picture)



4.10 Item 4(Picture)

4.13 The disposal appeared to function properly at time of inspection.



4.13 Item 1(Picture)

4.14 The microwave was briefly operated and appeared to heat water properly.

There was a notification on the microwave display stating that the charcoal filter needs to be replaced in the

exhaust fan.



4.14 Item 1(Picture)

4.15 The dryer vent exits on the W side of the home



4.15 Item 1(Picture)

4.16 The refrigerator was unplugged at time of inspection.

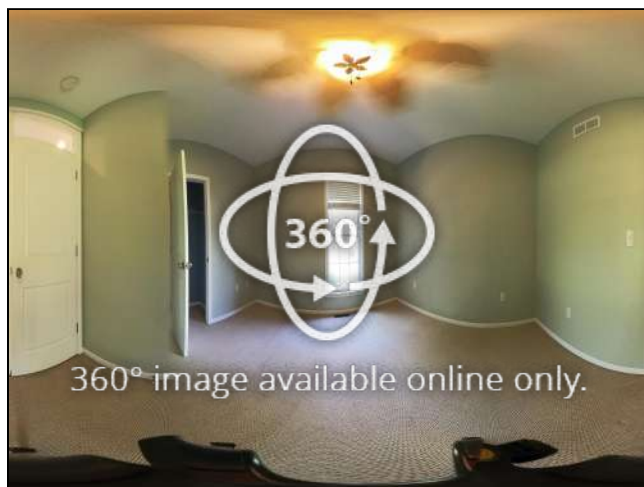
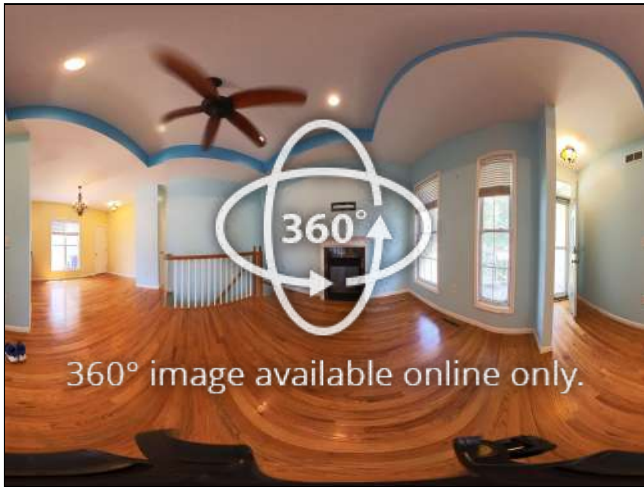


4.16 Item 1(Picture)

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



		IN	NI	NP	RR	Styles & Materials
5.0	Ceilings	•				Ceiling Materials: Drywall
5.1	Walls	•				Wall Material: Drywall
5.2	Floors	•				Floor Covering(s): Carpet Hardwood T&G Tile
5.3	Steps, Stairways, Balconies and Railings	•				
5.4	Doors (Representative number)	•				Interior Doors: Hollow core Raised panel Wood
5.5	Windows (Representative number)	•				Window Types: Double-hung Double Pane
5.6	Outlets, Switches and Fixtures	•				
5.7	Smoke Alarms	•				
5.8	Carbon Monoxide Detector			•		Window Manufacturer: UNKNOWN

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.0 There are a couple surface marks in the dining room ceiling.

There's a small stain in the master bedroom ceiling.

There's some mismatch paint marks around the edges of the ceilings throughout the main level.



5.0 Item 1(Picture)



5.0 Item 2(Picture)



5.0 Item 3(Picture)



5.0 Item 4(Picture)

5.1 There's a hole in the laundry room wall behind the dryer.

There's a dent and a scrape in the south hallway wall.



5.1 Item 1(Picture)



5.1 Item 2(Picture)

5.2 There are several cracked tiles in the Southwest bedroom floor by the exterior doorway.

There are some paint stains on the southwest bedroom tile floor.



5.2 Item 1(Picture)



5.2 Item 2(Picture)

5.5 The operate assist is failing on the northwest bedroom window causing the sash to be dead weight.

The screen is torn in the northwest bedroom window.

The Southwest window in the southwest bedroom is stuck shut.

There are a couple holes in the southwest bedroom window screens.



5.5 Item 1(Picture)



5.5 Item 2(Picture)

5.6 There's a missing outlet cover in the southwest bedroom.



5.6 Item 1(Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Bathroom and Components



		IN	NI	NP	RR	Styles & Materials
6.0	Ceiling and Walls	•			•	Exhaust Fans: Fan with light
6.1	Flooring	•				
6.2	Counters and Cabinets	•				
6.3	Doors (Representative number)	•			•	
6.4	Windows			•		
6.5	Plumbing Drain, Waste and Vent Systems	•				
6.6	Plumbing Water Supply and Distribution Systems and Fixtures	•			•	
6.7	Outlets Switches and Fixtures	•				
6.8	Exhaust fan	•				

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

6.0 There's a little bit of water damage to the drywall and base trim on either side of the master shower.

Recommend maintaining the caulking around the edges of the tub deck to prevent water from getting behind the tile.



6.0 Item 1(Picture)



6.0 Item 2(Picture)



6.0 Item 3(Picture)



6.0 Item 4(Picture)

6.1 There's a cracked tile in the guest bathroom floor.



6.1 Item 1(Picture)

6.3 Some water is able to splash through the bottom of the master shower door even when closed.

6.6 The master bathroom shower head leaks when running.

The jet powered bath tub worked properly at time of inspection.

The guest bathroom shower head leaks when running.



6.6 Item 1(Picture)



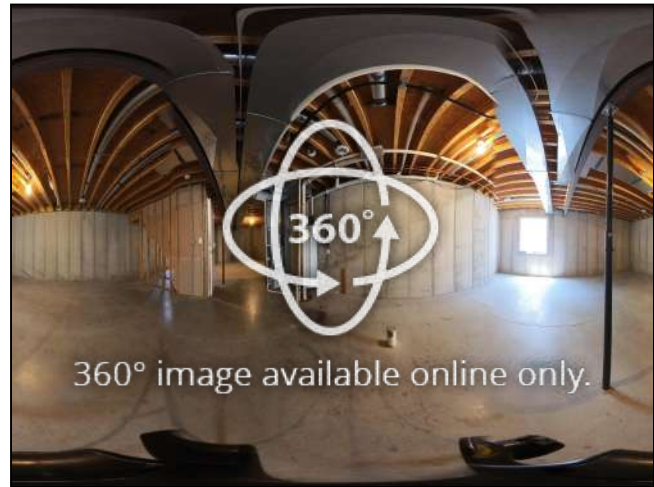
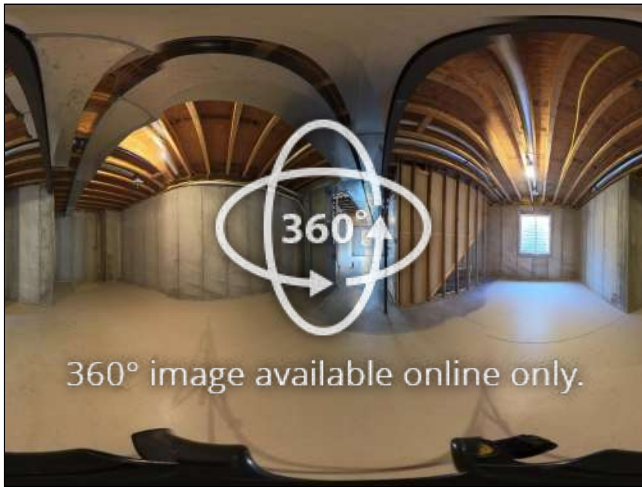
6.6 Item 2(Picture)



6.6 Item 3(Picture)

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



		IN	NI	NP	RR	Styles & Materials
7.0	Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			•	Foundation: Poured concrete
7.1	Walls (Structural)	•				Method used to observe Crawlspace: No crawlspace
7.2	Columns or Piers	•				Floor Structure: Engineered floor joists
7.3	Floors (Structural)	•				Wall Structure: 2 X 4 Wood
7.4	Ceilings (Structural)	•				Columns or Piers: Steel screw jacks
7.5	Insulation under Floor System			•		Floor System
7.6	Vapor Retarders (On ground in crawlspace or basement)		•			Insulation: NONE
7.7	Ventilation of Foundation Area (crawlspace or basement)			•		

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

7.0 There are several areas where evidence of previous moisture entry can be seen on the basement walls.

Creating and maintaining positive exterior drainage is essential



7.0 Item 1(Picture)



7.0 Item 2(Picture)



7.0 Item 3(Picture)



7.0 Item 4(Picture)



7.0 Item 5(Picture)



7.0 Item 6(Picture)

7.1 Small cracks do not represent a structural concern at the moment.

Recommend sealing the cracks to establish a baseline - monitor for any future movement.

Creating and maintaining positive exterior drainage is essential.



7.1 Item 1(Picture)



7.1 Item 2(Picture)



7.1 Item 3(Picture)



7.1 Item 4(Picture)



7.1 Item 5(Picture)



7.1 Item 6(Picture)



7.1 Item 7(Picture)



7.1 Item 8(Picture)



7.1 Item 9(Picture)



7.1 Item 10(Picture)



7.1 Item 11(Picture)



7.1 Item 12(Picture)



7.1 Item 13(Picture)



7.1 Item 14(Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

		IN	NI	NP	RR	Styles & Materials
8.0	Plumbing Drain, Waste and Vent Systems	•			•	Water Source: Public
8.1	Plumbing Water Supply and Distribution Systems and Fixtures	•				Water Filters: None
8.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			•	Plumbing Water Supply (into home): Copper
8.3	Main Water Shut-off Device (Describe location)		•			Plumbing Water Distribution (inside home): Copper
8.4	Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•				Washer Drain Size: 2" Diameter
8.5	Main Fuel Shut-off (Describe Location)		•			Plumbing Waste Line: PVC
8.6	Sump Pump		•			Water Heater Power Source: Gas (quick recovery)

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Water Heater
Capacity:
50 Gallon (2-3 people)

Water Heater Manufacturer:
RHEEM
Extra Info :
080511-2435 built in
2005

Water Heater Location:
Basement

Comments:

8.0 There is an open 3" PVC line in the basement. Unknown what this is for. Radon?. Likely the same open pipe can be seen in the attic. Recommend capping one end so that cold air is not falling into the basement.

Leakage can be seen coming from the master shower drain.

There is a capped 2" line in the basement that is likely intended to be the vent line for the bathroom.



8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)

8.2 The 50 gallon gas water heater is located in the basement mechanical area

There's quite a bit of corrosion around the dielectric union, but no leakage was noted at time of inspection

There is a small amount of leakage from the pressure relief valve



8.2 Item 1(Picture)



8.2 Item 2(Picture)



8.2 Item 3(Picture)



8.2 Item 4(Picture)

8.3 The main water shut off is located in the basement



8.3 Item 1(Picture)

8.5 The gas service enters on the W side of the home

The pipe penetration needs to be sealed.



8.5 Item 1(Picture)



8.5 Item 2(Picture)

8.6 There is a sump pump located in the basement. The pump ejects on the south. side of the home



8.6 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

		IN	NI	NP	RR	Styles & Materials
9.0	Service Entrance Conductors	•				Electrical Service
9.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•				Conductors: Below ground Aluminum 220 volts
9.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•				Panel capacity: 100 AMP
9.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)	•				Panel Type: Circuit breakers
9.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls	•				Electric Panel
9.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•				Manufacturer: GENERAL ELECTRIC
9.6	Alarm System			•		Branch wire 15 and 20
						AMP: Copper
						Wiring Methods: Romex

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

9.0 The electrical service enters on the south side of the home.

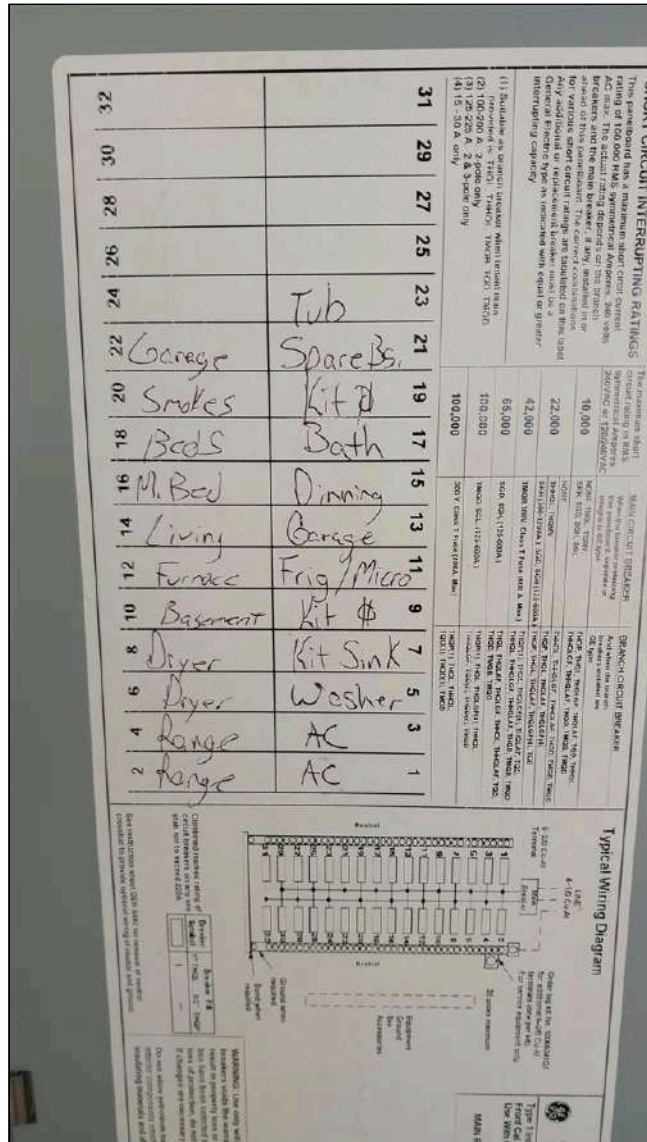


9.0 Item 1(Picture)

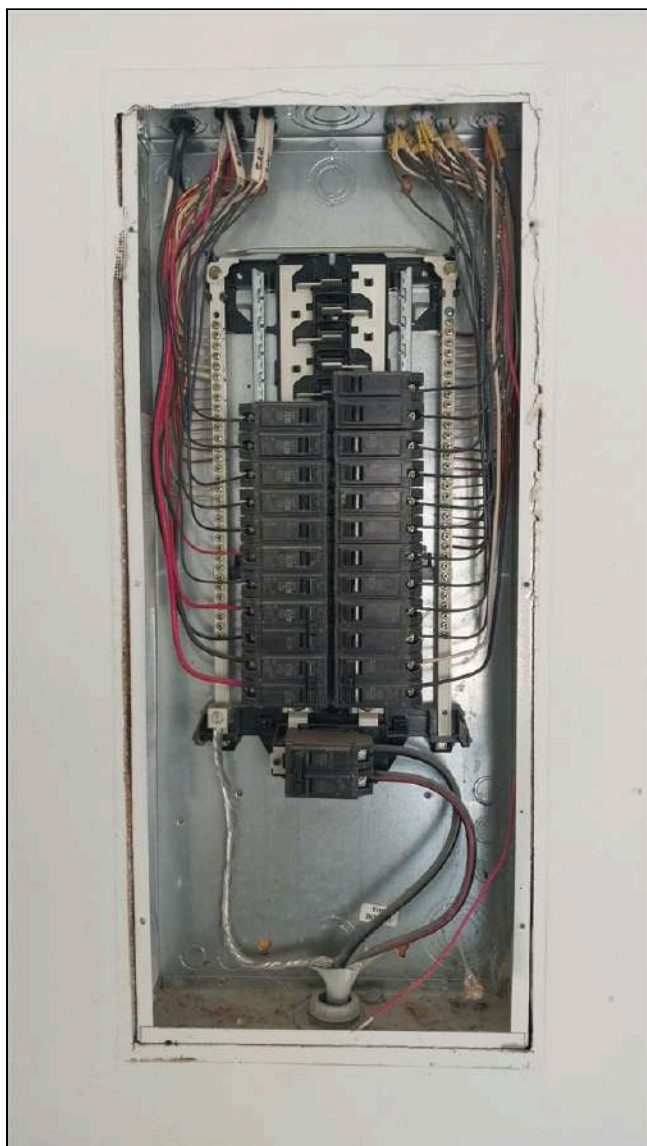
9.1 The 100 amp main breaker is located in the garage panel.



9.1 Item 1(Picture)



9.1 Item 2(Picture)



9.1 Item 3(Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

		IN	NI	NP	RR	Styles & Materials
10.0	Heating Equipment	•				Heat Type: Forced Air
10.1	Normal Operating Controls	•				Energy Source: Natural gas
10.2	Automatic Safety Controls	•				Number of Heat Systems (excluding wood): One
10.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•				Heat System Brand: INT. COMFORT Serial # : a05450-7977 built in 2005
10.4	Presence of installed heat source in each room	•				Ductwork: Non-insulated
10.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•			•	Filter Type: Disposable
10.6	Solid Fuel heating Devices (Fireplaces, Woodstove)			•		Filter Size: 16x20
10.7	Gas/LP/Electronic Firelogs and Fireplaces	•				Types of Fireplaces: None
10.8	Cooling and Air Handler Equipment	•			•	Operable Fireplaces: None
10.9	Normal Operating Controls	•				Number of Woodstoves: None
10.10	Presence of installed cooling source in each room	•				Cooling Equipment Type: Air conditioner unit

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Number of Cooling Equipment

Energy Source:
Electricity

Central Air Manufacturer:
INT. COMFORT
Serial # : E055101026
Built in 2005

Number of AC Only Units:
One

Comments:

10.0 The 80,000 BTU high efficient gas furnace is located in the basement mechanical area.



10.0 Item 1(Picture)



10.0 Item 2(Picture)

10.3 The 16 x 20 air filter is located on the right hand side of the unit in the return air plenum.

The filter needs to be changed in the near future.



10.3 Item 1(Picture)

10.4 There's a missing return air vent register in the southwest bedroom wall.



10.4 Item 1(Picture)

10.5 Evidence of a previous leak from the furnace flue pipe can be seen in the basement. Unknown if this has been fixed or not.



10.5 Item 1(Picture)



10.5 Item 2(Picture)

10.7 The living room gas fireplace operated properly.



10.7 Item 1(Picture)

10.8 The AC unit is located on the west side of the home

The information plaque is faded

The coils need to be cleaned.

The line set penetration needs to be sealed.

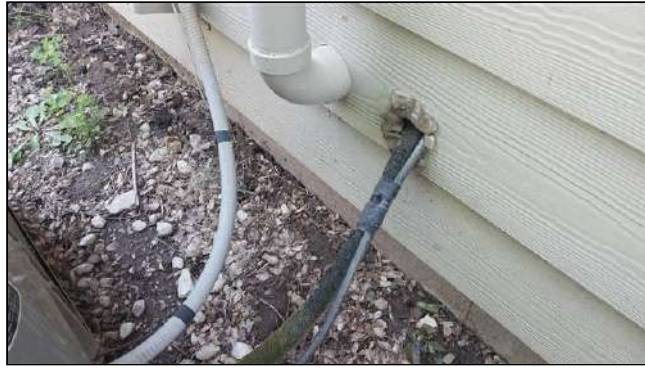
This unit likely uses R22 refrigerant which was phased out at the end of 2019. It is no longer made or imported into the United States and what is left is getting harder to come by and is getting more expensive as supply and demand takes over.

The AC pad has settled and the unit leveled.

The temperature differential of 15+ degrees between the supply and the return air indicates that the AC unit is functioning properly



10.8 Item 1(Picture)



10.8 Item 2(Picture)



10.8 Item 3(Picture)



10.8 Item 4(Picture)



10.8 Item 5(Picture)



10.8 Item 6(Picture)

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.