



Report: 082919-shearer

Inspection Address: 18700 182nd St., Tonganoxie, KS 66086

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TYPE:

Driveway:

Paving Conditions:

Asphalt driveway, Appears serviceable

This type of driveway requires periodic maintenance by resealing and crack repairing.



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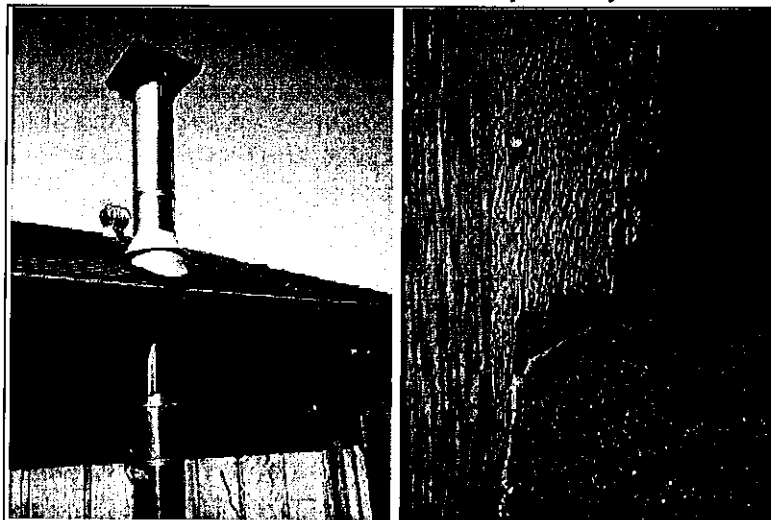
Flashings:

Condition:

Raised flashing around the wood stove flue was noted. Secure flashing.

The top edge of flashing was exposed which can allow water behind the flashing. Recommend sealing and repairing flashing.

1. Rear side above the breeze way roof by the vertical side wall.





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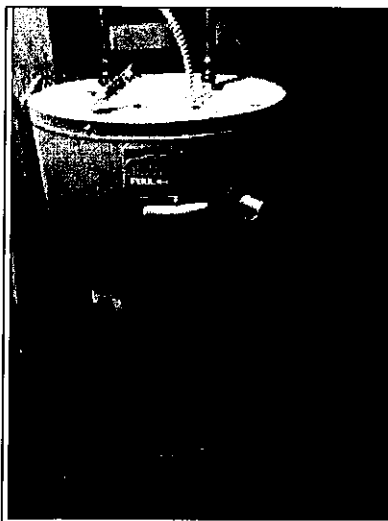
located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

Water Heater:

Power Source: Electric water heater-There are two temperature control settings for the upper and lower heating element. Follow instructions on adjusting temperature settings.

Capacity: 40 Gallons.

Location: Basement.



Condition: Appears serviceable
11 years old. The estimated average lifespan for this type of unit is 10-12 years.

See Bathrooms section of report for information about plumbing and fixtures in those areas.

Fixtures & Drain

Kitchen Sink: Appears serviceable



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would be considered an upgrade.

Kitchen Interior:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at kitchen outlets as per code. Recommend installing GFCI protection to kitchen outlets within 6 feet of a water source. This would be considered an upgrade.

Laundry:

Appears serviceable.

PLUMBING SYSTEM

Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials.

The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components.

Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system.



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Exposed wires were noted. Install cover plates or junction boxes as needed.
1. Basement furnace room.



Switches & Fixtures:

General:	A representative sampling of switches was tested. As a whole, switches throughout the house are in serviceable condition.
Garage Walls:	Appears serviceable.
Kitchen Interior:	Appears serviceable.
Laundry:	Appears serviceable.

Electrical Outlets:

General:	<p>A broken cover plate was noted on the following outlets. Replace broken cover plates.</p> <p>1. Back outside outlet.</p> <p>Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, kitchen and garage outlets. The following outlets are not GFCI protected. Install GFCI protection as needed. This would be considered and upgrade.</p>
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ELECTRICAL SYSTEM

We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly.

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.

Service:

Type & Condition: 200 Amps.

Grounding Equipment: Appears serviceable.

Electrical Distribution Panels:

Main Panel Location: Basement.

Main Panel Observations: Wiring in the electrical panel appears serviceable

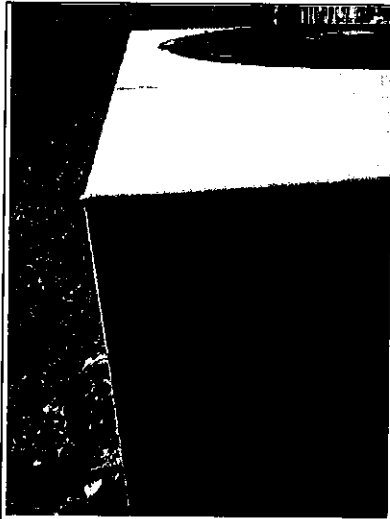


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System Condition:

Over all condition- Appears serviceable.

The insulation wrapping on the outside low pressure Freon line is missing or deteriorated. Recommend replacing insulation wrap.

The exterior AC unit has dirty and restricted fins. Recommend cleaning the exterior unit.



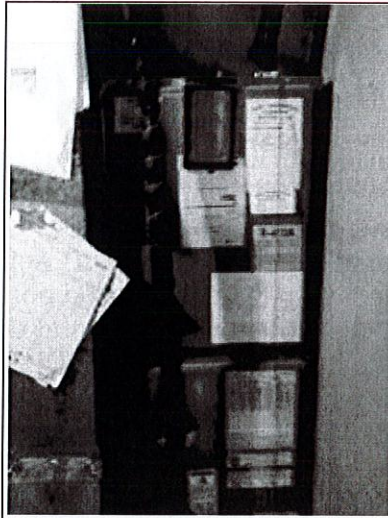


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Fuel Source: Electric.

Capacity / Approx. Age: 11 years old.

General Operation & Cabinet: Appears serviceable.

Pump / Blower Fan: Appears serviceable.

Air Filters: Appears serviceable.

Normal Controls: Appears serviceable

Fireplaces / Solid Fuel Heating:

Wood burning stove noted. Appears serviceable.

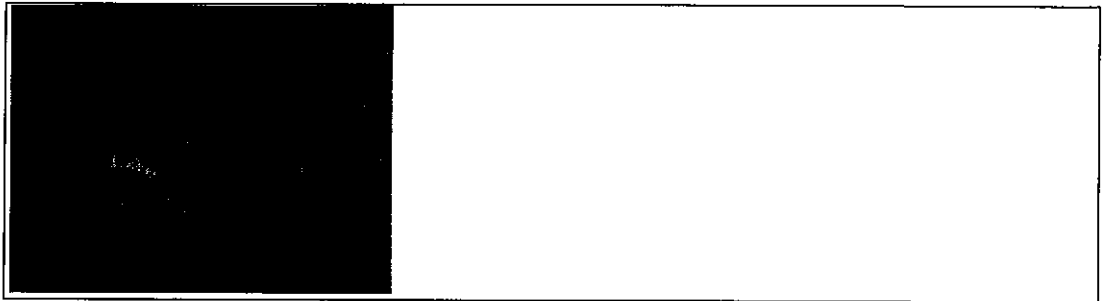


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Foundation Bolts:

This inspection noted the presence of foundation bolts correctly used to secure the framing to the foundation.

Moisture:

No - There were no elevated moisture levels noted on the exposed areas of the basement walls.

Beams/Underfloor:

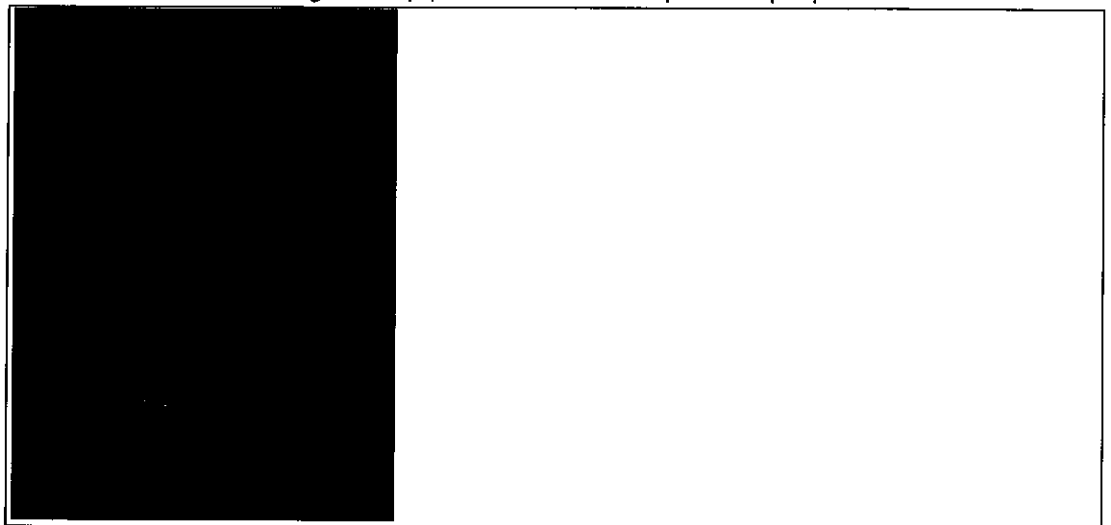
Satisfactory - The main beam installed appears to be in satisfactory condition.

Posts & Piers:

Satisfactory - There is at least one post supporting an overhead beam. It appears to be adequately installed. No engineering analysis was completed.

Floor:

The floor drain in the basement has debris and restricted drainage. Recommend having drain pipe cleaned out to provide proper function.





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Electrical Outlets

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at kitchen outlets as per code. Recommend installing GFCI protection to bathroom outlets. This would be considered an upgrade.

Toilet

Appears serviceable.

Ventilation

The basement bathroom exhaust fan was not working. Repair or replace exhaust fan.

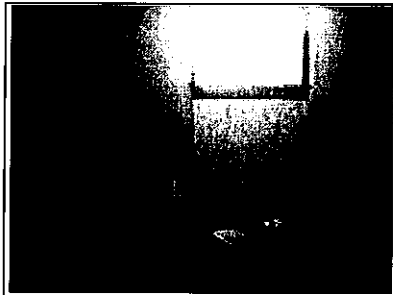
LAUNDRY AREA

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned. See Plumbing and Electrical pages for more details about those types of system components.

Laundry:

Location:

Basement.



Fuel System:

Electric 220 Amp.

Dryer Vent:

A broken exterior vent cover was noted. Replace vent cover.

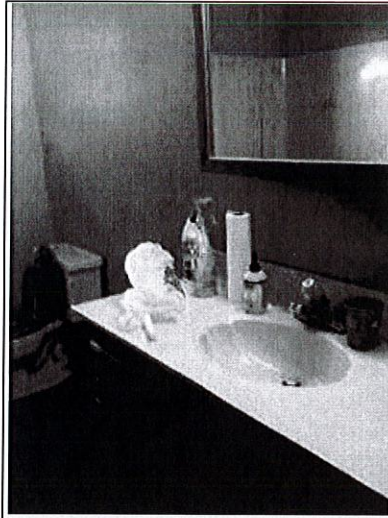


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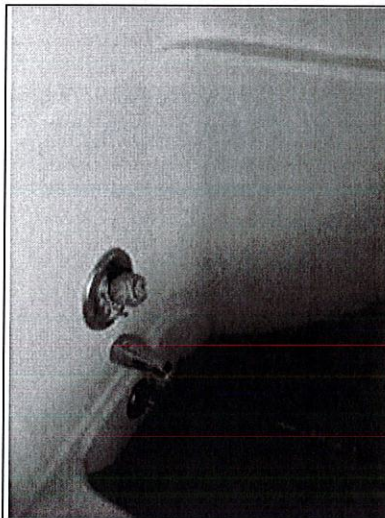
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Shower/ Tub

The shower diverter does not fully divert water to the shower head. Recommend having a plumber replace diverter faucet. A loose tub faucet was noted on the following bathrooms. Recommend properly securing and caulking around the tub faucet.



Ceilings, Floors And Walls

Appears serviceable.

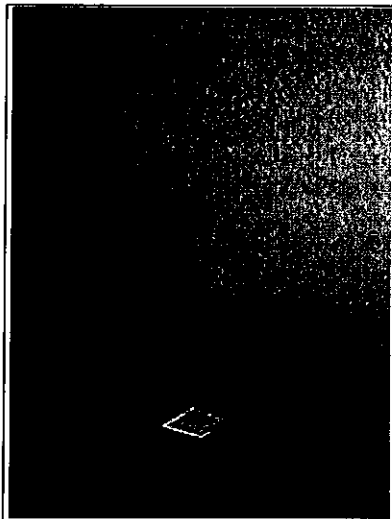


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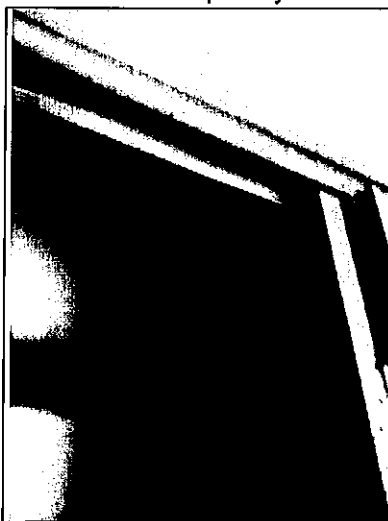


Floors:

General: Appears serviceable

Closets:

General: Missing top door guides were noted on the following closet doors. Install door guides to provide proper function.
1. Kitchen pantry.





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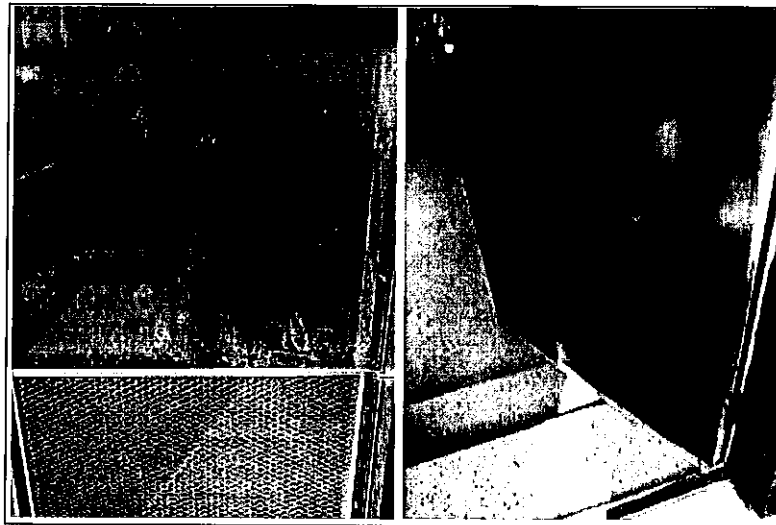
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Other Exterior Doors: The back screen door has a torn or damaged screen. Replace screen.

Surface damage was noted on the east side breeze way exterior door. The door still functions.



Overall Interior Door Condition: Appears serviceable



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Garage Door:

Material - Condition: Appears serviceable.

Door Operator: Automatic door opener(s)- operational.

Garage Walls:

Fire Wall The construction of the structure predates the standard requirement for the installation of fire-rated separation between the garage and living areas.

Floor:

Condition: Appears serviceable, Typical cracks on the garage floor were noted. This is typical for our area and the type of soil present.

KITCHEN - APPLIANCES

We may test kitchen appliances for basic functionality, but cannot evaluate them for their performance nor for the variety of their settings or cycles. Appliances older than ten years may exhibit decreased efficiency. Even if general comments are made, these items are not inspected: free-standing appliances, refrigerators, freezers, ice makers, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning and cooking capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. These items should be considered outside the scope of the inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Range/ Cooktop / Oven:

Type & Condition: Electric oven and stove, Appears serviceable.

Ventilation:

Type & Condition: Internal, Appears serviceable

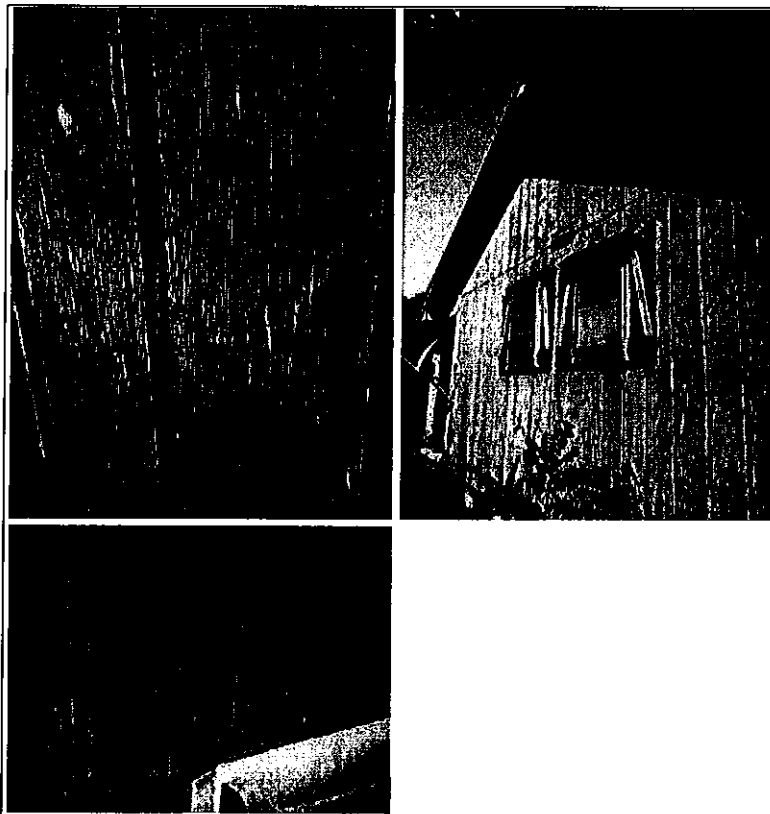


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Flashing & Trim:

Wood The trim boards are due for re sealing with stain. Re stain trim.

Foundation:

Materials & Condition:

Concrete,
Shrinkage cracks were noted on foundation walls. Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year.
1. Back garage wall.



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Grading:

Site:

Expansive clay soil is present this area of the country. Expansive clay soil will expand and contract with different levels of moisture. This can allow for pressure on our foundations and settling of the grading when wet and can pull away from the foundation when soil is dry. Ensure proper water management is maintained through grading and gutter function and adding moisture around the foundation during drought times.

Pitch slope of soils away from foundation as soil settles as part routine maintenance. Slope should fall away from the foundation at a minimum of 1 inch per foot and extend at least 3-4 feet away from the foundation.

Retaining Walls:

Condition:

The railroad tie walls have some damaged and deteriorated railroad tie sections. Rebuilding of damaged retaining wall sections is recommended.

Some surface damage was noted on the concrete retaining wall to the left of the front steps. The rebar originally installed was too close to the outer surface and caused the concrete to pop off. Recommends repairing patching wall as needed. The wall is still sound in its present condition.



Windows Wells:

Damaged window well covers were noted on the south side. Replace missing window well covers.



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Patio / Porch:

Slab: Concrete, Appears serviceable.

Decks / Balcony:

Condition: Wood,
The wood deck is older with weathered and splitting decking boards. The deck is in the maintenance phase and periodic repairs and resealing is to be expected.

The baluster spacing on the railings is wider than 4 1/2 inches as per current codes. This code was not active at the time of construction. Repair railings to the current spacing codes. This would be considered a upgrade.

Deterioration of the bottom of the support post was noted on a few of the deck support posts. Recommend repairing support posts and footings as needed.





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mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

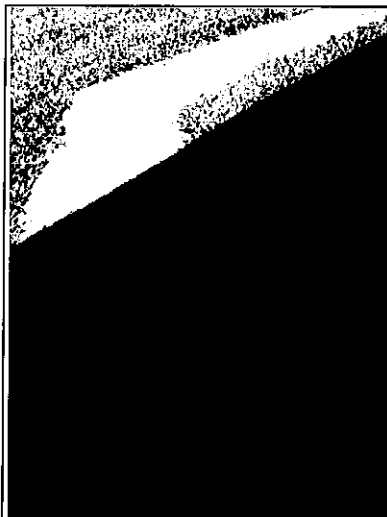
GROUND

This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.

Paving Conditions:

Walks:

Concrete, Appears serviceable





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GENERAL INFORMATION

Client & Site Information:

Inspection Date: August 29, 2019 10:00 AM.

Client: Jack Shearer

Inspection Site: 18700 182nd St.
Tonganoxie, KS 66086

House Occupied? Yes.

People Present: Homeowner.

Building Characteristics:

Main Entry Faces: West.

Building Type: 1 family.

Stories: 1

Space Below Grade: Basement.

Climatic Conditions:

Weather: Partly Cloudy.

Soil Conditions: Damp.

**Outside Temperature
(f):** 70-80.

Utility Services:

Water Source: Public.



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from the foundation at a minimum of 1 inch per foot and extend at least 3-4 feet away from the foundation.

EXTERIOR - FOUNDATION

Foundation:

Materials & Condition:

Concrete,

Shrinkage cracks were noted on foundation walls. Shrinkage cracks are hairline cracks that are caused by the evaporation of water in the mix. This is a normal condition. Seventy-five percent of all shrinkage cracks appear in the first year.

1. Back garage wall.

GARAGE - CARPORT

Garage Walls:

Fire Wall

The construction of the structure predates the standard requirement for the installation of fire-rated separation between the garage and living areas.

Floor:

Condition:

Appears serviceable, Typical cracks on the garage floor were noted. This is typical for our area and the type of soil present.

INTERIOR ROOMS

Doors:

Other Exterior Doors:

Surface damage was noted on the east side breeze way exterior door. The door still functions.

Windows:

General Type & Condition:

Older metal windows were noted. The overall operation of the windows appears serviceable.

Ceilings:

General Type & Condition:

The ceiling has been repaired in the following areas. No signs of moisture was noted at the time of the inspection.

1. Breezeway.

Stairs & Handrails:

Condition:

The baluster spacing on the railings is wider than 4 1/2 inches as per current codes. This code was not active at the time of construction. Repair railings to the current spacing codes would be considered and upgrade.

BASEMENT - CRAWLSPACE

Basement:

Walls:



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Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at kitchen outlets as per code. Recommend installing GFCI protection to bathroom outlets. This would be considered an upgrade.

Other Bathroom

Electrical Outlets

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at kitchen outlets as per code. Recommend installing GFCI protection to bathroom outlets. This would be considered an upgrade.

LAUNDRY AREA

Laundry:

Dryer Vent:

A broken exterior vent cover was noted. Replace vent cover.

HEATING - AIR CONDITIONING

Air Conditioning:

System Condition:

The insulation wrapping on the outside low pressure Freon line is missing or deteriorated. Recommend replacing insulation wrap.

ELECTRICAL SYSTEM

Conductors:

Branch Wiring:

Damage conduit fittings for the electrical cable with noted on the east side exterior wall of garage. Repair conduit.

Exposed wires were noted. Install cover plates or junction boxes as needed.

1. Basement furnace room.

Electrical Outlets:

Garage Walls:

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, garage, bathroom and kitchen locations. The garage outlets are not GFCI protected. GFCI technology was not available at the time of original construction. Recommend installing GFCI protection for exterior outlets. This would be considered an upgrade.

Kitchen Interior:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the room are in serviceable condition. Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at kitchen outlets as per code. Recommend installing GFCI protection to kitchen outlets within 6 feet of a water source. This would be considered an upgrade.

ROOF SYSTEM

Flashings:



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Decks / Balcony:

Condition:

Deterioration of the bottom of the support post was noted on a few of the deck support posts. Recommend repairing support posts and footings as needed.

Fences & Gates:

Condition:

Wood.

The fence is older and in the maintenance phase of its lifespan. Continued maintenance repairs is too be expected.

Retaining Walls:

Condition:

The railroad tie walls have some damaged and deteriorated railroad tie sections. Rebuilding of damaged retaining wall sections is recommended.

EXTERIOR - FOUNDATION

Exterior Walls:

Materials & Condition:

T1-11 plywood siding, The siding is older and is due for resealing and staining. Some delamination is occurring on the rear and south sides. Recommend re staining and sealing exterior that's part of routine maintenance. Aged replacement or repairs to the siding are too be expected.

BATHROOMS

Other Bathroom

Ventilation

The basement bathroom exhaust fan was not working. Repair or replace exhaust fan.

BASEMENT - CRAWLSPACE

Basement:

Floor:

The floor drain in the basement has debris and restricted drainage. Recommend having drain pipe cleaned out to provide proper function.

ELECTRICAL SYSTEM

Electrical Outlets:

General:

A broken cover plate was noted on the following outlets. Replace broken cover plates.

1. Back outside outlet.

Ground Fault Circuit Interrupter (GFCI) outlets are recommended for installation at exterior, kitchen and garage outlets. The following outlets are not GFCI protected. Install GFCI protection as needed. This would be considered and upgrade.



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CLIENT & INSPECTION INFORMATION

CLIENT'S NAME: Shearer, Jack

DATE OF INSPECTION: 8/29/2019