

United States



S&S HOME INSPECTIONS, LLC

S&S Home Inspections
(785) 673-3098

Home Inspection Report

545 Sycamore Dr.
Drexler, KS 67814

Inspected By: Shaelum Barnett

Prepared For: John Robinson

Inspected On Sun, Jan 25, 2026 at 9:00 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. The function of this report is to assist you in understanding the condition of the property at the time of the inspection to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further evaluation by the homeowner or technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Property Type

Single Family

Door Faces

East

Furnished

Yes

Occupied

Yes

Weather

Sunny

Wind

Moderate, 24

Temperature

Cool, C44 H58

Soil Condition

Dry

Utilities On During Inspection

Electric Service, Gas Service, Water Service

The grounds inspection assesses the overall condition of the exterior of the property as a whole. While we cover multiple areas in this section, we want to stress the importance of moisture control around the home. This is one of the most overlooked aspects from homeowners, yet it can create a vast amount of damage to multiple components of a home. Keeping water away from the house should be the number one concern behind safety issues. The easiest ways to achieve this is with proper grading and gutter systems, window wells and covers, and keeping vegetation at least 3' away from the house. Overgrown vegetation, personal items, landscaping options, etc. can greatly limit our inspection ability.

Site Grading

Sloped Away From Structure

Condition: Satisfactory

Comment 1 Information

While most of the grading is sloped away from the house, this area in front does have negative grading towards the foundation. We recommend bringing in additional backfill to ensure proper drainage away and that water cannot collect against the foundation.



Vegetation

Generally Maintained

Condition: Satisfactory

**Comment 2
Information**

We recommend keeping vegetation trimmed off of building components, especially wood, to prevent unnecessary damage.



Driveway

Asphalt

Condition: Satisfactory



Walkways

Brick

Condition: Satisfactory





**Comment 3
Information**

This brick walk in front is in satisfactory condition but will require some maintenance before it worsens.



Steps/Stoops

Concrete, Wood

Condition: Satisfactory



Patios/Decks

Wood

Condition: Satisfactory



This section will focus on the exterior of the living structure itself. One of the more overlooked aspects of this section is caulking and gutters. Door and window openings, utility penetrations and other gaps and cracks should be monitored routinely and caulked/repared as necessary. A complete gutter system with proper downspout extensions, along with proper caulking, can dramatically help with keeping unwanted moisture away from vulnerable components of a home. While we do our best to inspect as much of these components as possible, we cannot see what has been covered up. If a home has been recently remodeled, new siding/doors/windows, freshly painted components, etc., there is always a chance that something was covered up or not repaired properly.

Exterior Covering

Brick, Wood

Condition: Satisfactory

Comment 4 Information

The siding is in overall satisfactory condition. However, some minor repairs/sealing may be required. This type of siding will require routine maintenance and new sealant/paint every few years to prevent damage.



**Comment 5
Information**

Some cracking in the brick siding. We recommend sealing to prevent moisture intrusion and worsening.



Windows

Vinyl

Condition: Satisfactory

**Comment 6
Information**

The wood portions of the windows will require some minor touchups as well as routine sealing/painting.



Egress Windows

No Apparent Defects

Condition: Satisfactory



Entry Doors

Wood, Steel

Condition: Satisfactory

Railings

Wood

Condition: Satisfactory

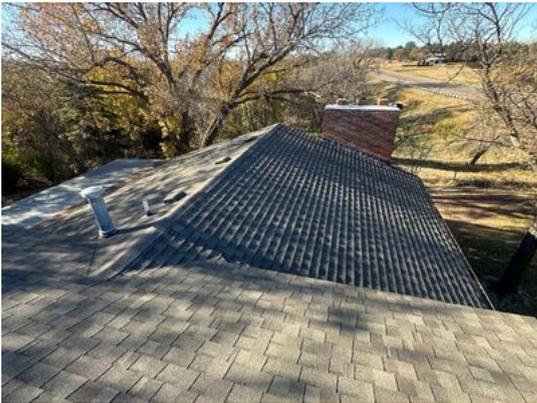
Roofing

Walking roofs is not typical or required within most inspection organizations and licensing agencies. When possible, we do our best to walk roofs to gain a better understanding of the condition of the roof covering and its components. However, we do strongly recommend contacting your preferred home insurance agent before purchasing a new home to verify that companies policies for insuring a roof. It should also be noted that the age we determine the roof to be is just our best guess based on the physical appearance of the covering and should not be considered as any type of warranty or guarantee. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

Walked Roof

Condition: Satisfactory



Roof Design

Gable

Roof Covering

Asphalt, Architectural

Condition: Satisfactory

**Comment 7
Information**

The roof covering appeared to be doing its job and was in overall satisfactory condition.



Approximate Roof Age

1-5 Years

Ventilation Present

Roof, Soffit

Condition: Satisfactory



Vent Stacks

Metal, Plastic

Condition: Satisfactory



Chimney

Brick

Condition: Satisfactory



Flashings

Metal

Condition: Satisfactory

Soffit and Fascia

Wood, Peeling Paint

Condition: Satisfactory

**Comment 8
Information**

While the soffit and fascia areas are in overall satisfactory condition, some minor repairs/painting will be required. Also, this is something that will require routine maintenance to prevent worsening.

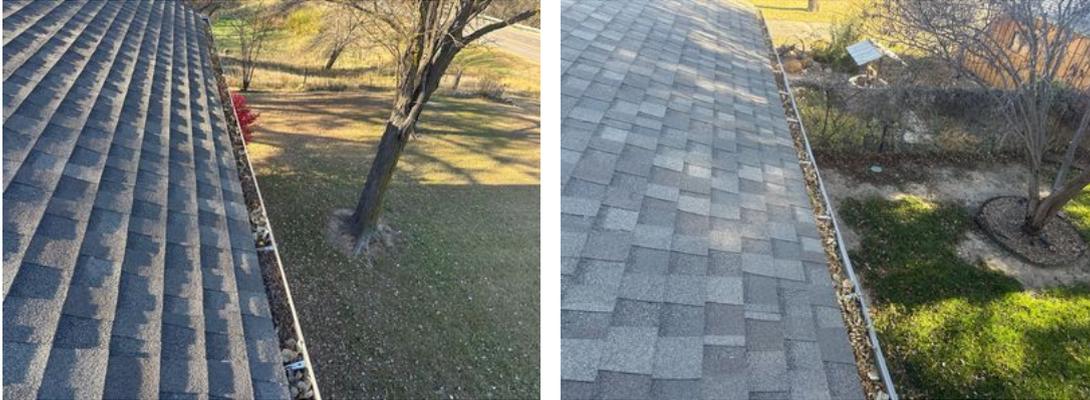


Gutters & Downspouts

Metal, Needs Cleaned
Condition: Satisfactory

**Comment 9
Information**

The gutters will need cleaned to allow proper operation. With this many trees present, it might be a good idea to install leaf guards of some kind.



**Comment 10
Information**

When possible, we strongly recommend installing a complete gutter system, with end caps, downspouts and extensions that will carry water at least 4' away from the foundation, around the entire perimeter. This can help greatly with moisture control as well as help to prevent damage and erosion from roof water run off.

Garage

Garage inspections cover attached garages or the closest single detached building that can be used as a garage. While we do not specifically cover additional detached buildings, we do perform a quick inspection, if accessible, to insure there are no immediate safety concerns.

Garage Type

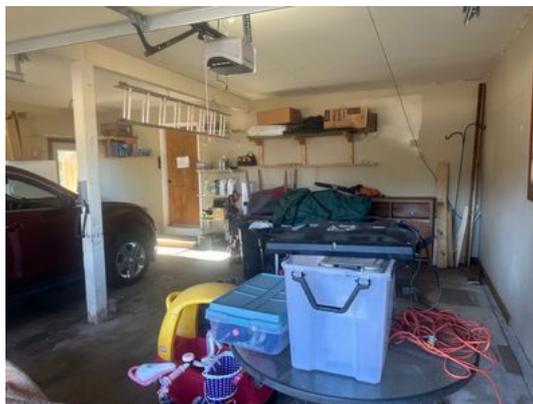
Attached

Condition: Satisfactory



Garage Size

2 Car



Door Opener

Chain Drive

Condition: Satisfactory

Comment 11 Information

It is a good idea to have garage doors and their components serviced periodically.

Opener Safety Feature

Safety Reverse, Photo Sensors

Condition: Satisfactory

Electrical

Open Ground/Reverse Polarity, Not GFCI Protected

Condition: Repair or Replace

**Comment 12
Deficiency**

It is a good idea for garage receptacles to be GFCI protected, especially when not grounded, as this one is.



**Comment 13
Information**

When possible, it might be a good idea to install additional GFCI protected receptacles for service and convenience. This can also help deter the use of extension cords as permanent or prolonged power.

Fire Separation

Auto Close Function Missing, Fire Separation on Shared Wall/Ceiling

Condition: Satisfactory

**Comment 14
Information**

Fire separation measures (auto close function on the house door, fire rated door, fire rated material on shared walls and the ceiling, sealed holes/gaps, etc.) can help to keep the house isolated from the garage in the event of a fire within the garage. This can also help to insulate the house from the garage temperatures. We recommend maintaining complete fire separation.

Comment 15
Information

We could not verify a fire rating for this door and it was missing an auto close function. Repair as you see fit.



Additional Outbuildings

Barn, Garden Shed

Condition: Satisfactory



Comment 16
Information

These buildings were briefly inspected and found to be in overall satisfactory condition.

Kitchen

The kitchen inspection covers readily accessible components, (we cannot see behind cabinets or counter tops, behind back splash materials, under cabinets or inside walls, floors or ceilings, etc.) testing of doors and windows, electrical outlets, including GFCI's and switches, and plumbing components by running dishwashers and filling sinks, if able. It does not include moving furniture or rugs or emptying closets or cabinets.

Cabinets

Wood

Condition: Satisfactory

Comment 17 Information

Some drawer slides will require repair/replacement.



Countertops

Solid Surface

Condition: Satisfactory

Sink/Faucet

No Apparent Defects

Condition: Satisfactory



Functional Drainage

Leaks

Condition: Repair or Replace

**Comment 18
Deficiency**

The drain was leaking during the inspection.



Functional Flow

No Apparent Defects

Condition: Satisfactory

Walls/Ceilings

No Apparent Defects

Condition: Satisfactory

Windows

Operational

Condition: Satisfactory



Floor

No Apparent Defects

Condition: Satisfactory

Heating/Cooling Source

Yes



Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls, etc. is beyond the scope of this inspection.

Range

Working

Exhaust Fan

Working

Refrigerator

Working

Microwave

Working

Dishwasher

Working

Dishwasher Air Gap

Not Present

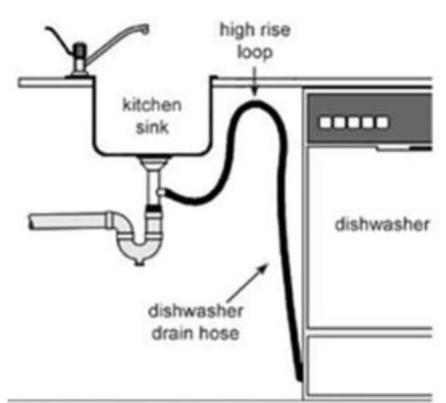
Dishwasher Drain Line Looped

No

Condition: Further Evaluation Required

**Comment 19
Information**

We recommend attaching the dishwasher drain line to the underside of the countertop or high on the back of the cabinet to prevent back flow.



Receptacles Present

Yes, GFCI Protected, Recommend GFCI

Condition: Repair or Replace



Comment 20

Deficiency

We strongly recommend any receptacle that is within 6' of a water source or that serves a countertop be GFCI protected.



Comment 21
Information

All of these GFCI receptacles are connected. While they are functioning as expected, all of them need to be reset if one of them trips. Repair as you see fit.



Electrical

Unidentified Switches

Condition: Further Evaluation Required

Comment 22
Information

We could not determine a use for these switches.



Living Room

Location

Mid Level



Flooring

No Apparent Defects

Condition: Satisfactory

Ceiling and Walls

No Apparent Defects

Condition: Satisfactory

Comment 23

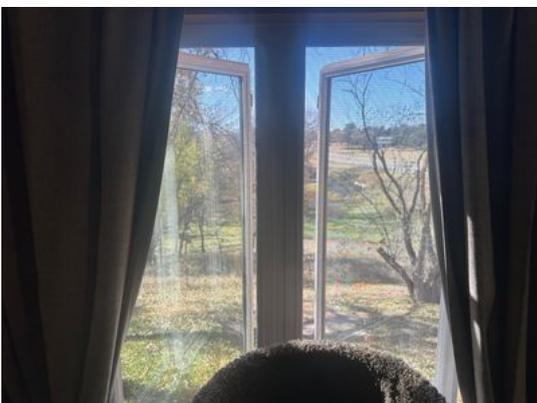
Information

There was a small moisture stain on the east end of the ceiling. We could not get a good picture of it but it did not appear to be recent or concerning.

Windows

Operational

Condition: Satisfactory



Electrical

Switches, Working, Receptacle, Working

Condition: Satisfactory



Heat Source

Yes



Dining Room

Location

Mid Level



Flooring

No Apparent Defects

Condition: Satisfactory

Ceiling and Walls

No Apparent Defects

Condition: Satisfactory

Windows

Operational

Condition: Satisfactory



Doors

Operational

Condition: Satisfactory

Electrical

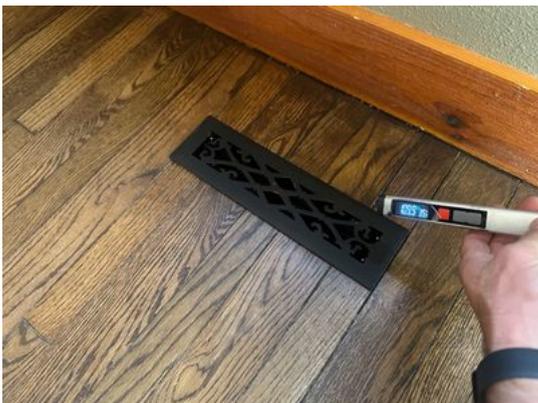
Switches, Working, Receptacle, Working

Condition: Satisfactory



Heat Source

Yes



Family Room

Location

Downstairs



Flooring

No Apparent Defects

Condition: Satisfactory

Ceiling and Walls

No Apparent Defects

Condition: Satisfactory

Doors

Operational

Condition: Satisfactory

Electrical

Switches, Working, Receptacle, Working

Condition: Satisfactory



Heat Source

Yes



Bathrooms

Bathroom inspections consist of testing GFCI's, exhaust fans and other electrical components, flushing the toilet and testing its fastening to the floor, operating doors and windows and filling tubs, showers and sinks to test water pressure and drain lines for pressure and leaking. Again, we cannot see under floors, behind or under cabinets, under toilets or tubs or inside walls or ceilings. If plumbing lines are not accessible, we can only find leaks if they are severe enough to penetrate floor, wall or ceiling coverings.

Bathroom #1

Location

Upstairs Hallway



Sink/Faucet

No Apparent Defects, Hot/Cold Reversed

Condition: Satisfactory



Toilet

Operational

Condition: Satisfactory

Bath Tub

No Apparent Defects

Condition: Satisfactory



Shower

No Apparent Defects

Condition: Satisfactory



Shower Walls/Tub Surround

Tile

Condition: Satisfactory



Exhaust Fan

No, Recommend Fan

Condition: Further Evaluation Required

**Comment 24
Information**

Exhaust fans vented to the exterior can help to prevent mold growth as well as damage from excess humidity. There were no signs of these conditions at the time of the inspection. Monitor and proceed as you see fit.

Heating/Cooling Source

Yes



Doors

Operational

Condition: Satisfactory

Walls/Ceiling

No Apparent Defects

Condition: Satisfactory

Receptacles

Yes, Working, GFCI Receptacle

Condition: Satisfactory

Floor

No Apparent Defects

Condition: Satisfactory

Bathroom #2

Location

Upstairs Bedroom



Sink/Faucet

No Apparent Defects

Condition: Satisfactory



Toilet

Operational

Condition: Satisfactory

Bath Tub

Not Present

Shower

No Apparent Defects, Pipes Leak

Condition: Further Evaluation Required



Comment 25

Deficiency

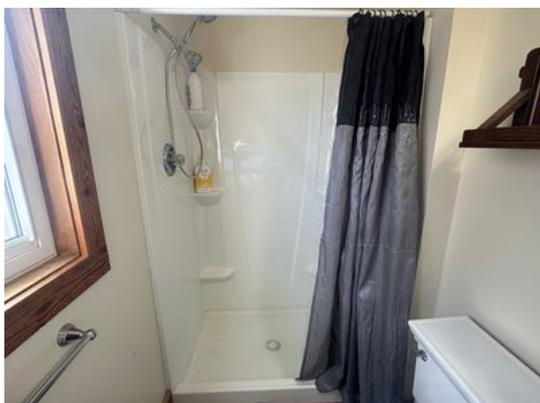
The drain was leaking during the inspection.



Shower Walls/Tub Surround

Fiberglass

Condition: Satisfactory



Exhaust Fan

No, Recommend Fan

Condition: Further Evaluation Required

Comment 26 Information

Exhaust fans vented to the exterior can help to prevent mold growth as well as damage from excess humidity. There were no signs of these conditions during the inspection. Monitor and proceed as you see fit.

Heating/Cooling Source

Yes



Windows

Operational

Condition: Satisfactory



Doors

Operational

Condition: Satisfactory

Bathrooms Cont.

Walls/Ceiling

No Apparent Defects

Condition: Satisfactory

Receptacles

Yes, Working, GFCI Receptacle

Condition: Satisfactory



Floor

No Apparent Defects

Condition: Satisfactory

Bathroom #3

Location

Ground Level



Sink/Faucet

No Apparent Defects

Condition: Satisfactory



Comment 27

Information

While there were no leaks present, there is quite a bit of corrosion. Replacement may be required in the near future to prevent unexpected leaks.



Toilet

Operational

Condition: Satisfactory

Bath Tub

Not Present

Shower

Not Present

Exhaust Fan

Not Present

Heating/Cooling Source

Yes



Windows

Not Present

Doors

Operational

Condition: Satisfactory

Walls/Ceiling

No Apparent Defects

Condition: Satisfactory

Receptacles

Yes, Working, Recommend GFCI

Condition: Repair or Replace

Comment 28

Deficiency

We strongly recommend bathroom receptacles be GFCI protected.



Floor

No Apparent Defects

Condition: Satisfactory

Bathroom #4

Location

Downstairs



Sink/Faucet

No Apparent Defects, Drain Stopper Missing/Not Working, No Overflow Drain

Condition: Satisfactory



**Comment 29
Information**

This bathroom sink does not have an overflow drain. Do not leave filling unattended. The drain stopper was not installed.

Toilet

Operational

Condition: Satisfactory

Bath Tub

Not Present

Shower

No Apparent Defects

Condition: Satisfactory



Shower Walls/Tub Surround

Fiberglass

Condition: Satisfactory



Exhaust Fan

No, Recommend Fan

Condition: Further Evaluation Required

Comment 30

Information

Exhaust fans vented to the exterior can help to prevent mold growth as well as damage from excess humidity. There were no signs of these conditions during the inspection. Monitor and proceed as you see fit.

Heating/Cooling Source

Yes



Windows

Not Present

Doors

Operational

Condition: Satisfactory

Walls/Ceiling

No Apparent Defects

Condition: Satisfactory

Receptacles

Yes, Working, Recommend GFCI

Condition: Repair or Replace

Comment 31

Deficiency

We strongly recommend bathroom receptacles be GFCI protected.



Floor

No Apparent Defects

Condition: Satisfactory

Laundry

If a washing machine is present, we will run it through a cycle, if possible. This is to test the plumbing lines and should not be considered a testament to how well the machine itself operates. If no appliances are present, we cannot test the plumbing lines so our inspection is limited to visual clues alone.

Location

Ground Level



Walls/Ceilings

No Apparent Defects

Condition: Satisfactory

Windows

Not Present

Doors

Not Present

Heat Source

Yes



Dryer Venting

To Exterior, To Crawl, Plastic Dryer Vent Not Recommended

Comment 32
Information

While flexible, aluminum foil type dryer vent is accepted by some dryer manufacturers (as long as it does not exceed 8' in length), it is not an acceptable venting option for all dryer manufacturers. This type of dryer vent, as well as plastic venting, can trap lint and potentially catch fire or can be easily punctured and vent into the living space. Because of these reasons, we strongly recommend using rigid metal pipe where possible and flexible metal pipe for transition piping.

Comment 33
Information

The dryer exhaust hood is smashed, which could severely limit air flow. We recommend repair.



Comment 34
Information

The dryer vent is not connected and is venting into the crawlspace. We recommend repair.





Receptacles

Yes, Broken/Missing Cover Plates

Condition: Satisfactory



Laundry Sink

Yes

Condition: Satisfactory



Laundry Hook Ups

Yes

Condition: Satisfactory

Appliances

Washer, Dryer

Bedrooms should have at least TWO means of escape. All escape options should be accessible for anyone that will be alone in the room to use without the need of assistance. Where applicable, they should also consist of a means down from upper levels or up from lower levels of the home. We also strongly recommend implementing and practicing escape options as well as meet up points, in case of an emergency.

Bedroom #1

Location

Upstairs Northwest



Flooring

No Apparent Defects

Condition: Satisfactory

Ceiling & Walls

No Apparent Defects

Condition: Satisfactory

Moisture Stains

None Visible

Windows

Operational

Condition: Satisfactory



Doors

Operational

Condition: Satisfactory

Electrical

Switches, Working, Receptacles, Working

Condition: Satisfactory



Heat Source

Yes



Egress Restricted

No

**Comment 35
Information**

While these windows are large enough for escape, there is no way down once out. If this room will be used regularly, especially for sleeping and by children, we strongly recommend installing an escape ladder or other means of emergency escape.

Bedroom #2

Location

Upstairs Northeast



Flooring

No Apparent Defects

Condition: Satisfactory

Rooms Cont.

Ceiling & Walls

No Apparent Defects

Condition: Satisfactory

Moisture Stains

None Visible

Windows

Operational

Condition: Satisfactory



Doors

Operational

Condition: Satisfactory

Electrical

Switches, Working, Receptacles, Working

Condition: Satisfactory



Heat Source

Yes



Egress Restricted

No

**Comment 36
Information**

While these windows are large enough for escape, there is no way down once out. If this room will be used regularly, especially for sleeping and by children, we strongly recommend installing an escape ladder or other means of emergency escape.

Bedroom #3

Location

Upstairs South



Flooring

No Apparent Defects

Condition: Satisfactory

Ceiling & Walls

No Apparent Defects
Condition: Satisfactory

Moisture Stains

None Visible

Windows

Operational
Condition: Satisfactory

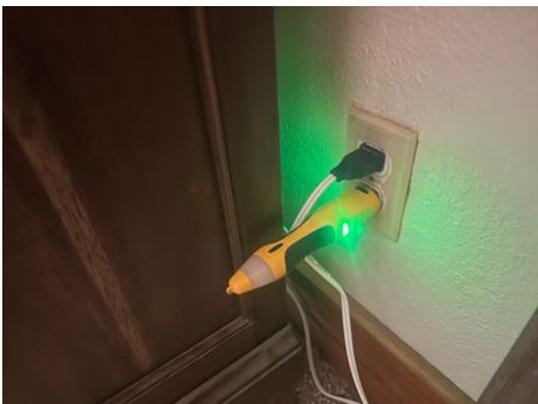


Doors

Operational
Condition: Satisfactory

Electrical

Switches, Working, Receptacles, Working, Ceiling Fan, Working
Condition: Satisfactory



Heat Source

Yes



Egress Restricted

No

**Comment 37
Information**

While this window is large enough for escape, there is no way down once out. If this room will be used regularly, especially for sleeping and by children, we strongly recommend installing an escape ladder or other means of emergency escape.

Bedroom #4

Location

Downstairs



Flooring

No Apparent Defects

Condition: Satisfactory

Ceiling & Walls

No Apparent Defects

Condition: Satisfactory

Moisture Stains

None Visible

Windows

Operational

Condition: Satisfactory



Doors

Operational

Condition: Satisfactory

Electrical

Switches, Working, Receptacles, Working

Condition: Satisfactory



Heat Source

Yes



Egress Restricted

No

Interior

The inspection of the interior walls, ceilings and floors is limited to a visual inspection of the readily accessible areas. We cannot see inside any of these components to report on the condition of framing members or concealed defects such as mold, hidden electrical connections or defects, etc. We also do not report on cosmetic issues unless they have created a safety concern. Any remarks made about cosmetic issues should be treated as an observation only. The fireplace inspection is a visual inspection of its physical condition only. It is strongly recommend to have any fireplace cleaned and serviced before use.

Floors

No Apparent Defects

Condition: Satisfactory

Walls

No Apparent Defects

Condition: Satisfactory

Windows

Operational

Condition: Satisfactory

Window Materials

Vinyl

Doors

Operational

Condition: Satisfactory

Door Materials

Wood

Stairs

No Apparent Defects

Condition: Satisfactory



Fireplace

Masonry, Wood Burning

Condition: Satisfactory



Comment 38

Information

The fireplace appeared to be in overall satisfactory condition. It was indicated to us that it has been cleaned in the last few years. If use is desired, we recommend continuing this every few years to maintain its condition and ensure safe and proper operation.

Emergency Escape

Doors, Windows

Condition: Satisfactory

Along with proper detectors and extinguishers, we strongly recommend implementing escape plans from every room in the house. This should be made up of 2 escape options from every bedroom and main gathering area, escape routes down from second story rooms and designated meeting places. These plans should be practiced regularly to insure that anyone living in the house, especially sleeping by themselves, can escape on their own without any type of assistance.

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Basement, Crawl Space

Attic

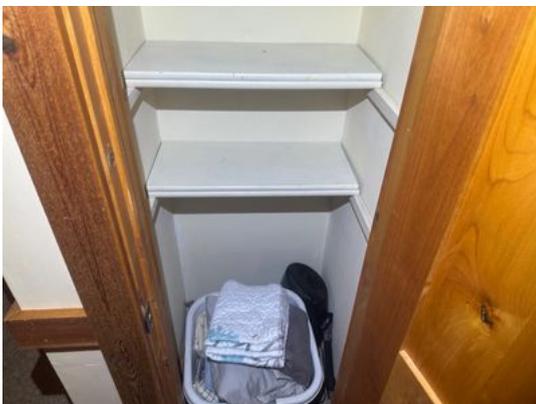
Attic inspections can be limited by many issues. When possible, we enter attic spaces to evaluate the type and amount of insulation, visible electrical and plumbing components, the roof system, etc. We do not move or disturb insulation, so covered components will not be inspected. We also do not physically measure thickness or test the material for specific identification. If there is less than 36" of headroom, access blocked by duct work or other components or if insulation completely covers the joists which would make mobility hazardous, we will not enter the attic area but will do our best to inspect as much of the area as we can from the access point.

Attic Entry

Hallway Closet

Comment 39 Information

The closet and access opening are very small and difficult to navigate.



Roof Framing Type

Joist and Rafters

Condition: Satisfactory



Roof Deck Material

Plywood, OSB

Condition: Satisfactory



Plumbing Vents

PVC

Condition: Satisfactory

Insulation

Fiberglass Batts

Condition: Satisfactory

Attic Ventilation

Adequate

Electrical

No Apparent Defects, Not Visible

Condition: Satisfactory

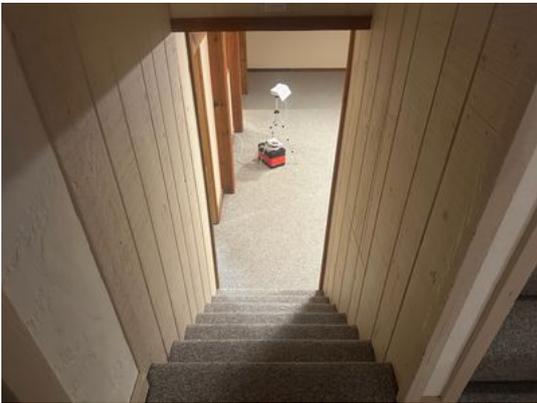
Basement

The basement inspection consists of reporting on readily accessible areas, emergency escape options, visible plumbing and electrical components, etc. Often times, basements are completely finished, which severely limits the structural and foundation inspection. Again, we cannot see behind walls, under flooring or in ceilings, but we do our best to identify signs such as stained walls or flooring, movement in columns or beams, cracked walls or ceilings, etc to recognize any potential concerns. Suspended ceilings are not covered in the scope of the inspection. However, if there is cause for concern such as stained or broken tiles, we will do our best, if accessible, to move tiles to determine the cause. But since we cannot verify that tiles have not been moved around, replaced, painted, etc., our inspection is limited and should only be considered as a courtesy effort.

Stairs

No Apparent Defects, Handrail Recommended

Condition: Satisfactory



Foundation

Poured concrete, Mostly Covered/Not Accessible

Condition: Satisfactory

Indication of Moisture

Old stains

Condition: Satisfactory

Comment 40
Information

This piece of drywall in the mechanical room has mold like stains present. We recommend removing.



Floor

Concrete

Condition: Satisfactory

Electrical

No Apparent Defects, Broken/Missing Cover Plates

Condition: Satisfactory



Emergency Escape

Windows

Condition: Satisfactory

Crawlspace

Crawlspace inspections, by nature, can be very limiting. If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space. While we do our best to inspect as much of the crawlspace and its components as possible, we cannot see everything. The typical things we inspect

for are signs of plumbing leaks or moisture intrusion from the exterior, electrical connections, structural members, signs of critters, etc. If we notice signs of termites, other wood destroying organisms, mold, etc. we will make a note of it. However, this should be considered as an observation only as we do not specifically inspect for these items.

Inspection Method

Inside



Vapor Retarder

Not Present

**Comment 41
Information**

A vapor retarder can help reduce potentially harmful vapor intrusion as well as help to reduce radon entry. It can also help to lower musty odors caused from damp earth. Monitor and repair as you see fit.

Insulation

Fiberglass Batts

Condition: Satisfactory

**Comment 42
Information**

An insulated crawlspace can help greatly with utility bills and comfort levels. Monitor and proceed as you see fit.

Ventilation Present

Not Present

**Comment 43
Information**

Ventilation can help to dry out any moisture that may be present as well as reduce musty odors. If installed, we recommend installing screens to keep out critters and exterior covers to install in the winter to help reduce freezing. Proceed as you see fit.

Moisture Condition

Dry

Condition: Satisfactory

Plumbing

Since most plumbing lines are concealed, our inspection is limited to visible portions of the plumbing lines as well as any visible moisture stains or trails. When possible, we fill up as many basins as we can and run as many plumbing machines as possible, but plumbing repairs should still be expected. Water heaters are tested, if possible and physically inspected but it is strongly recommended to have them serviced initially and annually, regardless of the appliances age, to achieve the best results. These units typically have an average lifespan between 10-15 years. It is also strongly recommended to have any wells or septic systems serviced initially and annually to maximize their useful lifespan. Many municipalities have very hard water, so some type of water softener or descaling system is recommended to extend the life of any component that utilizes piped water. In addition, many drain lines in rural communities are aging and starting to fail. It is strongly recommended to have sewer lines scoped to determine their condition. Private water and waste systems are beyond the scope of a home inspection.

Water Service

Public

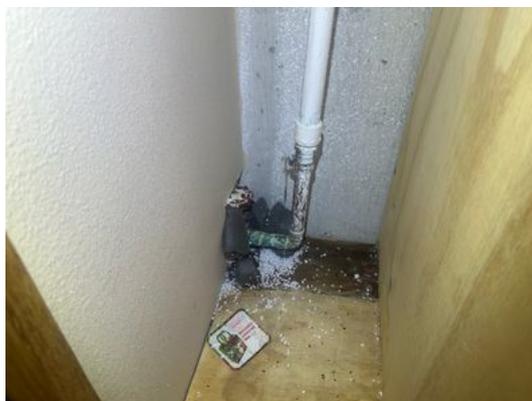
Water Pipe Material

Copper

Condition: Satisfactory

Location of Main Water Shutoff

At Meter, Basement



Comment 44
Information

We recommend removing additional drywall to create easy access to this shut off. Also, the gate valve was leaking, leaving the wood very wet and there are signs of possible mold growth.



Sewer System

Public

Waste Pipe Material

PVC

Condition: Satisfactory

Floor Drains

Yes



Location of Fuel Shutoff

At Meter

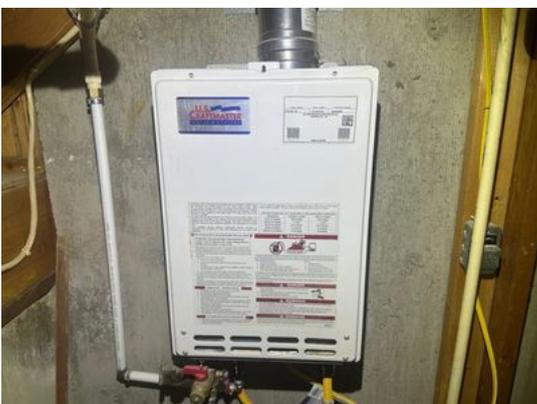


Water Heater

Brand

U.S. Craftmaster

Condition: Satisfactory



Fuel

Natural Gas

Capacity

Tankless

Approximate Age

Not Labeled



Temp & Pressure Relief Valve

Present, No Extension, Recommend Extension

Condition: Repair or Replace

Comment 45 Information

We recommend installing an extension here that terminates within 6-24" off the floor or into a drain to protect from injury should the valve open.



Fuel Disconnect

In Same Room

Vent Pipe

No Apparent Defects, Pitch Proper

Condition: Satisfactory

Water Lines

No Apparent Defects

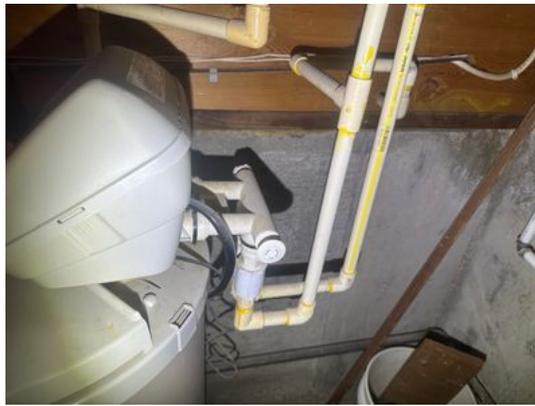
Condition: Satisfactory

Water Softener

Loop Installed

Yes

Condition: Satisfactory



Plumbing Hooked Up

Yes

Condition: Satisfactory

**Comment 46
Information**

There is also a whole house filter in place.



RO/Filtration Systems

Water filtration filters should be changed about every 6 months, depending on usage.

Installed

Yes

Condition: Satisfactory



Leaking

No

Condition: Satisfactory

Filters

Yes

Condition: Satisfactory



Exterior Faucets

Present

Yes

Condition: Marginal



Comment 47

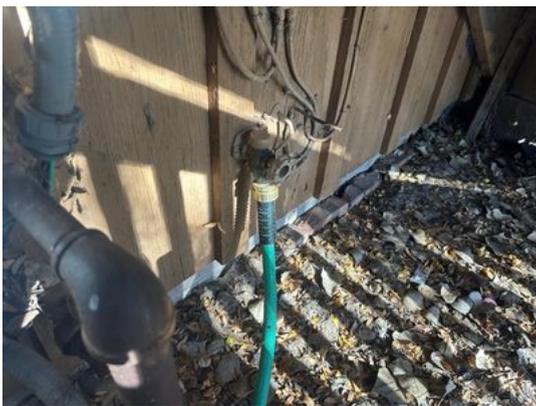
Information

Water pressure testing is NOT a part of the home inspection. Exterior faucets are tested, when possible, to inspect for operation and leaks. A pressure gauge is used to show that the line was pressurized in attempt to find potential leaking. This is in no way meant to be an accurate representation of the water pressure to the house.

Comment 48

Information

We recommend removing hoses from faucets during cold months.



Comment 49
Information

This faucet in the front will require repair or replacement.



Thermostat Location

Living Room



Thermostat

Digital

Condition: Satisfactory



Heating

Heating systems are physically inspected and operated, if possible, to determine general condition, NOT life expectancy. During summer months, if occupants are present, we generally do not run the system. While a typical lifespan is between 20-25 years, past maintenance plays a vital role in what can realistically be expected, so we strongly recommend this unit be inspected initially and annually afterwards for maximum benefits.

Location

Basement



Brand

Lennox



Heating Fuel

Natural Gas

**Comment 50
Information**

There was a faint gas odor present during the inspection. When possible, it might be a good idea to have the gas company check for any possible leaks or back drafting.

Type of Equipment

Forced Air

Condition: Satisfactory

Approximate Age

25 Years - September 2000



**Comment 51
Deficiency**

Aging Furnace

**Comment 52
Information**

While this unit was operating as expected, it is at the end of its expected useful lifespan. We recommend budgeting for replacement in the near future. Until then, we recommend having it serviced initially and annually afterwards to insure proper operation and to maximize efficiency and longevity.

Filter Type

Standard, Needs Cleaned/Replaced

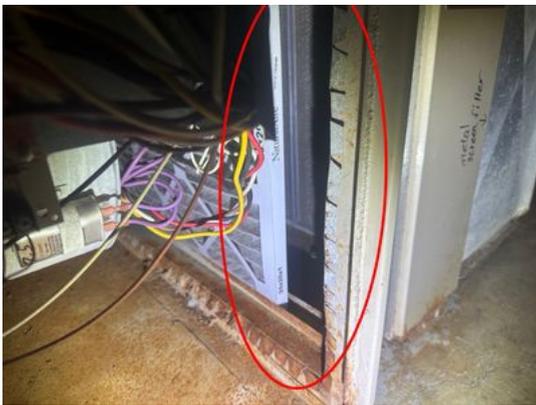
Condition: Repair or Replace





Comment 53
Information

The filter that's installed is too small. We recommend installing a properly sized one to maximize efficiency and longevity.



Comment 54
Information

We have not encountered a configuration like this that has 2 different layers of filters. It might be a good idea to consult an HVAC technician to ensure this is not constricting air flow too much.

Type of Distribution

Metal Ducting, Cold Air Returns

Condition: Satisfactory

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition, NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question. Cooling systems are not operated if exterior temperatures have been below 50 degrees in the previous 48 hours.

A/C Location

West Side

A/C Brand

Lennox



Energy Source

Electric

Type of Equipment

Air Cooled

Condition: Marginal

**Comment 55
Information**

The fins have quite a bit of debris which can severely limit air flow and efficiency. We strongly recommend having the system cleaned.





A/C Approximate Age

24 Years - May 2001



**Comment 56
Deficiency**

Aging A/C

**Comment 57
Information**

This unit was not tested due to exterior temperatures. However, due to its age, we strongly recommend budgeting for replacement in the near future. Until then, we recommend having it serviced initially and annually afterwards to ensure proper operation and to maximize efficiency and longevity.

Evaporator Coil Location

Basement

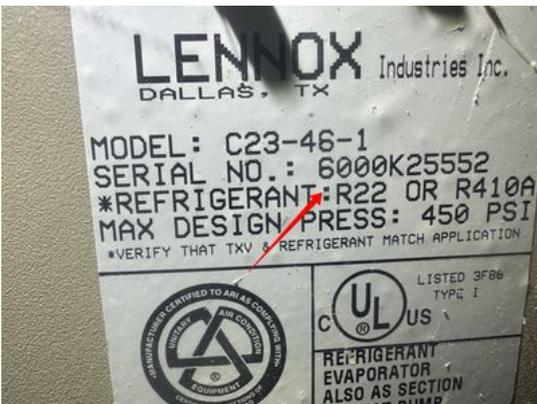
Evaporator Coil Brand

Lennox



Evaporator Coil Approximate Age

25 Years - October 2000



Comment 58

Deficiency

Aging Evaporator Coil

Comment 59

Information

This unit was not tested due to exterior temperatures. While we saw no signs to suggest it to be in anything but satisfactory condition, due to its age, we strongly recommend budgeting for replacement in the near future. Until then, we recommend having it serviced initially and annually afterwards to ensure proper operation and to maximize efficiency and longevity.

Condensate Drainage

To Floor Drain

Condition: Satisfactory

AC Temperature Drop

Not Tested

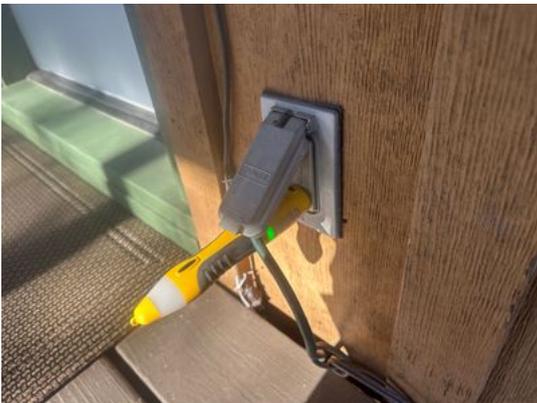
When possible, any accessible electrical panel covers are removed. This allows a visual inspection of the wiring along with the device operation checks in each room. The inspection of individual devices, electrical panels or any other electrical component is NOT a code inspection and should not be treated as such. While every effort is made to point out questionable installations, apparent safety concerns or other seemingly "not right" electrical conditions, we cannot see inside walls or behind insulation, so not all defects will be found. Any reference made to a questionable condition should be referred to a licensed electrician as soon as possible to verify or repair. Reference to the questionable history of specific brands of panels, such as Federal Pacific, Zinser, etc., is based off of industry standards and concerns and should also be evaluated by a licensed electrician as soon as possible.

Type of Service

Underground

Exterior Receptacles

GFCI Protected, Handyman Wiring, Recommend Additional
Condition: Satisfactory



Comment 60 Information

When possible, it might be a good idea to install additional GFCI protected receptacles for service and convenience. This can also help deter the use of extension cords as permanent or prolonged power.



Ground Wire/Rod

Yes

Condition: Satisfactory

Panel Locations

Interior, Laundry Room

Condition: Satisfactory



Service Amperage

200 amps

Overcurrent Protection

Breakers

GFCI/AFCI Breakers

Not Present

Main Wire

Aluminum

Condition: Satisfactory

Branch Wiring

Romex, Copper

Condition: Satisfactory

Summary

Lack of Exterior Receptacles, Garage Receptacles not GFCI Protected, Kitchen Receptacles not GFCI protected, Bathroom Receptacles not GFCI Protected

Condition: Satisfactory

**Comment 61
Information**

The items listed above and throughout the report are relatively simple and cost effective repairs. Otherwise, the electrical system as a whole appeared to be in overall satisfactory condition. Repair as you see fit.

Smoke/CO Detectors

It is recommended to have at least one of each detector on each level of the home. We recommend having each detector in every bedroom and main gathering area. We also recommend having fire extinguishers in at least the garage, kitchen, and mechanical room.

Whole House Fan

Working



Lawn Sprinkler System

Lawn sprinkler systems are not part of the home inspection. This is a seasonal item and there are multiple different types of systems and configurations. If a system is in place, we strongly recommend consulting with the seller for proper operation and maintenance.



Review

Comment 62

Information

We would really appreciate if you would scan the QR code below and leave us a review about your inspection report.
Thanks so much!



RECOMMENDED ROUTINE MAINTENANCE

MONTHLY

Test Smoke/CO Detectors, Test GFCI Receptacles

EVERY 3 MONTHS

Replace Furnace Filters (If pets are in the house, there is a lot of dust present, etc.)

EVERY 6 MONTHS

Replace Smoke/CO Detector Batteries, Replace Furnace Filters, Replace Water Filters, Test Garage Door Photo Sensors and Safety Reverse Function, Clean Dryer Vent

ANNUALLY

Spring Checks - Replace Furnace Filters, Service Mechanical Appliances, Test Smoke/CO Detectors, Test GFCI/AFCI Receptacles and Breakers, Check Fire Extinguisher Expiration, Exterior Caulking, Exterior Paint, Exterior Grading Around The House, Clean Gutters, Trim Vegetation Away from the House and Roof, Open Crawlspace Vents

Winter Checks - Replace Water Filters, Caulking Around Tubs and Showers, Sinks and other Wet Locations, Replace Furnace Filters, Service Mechanical Appliances, Close Crawlspace Vents, Remove Hoses from Exterior Faucets

PERIODICALLY/AS NEEDED

Clean Ductwork, Clean Chimney, Service Garage Door, Opener and Components