

Insight Inspections, LLC
Home Inspection Report



5534 Prairie Hawk Dr, Bel Aire, KS 67220
Inspection prepared for: Gretchen Stroh
Date of Inspection: 5/21/2018

Inspector: Justin Westhoff
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Understanding the Report:

We appreciate the opportunity to conduct your inspection. Please carefully read your entire inspection report. Call us after you have your report so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to answer any questions you may have, including throughout the entire closing process. Properties being inspected do not "Pass" or "Fail" - the following is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and/or personal possessions. Depending on the age of the structure, some items, like GFCI (Ground Fault Circuit interrupter) outlets, may not be installed; **this report will focus on safety and function, not current code.**

Nearly all houses have defects, regardless of age or usage. It is not my intent to compile a complete, definitive, or exhaustive list of items that need repair, but to document the general condition of the residence and to note any visible major defects. This is not a comprehensive document about the structure and should not be relied on as such. Cosmetic considerations (paint, wall coverings, carpeting, etc.) and minor flaws are not within the scope of the inspection. Although some minor and/or cosmetic flaws may be noted, the report is not complete, definitive, or exhaustive list and should not be relied on as such. Routine maintenance is not within the scope of the inspection, however, some items may be mentioned.

We report all conditions as they existed at the time of the inspection. The information contained in your report may be unreliable after the date of inspection due to changing conditions, especially on an occupied home.

This report is the exclusive property of Insight Inspections LLC and the client who appears on the report, and its use by any unauthorized persons is strictly prohibited. Information is not transferable to third parties by any person or entity, including Client and/or real estate brokers or agents, without written permission from Insight Inspections LLC.

By relying on this inspection report, you have agreed to be bound by the terms, conditions, and limitations as set forth in the PRE-INSPECTION AGREEMENT, which was presented to you at the time of the agreement or in an electronic email attachment prior to the inspection. If you do not agree to be bound by the PRE-INSPECTION AGREEMENT in its entirety, you must contact Insight Inspections LLC immediately upon receipt of this completed report. In addition, all electronic and paper copies of the inspection report must be deleted and destroyed, and may not be used in whole or in part for consideration in a real estate transaction.

ORIENTATION:

For the purpose of this report, all directional references to the house will be made as if one were facing the front of the house.

USE OF PHOTOS:

Your report includes many photographs, which help to clarify where the inspector went, what was inspected, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. A pictured defect does not necessarily mean the issue was limited to that area only, **but may be a representation of a condition that is in multiple places.** Not all areas of deficiencies or conditions will be supported with photos.

SCOPE OF THE INSPECTION:

The observations and opinions expressed within this report are those of Insight Inspections LLC and supersede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with InterNACHI Standards of Practice (SOP), which define the scope of the home inspection and what is required to be inspected. All items in the standards are inspected but may be reported in a section of the report under a different heading. Some components that are inspected and found to be functional may not necessarily appear in the report. It is recommended that you read InterNACHI's SOP at: <http://www.nachi.org/sop.htm>

TEXT COLOR SIGNIFICANCE:

BLACK TEXT: Denotes general descriptive comments on the systems and components installed at the property. Also lists notes and limitations that restricted the inspection, if any existed.

BLUE TEXT: Denotes observations and information regarding the condition of the systems and components of the home. These include comments of deficiencies that are less significant, but should be addressed; or comments that further expand on a significant deficiency; or comments of recommendations, routine maintenance, tips, and other relevant resource information.

RED TEXT: Denotes comments on significantly deficient systems and/or components that need relatively quick attention, repair, replacement or that are unsafe and in need of prompt attention. RED comments are duplicated in the Report Summary page(s). RED typically means the system may need further review or evaluation.

Site Details

1. Inspection Time

- Scheduled start time:
- 1:00 P.M.

2. Present During Inspection

- Buyer
- Buyer's Agent

3. Estimated Year Built

- The home was older and may have systems or components which were acceptable at the time the home was built which do not meet modern standards.
- 1989

4. Residence Type/Style

- Single-family home with 3 bedrooms and 2.5 bathrooms.

5. Garage Style

- Attached 2-car

6. Approximate Square Footage

- TOTAL = 2038 SF

7. Occupancy

Property was unoccupied during the inspection.

8. Utilities

- Utilities were ON at the time of the inspection.

9. Weather Conditions

- WEATHER: Clear Skies GROUND CONDITION: Wet RAIN/SNOW IN LAST TWO DAYS (Min. 0.5"): No
- The TEMPERATURE at the time of the inspection was approximately: 75 degrees

Grounds

LIMITATIONS: Below-ground utility and drainage piping are not visible to inspect and are not included in a general inspection.

1. Driveway & Walkways

- The home had concrete driveway and sidewalks.
- Acceptable

2. Patio

- NOTE: Cracking and minor settlement is a common occurrence on concrete surfaces. Cracking that is not sealed will allow further deterioration as water expands and contracts from freeze and thaw cycles. Sealing the cracks to prolong the life would be advised.
- Acceptable

3. Grading & Surface Drainage

- NOTE: Lot grading and drainage have a significant impact on the building simply because of the direct and indirect damage that moisture can have on the foundation. It is very important that surface runoff water be adequately diverted away from the home. Furthermore, items such as leakage in downspout/gutter systems are very difficult to detect during dry weather. Inspection of foundation performance and water handling systems, therefore, is limited to visible conditions and evidence of past problems.
- **Negative slopes/flat areas/holes were observed on the front, right, back, and left side of the home. I recommend adding dirt to correct these areas to promote positive drainage away from the foundation.**



4. Vegetation

- NOTE: Vegetation growing against the exterior walls may introduce pests and/or accelerate deterioration of the exterior wall covering by retaining moisture. Watering this vegetation will introduce moisture into the soil which may eventually reach the foundation. Moisture in soil supporting the foundation can affect the ability of the foundation to support the weight of the structure above and can cause damage from soil heaving or settling, depending on soil composition and other conditions. Although the vegetation may be attractive, caution should be observed to prevent damage to the structure.
- Acceptable

Exterior

LIMITATIONS: As described in your pre-inspection contract, this is a visual inspection limited in scope (but not restricted to) the following conditions: A representative sample of exterior components were inspected rather than every occurrence of components. The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards. Screens, shutters, awnings, storm windows, storm doors, fences, recreational facilities, outbuildings, erosion control and earth stabilization measures are not inspected unless specifically agreed upon and documented in this report.

1. Exterior Walls

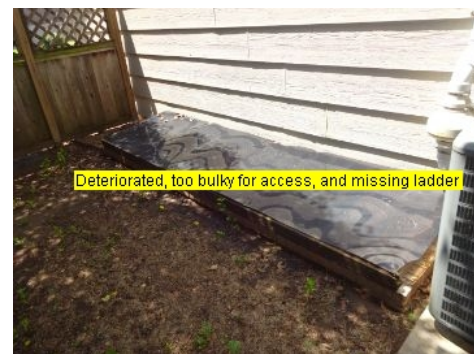
- The front of the home was covered in brick veneer and masonite siding. The rest was covered in masonite siding.
- **Minor deterioration was observed on the siding on the back of the home.**



2. Windows & Doors

• **NOTE:** The proper installation of flashings around windows and doors is critical to water proofing the exterior walls. Missing, damaged or improperly installed flashings are the most common cause of moisture intrusion to walls and baseboards beneath windows. Because these flashings are concealed by the exterior wall covering, we cannot endorse them and specifically disclaim any evaluation of these flashings and leaks may become evident only during heavy, prolonged or wind-driven rainfall. The window screens are not evaluated because many people choose to remove them for aesthetic reasons. Also, they are easily damaged and can be removed after the inspection.

- **The door jamb on the back door was deteriorated at the bottom.**
- **The window well cover was deteriorated, too heavy/bulky for egress, and missing a ladder for egress.**



3. Soffits, Fascia & Trim

- **An area of trim was deteriorated on the left side of the home.**



4. Caulking & Vent Penetrations

- NOTE: Exterior caulking is the simplest energy-efficient measures to install. The purpose of exterior caulking is to minimize air flow and moisture through cracks, seams, and utility penetrations and openings. Controlling air infiltration is one of the most cost effective measures in modern construction practices. A home that is not sealed will be uncomfortable due to drafts and will use about 30% more heating and cooling energy than a relatively air-tight home. In addition, good caulking and sealing will reduce dust and dirt in the home and prevent damage equipment.
- A few areas around the home needs caulked to help seal the home.

5. Porch

- Acceptable

6. Foundation

- Visible portions of the foundation were in acceptable condition.

Roof

LIMITATIONS: Not the entire underside of the sheathing is inspected for evidence of leaks. Evidence of prior leaks may be disguised by interior finishes. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors. Stains will be noted in the report, but it's not possible to determine if they are active without at least 0.5" of rain in the past 48 hours. Even with recent rain, leaks can still occur at any time and only under certain conditions.

1. Method of Inspection

• NOTE: The pictures demonstrate that the roof and its components were inspected by walking where it could be done safely. Extreme pitch, poor weather conditions, or damage can limit access to some areas of the roof while walking.



2. Roof Covering

• NOTE: I recommend obtaining roof documentation and history of permits from the previous owner or from the local authority governing permits, to ensure the roof was inspected during installation.

- The roofing material was architectural asphalt shingles.
- Acceptable

3. Flashing & Roof Penetrations

• NOTE: "Flashing" is a general term used to describe sheet metal fabricated into shapes used to protect areas of the roof from moisture intrusion. Typically, flashing will be installed in areas such as the roof and wall penetrations (vent pipes, chimneys, skylights, transition areas, etc).

- The visible portions of the flashing were in acceptable condition.

4. Chimney Observations

• NOTE: Chimney/flue interiors are not inspected. The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a level II inspection each time a home is sold. I recommended that a level II chimney inspection be performed.

- Chimney had some exposed siding and needs painted to prevent deterioration.



5. Drainage System

• NOTE: No representation can be made to the below ground drainage. A scope by a qualified professional would be required to determine integrity of the piping.

- Acceptable

Interior

1. Ceilings & Walls

• NOTE: Item such as wall paper, paneling, mirrors, wall hangings can conceal damage to walls. Concealed defects are not within the scope of the home inspection. In areas where there is typically high levels of humidity, such as bathrooms and laundry rooms, any damage to the wall paper or paneling can allow moisture to accumulate behind it, promoting moisture damage and possible mold and mildew growth.

• **An active water leak was observed in the lower level. Efflorescence was also observed in the lower level. I recommend correcting all exterior drainage.**



2. Floors

• NOTE: Carpet, vinyl, tile, and wood floors near water sources need to be monitored regularly for wet conditions where mold can thrive. Flooring should be monitored regularly for curling, deteriorated caulking and deteriorated grout. There is always the possibility that moisture has penetrated beneath any floor covering, particularly under the sinks, bathtubs, toilets and dishwashers. This moisture can accumulate and cause damage to the subfloor or create mold, but will not be detected during a visual home inspection.

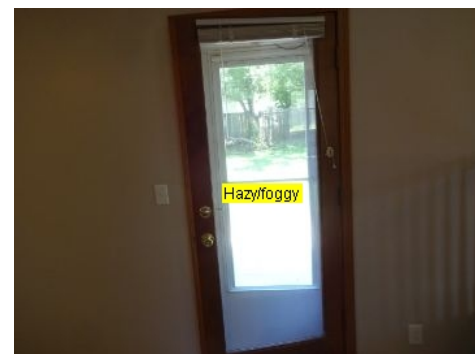
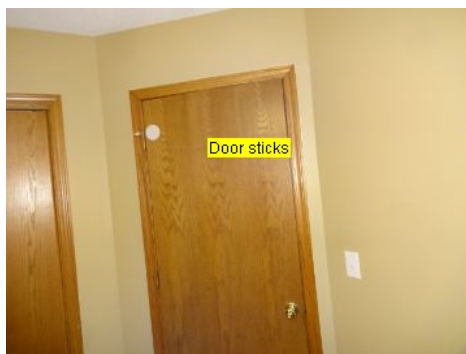
• Floor Finishes: carpet, linoleum, tile, laminate wood

• Acceptable

3. Doors

• Upper level bedroom door was sticking and needs adjusted.

• **Foggy/Haziness was present in the back door, indicating a broken gas seal.**



4. Windows

• NOTE: Signs of lost seals in thermal pane windows may appear and disappear as the temperature and humidity changes. ALL windows with lost seals may not have been evident at the time of the inspection. Thermal windows are ONLY checked for obvious clouding at the time of the inspection. If ANY lost seals were noted, we recommend having all windows checked by a window specialist for other lost seals.

- **Foggy/Haziness was present in the living room and upper level bedroom window, indicating a broken gas seal.**
- **A couple of windows were deteriorated on the bottom.**
- **Master bedroom window had a broken crank mechanism. It would open, but it had to be pushed closed.**



5. Stairways

- Acceptable

6. Laundry

• NOTE: The washer and dryer connections/drains can not be tested for operation. It is a visual inspection only. If a washer and dryer are installed, it is up to the seller to disclose any defects while the units are in operation. I recommend having the seller show you the operation of the washer and dryer connections.

- Acceptable

7. Fireplace

• NOTE: The interiors of flues are not inspected. Recommend having a clean and scan performed by a qualified CSIA professional. The National Fire Protection Association (www.nfpa.org) advises that each chimney receive a level II inspection each time a home is sold.

- No major system safety or function concerns noted at time of inspection.



Kitchen

1. Sink

- Acceptable

2. Countertops & Cabinets

- Acceptable

3. Garbage Disposal

- Acceptable

4. Refrigerator

- Acceptable

5. Range & Cooktop

- Acceptable

6. Hood/Exhaust Fan

- Acceptable

7. Microwave

- N/A

8. Dishwasher

- Acceptable

Bathrooms

1. Sink

- Acceptable

2. Countertops & Cabinets

- Acceptable

3. Showers & Bathtubs

- Acceptable

4. Toilets

- Acceptable

5. Bathroom Exhaust

- NOTE: Bathroom ventilation improves air quality and helps to maintain proper moisture levels in the home. Excess moisture can migrate into wall and floor cavities and into the attic if the bathroom is not properly vented. The excess moisture can damage materials and provide moisture for microbial growth. Ventilation may not have been required when the house was built, but the installation of vents is always recommended.

- Acceptable

Plumbing

1. Main Shut Off & Water Pressure

- The whole house shut off is located in the lower level mechanical room.
- Water pressure was observed and no deficiencies found.



2. Water Heater

- NOTE: You should keep the water temperature set at a minimum of 110 degrees Fahrenheit to kill microbes and maximum of 130 degrees to prevent scalding. Water heaters have a typical life expectancy of 8-12 years.
- Water heater was located in the lower level mechanical room.
- Manufactured in: 2009
- Capacity: 40 Gallons
- No carbon monoxide was detected around the water heater.
- Acceptable

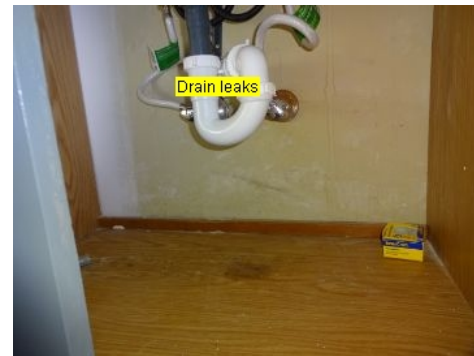
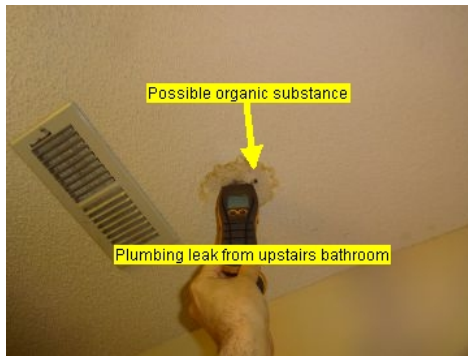


3. Distribution System

- Plumbing lines were copper.
- Acceptable

4. Drain/Waste/Vent (DWV)

- NOTE: The inspector attempts to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the lines would confirm it's actual condition.
- **One of the bathrooms in the upper level has a leak. The ceiling was wet in the laundry room. A possible organic substance was also observed on the ceiling.**
- **Main level 1/2 bath drain was leaking.**



5. Sump Pump

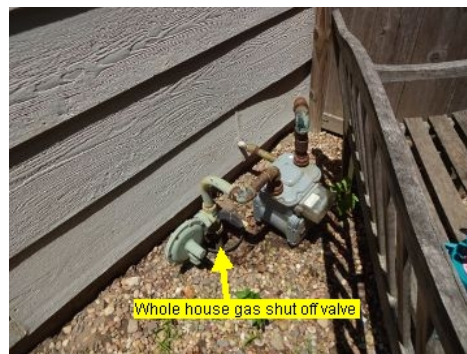
- Sump pump pit was sealed and could not be tested for operation. I recommend having seller fill the pit up with water and test the pump for operation before closing.

6. Hose Bibs/Faucets

- NOTE: I recommend locating and labeling all interior shut off valves for emergency, weatherization, and repairs.
- One located on the front side of the home one located on the back side.
- Acceptable

7. Gas Main, Shut Offs & Distributions

- NOTE: Recommend labeling all shut off valves for emergency and repairs. Gas leak detection is beyond the scope of the inspection as most gas lines are in the wall or inaccessible areas. It is advisable to have a qualified plumber perform a test to detect any leaks.
- The gas meter was located on the right side of the home.



Heating & Cooling

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality and ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

LIMITATIONS: The adequacy of the distribution balance was not inspected. As mentioned in the pre-inspection agreement, this is a visual inspection only. The HVAC was only tested using the thermostat. No further equipment diagnostics were performed on the furnace or air conditioner. The inspection of the heating/cooling systems is not technically exhaustive. The furnace heat exchanger, humidifier, dehumidifier or electronic air filters are not inspected. For a more thorough investigation of the system, please contact a licensed HVAC technician.

1. Description of Heating System

- The home had a gas central heat furnace that was installed in the lower level mechanical room.
- The furnace was manufactured by Amana in 2010.
- Acceptable



2. Heating Supply

- NOTE: The pictures illustrate that the heating equipment responded to operating controls at the thermostat when placed in the heating mode. Warm air was discharging from the supply air registers. No further equipment diagnostics were performed as part of this home inspection.
- The temperature of the home was tested and no carbon monoxide was detected.



3. Description of Cooling System

- The home had a split system central air conditioner installed on the right side of the home.
- The air conditioner was manufactured by Goodman in 2009.
- **The AC unit was sloping towards the home. It should slope away to direct water away from the foundation.**



4. Cooling Supply

- NOTE: The pictures illustrate that the cooling equipment responded to operating controls at the thermostat when placed in the cooling mode. Cool air was discharging from the supply air registers. No further equipment diagnostics were performed as part of this home inspection.
- The temperature was tested and no deficiencies were observed.



5. Distribution System

- Rigid and flex ductwork were installed throughout the home.

6. Thermostat & Filter

- Air filters should be inspected at least monthly and cleaned or replaced regularly. Remember that dirty filters are the most common cause of inadequate heating and cooling performance.
- There was a thermostat located at: Living room
- Air Filter size: 16x25x1



Electrical

LIMITATIONS: Electrical components concealed behind finished surfaces are not visible to be inspected. Labeling of electric circuits on main and sub electrical panels are not checked for accuracy. Only a representative sampling of outlets, switches and light fixtures were tested. The report does not include remote control devices, alarm systems, low-voltage wiring systems, ancillary wiring systems or components that are not part of the primary electrical distribution system.

1. Main Electrical Meter & Service

- [Underground Service. Meter located on back side of the home.](#)
- [Acceptable](#)



2. Electrical Service Disconnect & Grounding Information

• NOTE: The main electrical service grounding electrode may not be visible at the time of the inspection. The inspector will look for a grounding electrode conductor exiting the main panel. If the conductor enters soil or behind a wall, it may not be possible to confirm that its termination is properly grounding the electrical service. Although this is a common condition, you may wish to have proper grounding conditions confirmed by a qualified electrical contractor.

- [Meter was grounded.](#)
- [Service from meter to disconnect was aluminum.](#)
- [Main disconnect was located inside the main panel in the lower level mechanical room.](#)



3. Main Service Panel

- [There was a GE main electrical panel located in the lower level that was supplying the home with 200 amps.](#)
- [Acceptable](#)



4. Branch Wiring

- NOTE: Residential branch circuits consist of devices such as conductors (wiring), switches and outlets. Most conductors are hidden behind walls, flooring and ceilings and cannot be evaluated by the inspector. The inspection does not include removal of cover plates and inspection of branch circuits and wiring is limited to proper response to testing of switches, outlets and just an overall visual of the exposed wiring.
- The visible wiring observed was: COPPER

- Acceptable

5. Receptacles

- Acceptable

6. Lights & Switches

- A light switch by the front door and one in the living room/dining room didn't seem to operate anything. I recommend asking the seller what they operate.
- The front porch and garage lights turned on for a few seconds and than shut off. I didn't see a photo eye sensor. I recommend verifying with the seller that the lights stay on at night.
- Back porch light didn't turn on when on test mode. I recommend verifying with the seller that it works.



7. (GFCI) Ground Fault Circuit Interrupters

• NOTE: Ground Fault Circuit Interrupters (GFCI), is an electrical safety device that cuts power to an individual outlet and/or entire circuit when as little as 0.005 amps of current imbalance is detected. GFCI's may not have been required at the time the house was constructed, but their absence will be reported.

- Acceptable

8. Smoke & Carbon Monoxide Alarms

• Smoke alarms and carbon monoxide alarms should be placed in or near each bedroom, at least one on each level of the home, and near any fire sources. It's also recommended to replace them each time a new owner takes possession. Smoke and carbon monoxide alarms in the house were not tested for operation.

- A smoke alarm was present in: Upper level hallway
- A carbon monoxide alarm was present in: Not present

Garage

1. Garage Door, Opener, Safety Features

- **Bottom of garage door had some deteriorated areas.**



2. Floors, Walls & Ceilings

• NOTE: Current standards require 1/2" drywall and 5/8" Type X drywall if there is a living space above to meet the garage separation requirements. Due to either finishing materials or insulation it is typically not possible to verify that these requirements are being met.

- **Garage ceiling had some water stains. Without the presence of water from a recent rain, it's not possible to determine if the leaks are active. I recommend verifying with the seller that the cause of the stains have been properly fixed.**



Attic, Ventilation & Insulation

1. Attic Access, Views & Observations

- The attic was accessed by a scuttle hole in the garage and a scuttle hole in the upper level master bedroom closet.
- Attic was inspected from the scuttle hole because there weren't any walking boards visible. Defects may still exist in the areas not visible.
- **Water stains were present on the decking in the attic area above the garage. Without the presence of water from a recent rain, it's not possible to determine if the leaks are active. I recommend verifying with the seller that the cause of the stains have been properly fixed. The roof decking was also deteriorated at the stains.**



2. Ventilation & Insulation (Visible Areas)

- There was fiberglass insulation in the attic.
- The approximated depth of insulation was: 8"-10"
- The attic ventilation was provided by use of: Ridge exhaust vents and soffit vents.

Summary of Items of Concern

Grounds		
Page 3 Item: 3	Grading & Surface Drainage	<ul style="list-style-type: none"> • Negative slopes/flat areas/holes were observed on the front, right, back, and left side of the home. I recommend adding dirt to correct these areas to promote positive drainage away from the foundation.
Exterior		
Page 4 Item: 1	Exterior Walls	<ul style="list-style-type: none"> • Minor deterioration was observed on the siding on the back of the home.
Page 4 Item: 2	Windows & Doors	<ul style="list-style-type: none"> • The door jamb on the back door was deteriorated at the bottom. • The window well cover was deteriorated, too heavy/bulky for egress, and missing a ladder for egress.
Page 4 Item: 3	Soffits, Fascia & Trim	<ul style="list-style-type: none"> • An area of trim was deteriorated on the left side of the home.
Interior		
Page 7 Item: 1	Ceilings & Walls	<ul style="list-style-type: none"> • An active water leak was observed in the lower level. Efflorescence was also observed in the lower level. I recommend correcting all exterior drainage.
Page 7 Item: 3	Doors	<ul style="list-style-type: none"> • Foggy/Haziness was present in the back door, indicating a broken gas seal.
Page 8 Item: 4	Windows	<ul style="list-style-type: none"> • Foggy/Haziness was present in the living room and upper level bedroom window, indicating a broken gas seal. • A couple of windows were deteriorated on the bottom. • Master bedroom window had a broken crank mechanism. It would open, but it had to be pushed closed.
Plumbing		
Page 11 Item: 4	Drain/Waste/Vent (DWV)	<ul style="list-style-type: none"> • One of the bathrooms in the upper level has a leak. The ceiling was wet in the laundry room. A possible organic substance was also observed on the ceiling. • Main level 1/2 bath drain was leaking.
Heating & Cooling		
Page 13 Item: 3	Description of Cooling System	<ul style="list-style-type: none"> • The AC unit was sloping towards the home. It should slope away to direct water away from the foundation.
Electrical		
Page 16 Item: 6	Lights & Switches	<ul style="list-style-type: none"> • A light switch by the front door and one in the living room/dining room didn't seem to operate anything. I recommend asking the seller what they operate. • The front porch and garage lights turned on for a few seconds and than shut off. I didn't see a photo eye sensor. I recommend verifying with the seller that the lights stay on at night. • Back porch light didn't turn on when on test mode. I recommend verifying with the seller that it works.
Garage		
Page 18 Item: 1	Garage Door, Opener, Safety Features	<ul style="list-style-type: none"> • Bottom of garage door had some deteriorated areas.
Page 18 Item: 2	Floors, Walls & Ceilings	<ul style="list-style-type: none"> • Garage ceiling had some water stains. Without the presence of water from a recent rain, it's not possible to determine if the leaks are active. I recommend verifying with the seller that the cause of the stains have been properly fixed.
Attic, Ventilation & Insulation		

Page 19 Item: 1	Attic Access, Views & Observations	<ul style="list-style-type: none">• Water stains were present on the decking in the attic area above the garage. Without the presence of water from a recent rain, it's not possible to determine if the leaks are active. I recommend verifying with the seller that the cause of the stains have been properly fixed. The roof decking was also deteriorated at the stains.
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