



Inspection Report

For

Nick Gromicko

Property Address:
1665 Wood Dale
Wichita KS 67230



Fidelity Property Inspections LLC

Bill Nash
(316)213-9268

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Date: 7/11/2015	Time:	Report ID:
Property: 1665 Wood Dale Wichita KS 67230	Customer: Nick Gromicko	Real Estate Professional:

ABOUT THE INSPECTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed 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 you for any questions you may have, throughout the entire closing process.

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Properties being inspected do not "Pass" or "Fail."

The inspection is intended to assist in evaluation of the overall condition of the dwelling and is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions. A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

Inspection reports **may** contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that reputable contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time.

We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

SCOPE OF THE INSPECTION:

The observations and opinions expressed within this report are those of Fidelity Property 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: <https://www.nachi.org/sop.htm>

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 issue 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.

WHAT IF THE REPORT REVEALS PROBLEMS?

If a home inspection reveals problems it does not mean you should not buy the house.

- For problems large or small, you can ask the seller to fix them, or even reduce the purchase price so that you can fix the problems yourself (consult with your mortgage company before negotiating) - this is where a home inspection can pay for itself several times over.
- If these options aren't viable in your situation (for example, if the property is bank-owned and being sold as-is), you can get estimates to fix the problems yourself and come up with a plan for repairs in order of their importance and affordability once you own the property.

What is a reasonable request?

- Your main focus should be on safety and on saving yourself large expenses after you buy the house.You may have to hire specialists to do extra checks (for example on roofing or sewer pipes) but these could be worth it. As long as you are not making unreasonable requests, it is in the sellers' best interest to pay for repairs. Be patient with the seller, but do not shy away from getting what you deserve.

Why do sellers agree to repairs?

- Sellers will often agree to repairs because, once a fault has been spotted by your inspector, the fault becomes material. That means that if the seller refuses to pay for repairs and you decide not to buy the house, the seller must now tell any future buyers about the fault. Sellers would rather fix the faults and ensure a sale than do this.

When is the best time to make requests?

- Your aim as the buyer is to have the repairs completed before closing. Sometimes, however, this is not possible, and repairs take place after closing. Be very careful to have the promises for repairs fully documented and signed by the seller. You are entitled to write your own repair request but a real estate lawyer is the best person for the job and you would be wise to get a professional to write any key documents like this. Getting repairs done before closing has the added benefit of allowing you to ask the inspector to check over the repairs and make sure that they are adequate before closing.

Ask for a home warranty

Buyers should ask sellers to pay for a one year home warranty. This will cover any major defects in the home. Most sellers are happy to pay for this.

RATINGS SYSTEM:

Acceptable =The item, component, or unit was visually observed, and if no other comments were made, then the item appeared to be functioning as intended, allowing for normal wear and tear.

Deferred Maintenance/ Marginal = These are repairs that, in the opinion of the inspector, are regular maintenance items typical for all homes. Repair to these items is not urgent, but should be performed in the near future.

Repair or Replace = The item, component or unit was visually observed, and is not functioning as intended or needs further inspection by a qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Modern Standards/ Safety = These are items which should be addressed to meet modern safety standards.

Not Inspected = The item, component, or unit was not inspected, and no representations of whether or not it was functioning as intended are made. The report will state a reason for not inspecting the item.

Not Present = The item, component or unit is not in this home or building.

Standards of Practice:

INACHI National Association of Certified
Home Inspectors

In Attendance:

Seller only

Year Constructed:

1983

Type of building:

Bi-Level

Weather:

Clear

Temperature:

Over 65 (F) = 18 (C)

Precipitation in last 3 days:

Yes

Ground/Soil surface condition:

Damp

Radon Test:

No

1. Roofing

GENERAL ROOF COMMENTS

Although roof covering materials are designed to protect the underlying home structure from moisture, most are not considered waterproof, but water resistant. They are designed to work together with an underlying membrane and the effectiveness of both the membrane and the roof covering material are dependent upon the material quality and the use of proper installation methods.

The following considerations may affect the lifespan of a roof...

- Roofing material quality
- Installation method
- Number of layers
- Structure orientation: South-facing roofs will have shorter lifespans.
- Degree of roof slope: Flatter roofs will have shorter lifespans.
- Climate (snow & rain): Harsh climates shorten roof lifespans.
- Temperature swings: climates with large daily temperature differentials will shorten roof lifespans.
- Building site conditions (overhanging tree branches, wind, etc.)
- Roof color: Darker roofs absorb more heat which shortens roof lifespan.
- Elevation: Homes at higher elevations are exposed to more ultra violet (UV) light, which shortens roof lifespan.
- Roof structure ventilation: Poor ventilation shortens roof lifespans.

Quality of maintenance

Here are some other conditions that may affect your roof...

- Physical abrasion: Avoid walking on the roof whenever possible. Always avoid stepping directly on areas where different roof planes meet such as valleys, hips and ridges. Tree limbs should be cut back so that they do not overhang the roof.
- Freeze/thaw cycle-: Areas of the roof where snow collects or ice dams build are subject to more rapid deterioration.
- Debris accumulation will speed deterioration by holding moisture next to the shingles where it may cause freeze damage.

Although Home Inspectors do not perform invasive testing, they use deductive methods based on experience and the aid of a high-quality electronic moisture-detecting instruments to make recommendation decisions. The Inspector recommends that you either include comprehensive roof coverage in your home insurance policy or obtain a roof certification from an established, qualified local roofing contractor.



Styles & Materials

Viewed roof covering from:

Walked roof

Roof Covering:

Architectural shingles

Roof Layers:

Two

Roof Age:

6-8 years

Chimney (exterior):

Metal Flue Pipe

Sky Light(s):

One

		AC	DM	RR	MS	NI	NP
1.0	Roof Coverings	•					
1.1	Flashings	•					
1.2	Skylights, Chimneys and Roof Penetrations	•					

AC= Acceptable, DM= Deferred Maintenance, RR= Repair or Replace, MS= Modern Standards, NI= Not Inspected, NP= Not Present

AC DM RR MS NI NP

		AC	DM	RR	MS	NI	NP
1.3	Roof Drainage Systems (Gutters and Downspouts)	•					
AC= Acceptable, DM= Deferred Maintenance, RR= Repair or Replace, MS= Modern Standards, NI= Not Inspected, NP= Not Present		AC	DM	RR	MS	NI	NP

Comments:

1.0 The roof covering appears to be approx 6-8 years old and there is 2 layers. The next time the roof covering is replaced a complete tear off and replacement will be necessary.

2. Exterior 

The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Styles & Materials

Siding Material:

Vinyl

Exterior Entry Doors:

Wood
Insulated glass

Appurtenance:

Deck with steps
Porch

Driveway:


Concrete

		AC	DM	RR	MS	NI	NP
2.0	Wall Covering, Flashing and Trim			•			
2.1	Eaves, Soffits and Fascias	•					
2.2	Doors (Exterior)	•					
2.3	Windows	•					
2.4	Porches, Patios, Decks, Balconies and Carports		•				
2.5	Grading, Surface Drainage, Vegetation and Retaining Walls		•				
2.6	Driveway and Walkways	•					
2.7	Outlets (Exterior)				•		
2.8	Plumbing Water Faucets (hose bibs)	•					

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AC DM RR MS NI NP

Comments:

 **2.0** Wood trim rot present at the window trim at the front of the home. Recommend having a reputable contractor repair.

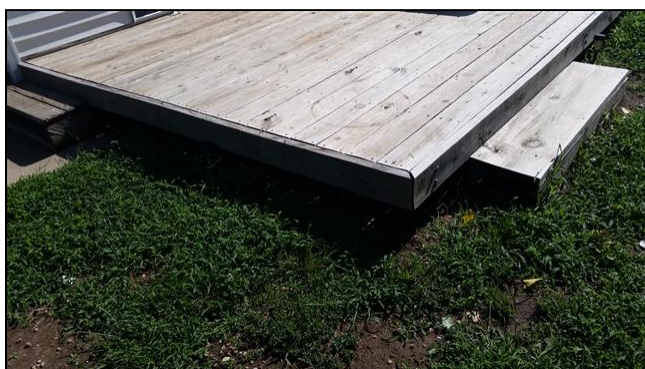


2.0 Item 1(Picture)



2.0 Item 2(Picture)

2.4 (1) Wood to ground contact observed. This will cause deterioration and attract termites. Ideally, there should be concrete footers installed. At a minimum, monitor and keep the home treated for termites. Additionally, recommend staining the wood to prolong the life of the wood.



2.4 Item 1(Picture)

2.4 (2) The drain at the rear patio door was covered with debris. Recommend periodically cleaning to maintain proper drainage.

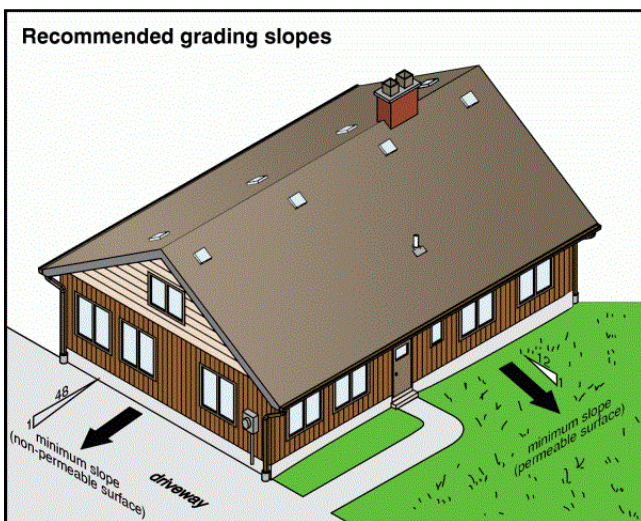


2.4 Item 2(Picture)


2.5 There is a negative slope at the rear of the home. This can cause or contribute to water intrusion or deterioration and settlement. I recommend adding fill dirt to correct landscape to drain water away from home.



2.5 Item 1(Picture)



2.5 Item 2(Picture)

 2.7 An open ground outlet was observed at the rear of the home near patio door. Recommend having a reputable electrician evaluate and repair



2.7 Item 1(Picture)

3. Garage

Styles & Materials

Garage Door Type:
One automatic

Garage Door Material:
Metal


Auto-opener Manufacturer:
CRAFTSMAN

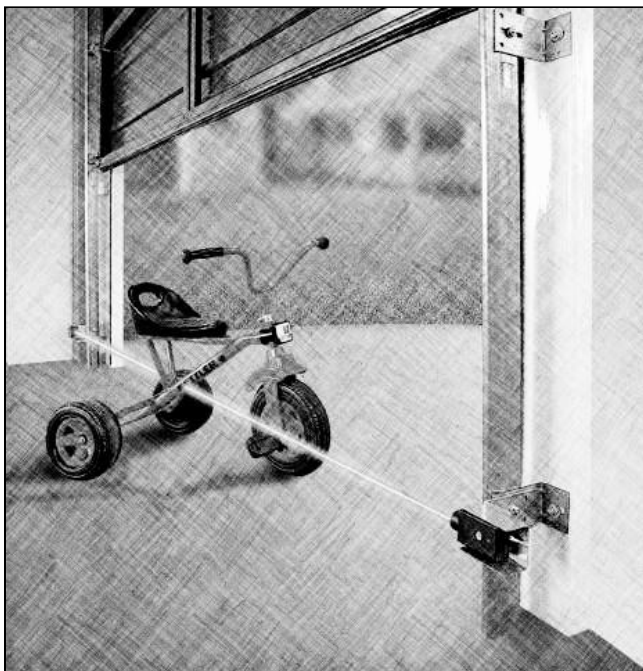
		AC	DM	RR	MS	NI	NP
3.0	Garage Ceilings	•					
3.1	Garage Walls (including Firewall Separation)	•					
3.2	Garage Floor	•					
3.3	Garage Door (s)				•		
3.4	Occupant Door (from garage to inside of home)	•					
3.5	Garage Door Operators				•		
3.6	Man Door	•					

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AC DM RR MS NI NP

Comments:

 **3.3** There are no auto reverse sensors installed on the garage door. The sensors prevent accidental damage to cars as well as help prevent injury to children and pets. Recommend installing approx 6 inches off the floor.

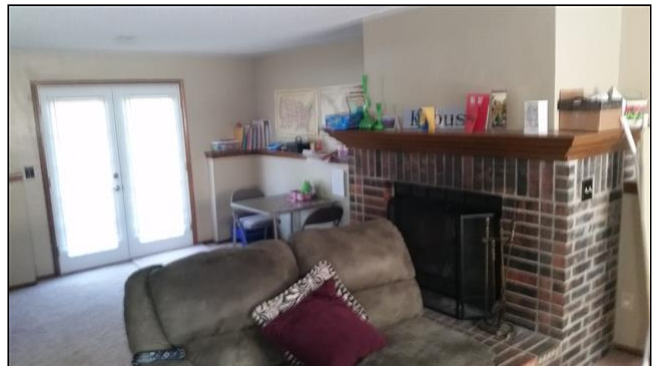
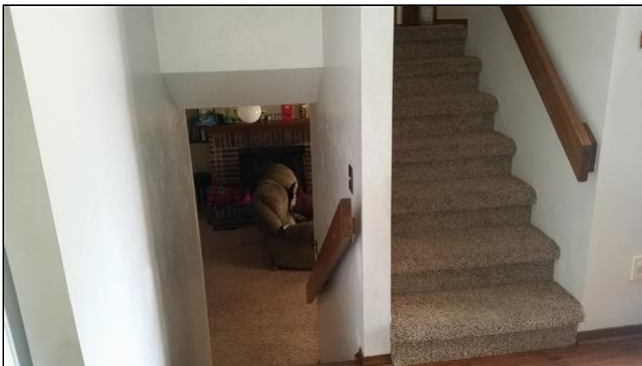


3.3 Item 1(Picture)

 **3.5** The garage door will reverse when met with resistance.

4. Interiors (Bedrooms and Common Areas)

The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:

Sheetrock

Wall Material:

Sheetrock

Cabinetry:

Wood

		AC	DM	RR	MS	NI	NP
4.0	Ceilings, Walls, Floors (non-cosmetic concerns)			•			
4.1	Doors (representative number)	•					
4.2	Windows (representative number)	•					
4.3	Steps, Stairways, Balconies and Railings	•					
4.4	Electrical (representative number or ceiling fans, lighting fixtures, switches and receptacles located inside the house)	•					
4.5	Counters and Cabinets (representative number)	•					
4.6	Smoke Detectors	•					

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AC DM RR MS NI NP

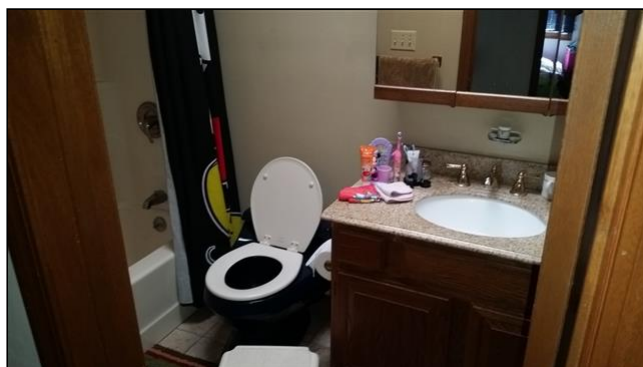
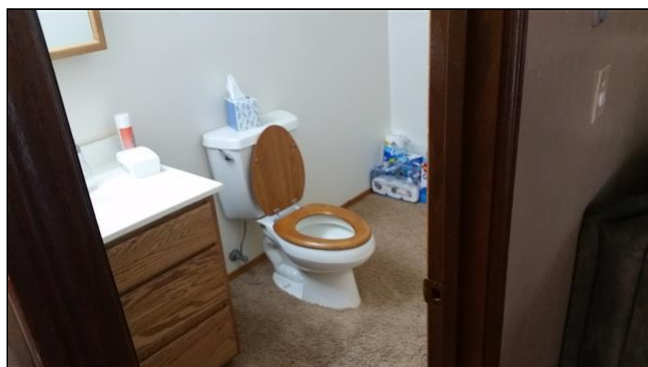
Comments:



4.0 See foundation comments, item 7.0

5. Bathrooms, Laundry and Components

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



Styles & Materials

Washer Drain Size:
2" Diameter

Dryer Power Source:
220 Electric

Dryer Vent:
Flexible Metal

		AC	DM	RR	MS	NI	NP
5.0	Water Pressure (Functional Flow)	•					
5.1	Fixtures (tubs, faucets, showers, and toilet)	•					
5.2	Venting Systems (Baths and Laundry)		•				
5.3	Electrical (including Ground Fault Circuit Interrupters)				•		
5.4	Windows (representative number)	•					
5.5	Ceilings, Walls, Floors (non-cosmetic concerns)	•					
5.6	Counters and Cabinets (representative number)	•					

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AC DM RR MS NI NP

Comments:

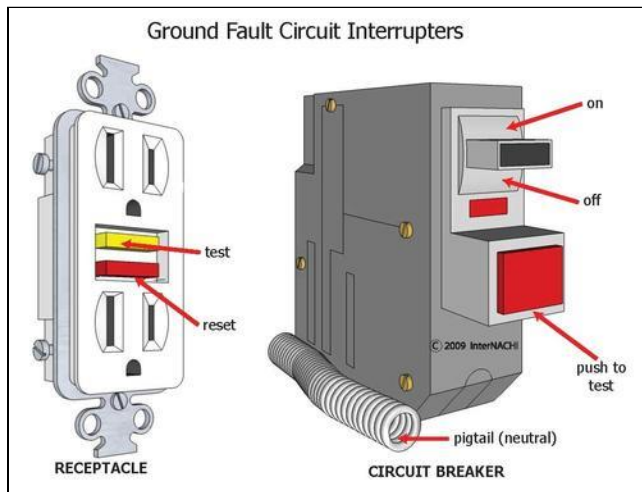
5.2 The bathroom exhaust fans are vented directly into the attic. While this acceptable for building code, it is recommended that exhaust fans be vented through the roof. Venting into the attic dumps moisture on the insulation, reduces insulation R-values and can cause mold and mildew problems.

**5.3** No GFCI Outlet: Location/s (second level bath)

Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

Consider having GFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture. This can be achieved by either method below:

1. Replacing the current standard outlets with GFCI outlets
2. Replacing the breaker currently protecting the electrical circuit which contains the outlets with a GFCI breaker.



5.3 Item 1(Picture)

6. Kitchen and Built-in Appliances

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



Styles & Materials

Cabinetry:

Wood

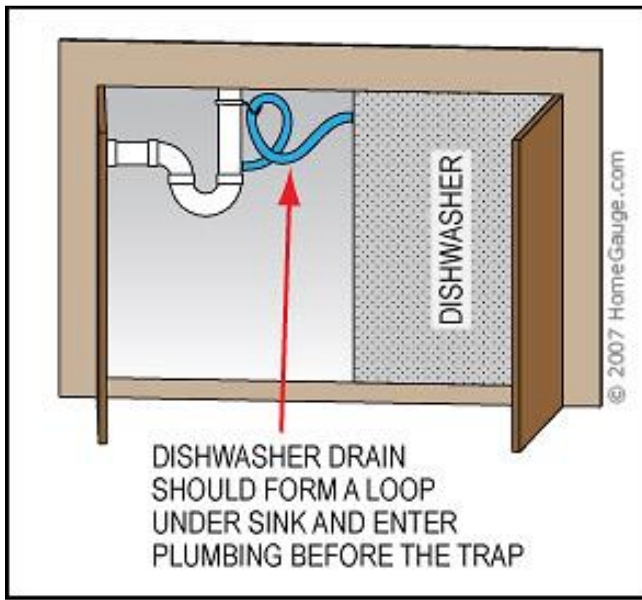
		AC	DM	RR	MS	NI	NP
6.0	Outlets and Operation of GFCI (Ground Fault Circuit Interrupters)	•					
6.1	Counters and Cabinets (representative number)	•					
6.2	Ceilings, Walls, Floors (non-cosmetic concerns)	•					
6.3	Dishwasher		•				
6.4	Ranges/Ovens/Cooktops	•					
6.5	Food Waste Disposer	•					
6.6	Water Supply, Distribution System and Fixtures	•					
6.7	Microwave (Built-in only)						•

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AC DM RR MS NI NP

Comments:

6.3 The dishwasher should have a loop in the line to prevent backflow. see illustration



6.3 Item 1(Picture)

7. Foundation (Basement, Slab, and Crawlspace)

The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation:

Poured concrete

Floor Structure:

Wood joists

Wall Structure:

2 X 4 Wood

		AC	DM	RR	MS	NI	NP
7.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)			•			
7.1	Ceilings, Walls, Floors (Structural)			•			

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AC DM RR MS NI NP

Comments:



7.0 There is some exterior cracking visible. There are corresponding interior cracks in the sheetrock near the windows. The second level floor is noticeably not level. The upstairs bedroom doors are out of square. Cracks can be felt through the basement carpeting in the same area of the home. In the inspectors's opinion there has been extension wall texturing in an attempt to conceal interior wall cracks. There are also relatively fresh cracks in the texturing. Recommend a complete evaluation by a structural engineer.



7.0 Item 1(Picture)



7.0 Item 2(Picture)



7.0 Item 3(Picture)



7.0 Item 4(Picture)



7.0 Item 5(Picture)



7.0 Item 6(Picture)



7.1 Floors uneven and cracking felt through basement carpet. See comments in 7.0

8. Electrical System

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



Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Wiring Methods:

Romex

Branch wire 15 and 20 AMP:

Copper

		AC	DM	RR	MS	NI	NP
8.0	Location of Main and Distribution Panels	•					
8.1	Main and Distribution Panels, and Service Entry	•					
8.2	Service Entrance Conductors	•					
8.3	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures	•					

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AC DM RR MS NI NP

Comments:

8.0 The main panel box is located at the basement.

9. Heating / Central Air Conditioning

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

Styles & Materials

Location of Thermostat: Living Room
Number of Heat Systems (excluding wood): One
Heat Type: Heat Pump Forced Air (also provides cool air)
 Extra Info : manufactured 2010

Energy Source: Electric
Heat System Brand: RHEEM
Ductwork: Non-insulated

Filter Type: Cartridge
Number of AC Only Units: One
Cooling Equipment Type: Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: RHEEM
Types of Fireplaces: Insert

Operable Fireplaces: One

		AC	DM	RR	MS	NI	NP
9.0	Heating Equipment	•					
9.1	Normal Operating Controls	•					
9.2	Automatic Safety Controls	•					
9.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•					
9.4	Presence of Installed Heat Source in Each Room	•					
9.5	Cooling and Air Handler Equipment	•					
9.6	Normal Operating Controls	•					
9.7	Presence of Installed Cooling Source in Each Room	•					
9.8	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)	•					
9.9	Fireplace, Damper, Mantle, and Cleanout	•					
9.10	Thermostat	•					

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AC DM RR MS NI NP

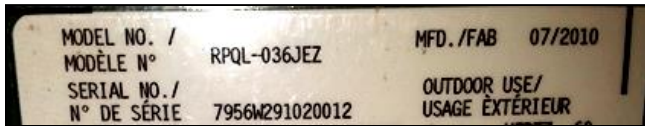
Comments:

9.0 Nomenclature:



9.0 Item 1(Picture)

9.6 Nomenclature:



9.6 Item 1(Picture)

10. Plumbing System

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

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Black hose	Plumbing Water Distribution (inside home): Copper
Plumbing Waste: PVC	Water Heater Power Source: Electric	Water Heater Capacity: 50 Gallon (2-3 people)
Manufacturer: WHIRLPOOL	Water Heater Location: Basement	

		AC	DM	RR	MS	NI	NP
10.0	Main Water Shut-off Device (Describe location)	•					
10.1	Water Supply, Distribution System and Fixtures	•					
10.2	Drain, Waste and Vent Systems	•					
10.3	Hot Water Systems, Controls, Chimneys, Flues and Vents	•					
10.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•					
10.5	Sump Pump	•					

AC= Acceptable, DM= Deferred Maintenance, RR= Repair or Replace, MS= Modern Standards, NI= Not Inspected, NP= Not Present

AC DM RR MS NI NP

Comments:

10.0 The water main shut off is located in the basement

10.5 We recommend installing a battery backup on the sump pump to ensure it remains operational during a power outage.

11. Attic Structure and Insulation

The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Styles & Materials

Roof-Type:

Gable

Attic info:

Scuttle hole
Pull Down stairs

Method used to observe attic:

Walked

Roof Structure:

Engineered wood trusses

Ventilation:

Gable vents
Passive

Ceiling Structure:

2X4

Attic Insulation:

Batt
Loose Fill

		AC	DM	RR	MS	NI	NP
11.0	Roof Structure and Attic	•					
11.1	Ventilation of Attic	•					
11.2	Insulation in Attic	•					
11.3	Electrical	•					

AC= Acceptable, DM= Deferred Maintenance, RR= Repair or Replace, MS= Modern Standards, NI= Not Inspected, NP= Not Present

AC DM RR MS NI NP

Comments:

11.2 The insulation measures approx 6-8 inches.

Summary



Fidelity Property Inspections LLC

(316)213-9268

Customer

Nick Gromicko

Address

1665 Wood Dale
Wichita KS 67230

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

2. Exterior



General Summary

2.0 Wall Covering, Flashing and Trim

Repair or Replace

Wood trim rot present at the window trim at the front of the home. Recommend having a reputable contractor repair.



Modern Standards / Safety Concerns

2.7 Outlets (Exterior)

Modern Standards

An open ground outlet was observed at the rear of the home near patio door. Recommend having a reputable electrician evaluate and repair

3. Garage



Modern Standards / Safety Concerns

3.3 Garage Door (s)

Modern Standards

There are no auto reverse sensors installed on the garage door. The sensors prevent accidental damage to cars as well as help prevent injury to children and pets. Recommend installing approx 6 inches off the floor.

3.5 Garage Door Operators**Modern Standards**

The garage door will reverse when met with resistance.

4. Interiors (Bedrooms and Common Areas)**General Summary****4.0 Ceilings, Walls, Floors (non-cosmetic concerns)****Repair or Replace**

See foundation comments, item 7.0

5. Bathrooms, Laundry and Components**Modern Standards / Safety Concerns****5.3 Electrical (including Ground Fault Circuit Interrupters)****Modern Standards**

No GFCI Outlet: Location/s (second level bath)

Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

Consider having GFCI protection installed as a safety precaution for outlets within 6 feet of a plumbing fixture. This can be achieved by either method below:

1. Replacing the current standard outlets with GFCI outlets
2. Replacing the breaker currently protecting the electrical circuit which contains the outlets with a GFCI breaker.

7. Foundation (Basement, Slab, and Crawlspace)**General Summary****7.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)****Repair or Replace**

There is some exterior cracking visible. There are corresponding interior cracks in the sheetrock near the windows. The second level floor is noticeably not level. The upstairs bedroom doors are out of square. Cracks can be felt through the basement carpeting in the same area of the home. In the inspectors's opinion there has been extension wall texturing in an attempt to conceal interior wall cracks. There are also relatively fresh cracks in the texturing. Recommend a complete evaluation by a structural engineer.

7.1 Ceilings, Walls, Floors (Structural)**Repair or Replace**

Floors uneven and cracking felt through basement carpet. See comments in 7.0

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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