

Inspection Report

Provided by:



Inspector: Michael Kirby

Phone: 785-491-0576

Property Address:

1111 Nowhere Dr



Table Of Contents:

| Section name: | Section number: |
|--------------------------------|-----------------|
| Report Information | 1 |
| Report Summary Page | 2 |
| Grounds | 3 |
| Exterior | 4 |
| Roofing | 5 |
| Heating - Air | 6 |
| Electrical | 7 |
| Plumbing | 8 |
| Interiors | 9 |
| Kitchen | 10 |
| Bath(s) | 11 |
| Basement | 12 |
| Garage - Laundry | 13 |
| Foundation - Crawl Space | 14 |

1 Report Information

Client Information

Client Name Michael Kirby
Client Phone 000-000-0000

Property Information

Approximate Year Built 2000
Approximate Square Footage 1500
Number of Bedroom 3
Number of Bath 2
Direction House Faces South

Inspection Information

Inspection Date 11/8/2018
Inspection Time 11:30am to 1:00
Weather Conditions Dry
Outside Temperature 30°F
Price for Inspection \$350
Payment forms accepted : Cash, Credit Card or Check.
Payment may be made in person or by mail.
Please make checks payable to Michael Kirby.
Please mail to: 38570 Pioneer Rd Maple Hill KS, 66507

WITHIN THE SCOPE OF THE INSPECTION

The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See Standards of Practice for a detailed description of the scope of inspection.

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Windows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)

(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems.

OUTSIDE THE SCOPE OF THE INSPECTION

-Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional is not included in this inspection.

-The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy, or substitute for real estate disclosures which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense.

CONFIDENTIAL REPORT

-The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report.

DISPUTES

· Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Definition of conditions:

AS = Appears Serviceable: The item appeared to be in working or usable condition with no major discrepancies noted.

R = Repair: The item was at or near the end of its useful lifespan. A certified professional should be contacted for further evaluation and repair.

S = Safety Issue: The item is considered a safety hazard and can cause harm to people or property. These items need to be repaired as soon as possible.

NI = Not Inspected: The item was not inspected during the inspection.

2 Report Summary Page

This is only a summary of the inspection report and is not a complete list of discrepancies.

| Section | Condition# | Comment |
|-----------|------------|---|
| Grounds | 1 | The grading around the house appears to be less than the recommended 6 inches slope within the first 10 feet of run. There are some places around the front of the house and the west side of the house where the grade appears to drain towards the foundation. Improper grading may allow for water intrusion |
| Grounds | 3 | The earth appears to have washed out from under the front sidewalk and porch, undermining may lead to cracks and sinking in the sidewalk and porch. Repair is suggested. |
| Exterior | 7 | The window in the kitchen above the sink does not appear to open. The window in the master bathroom does not appear to open. |
| Exterior | 10 | The chimney flue pipe appears to have some rust. Repair may not be required but further inspection by a certified chimney sweep is recommended. Note this is not a fireplace or wood stove chimney, it is the flue pipe for the HVAC and water heater exhaust. |
| Plumbing | 27 | The TPR valve drain pipe should terminate no more than 6 inches above the floor. Currently the drain pipe attached to the TPR valve is a flexible piece of hose that does not drain to the floor. This is considered a safety issue and should be repaired as soon as possible. |
| Interiors | 30 | The tile near the front entrance are cracked and numerous places |
| Interiors | 32 | The window in the kitchen above the sink and the window in the master bathroom will not open. |
| Interiors | 33 | Laundry room interior door does not appear to latch. Front entrance closet door does not appear to latch. The door catch for the Southwest bedroom is bowed out not allowing door to close properly. |
| Interiors | 37 | Only one smoke detector was noted at the time of the inspection. Smoke detectors are recommended by the CPSC for each room in the house. |
| Kitchen | 42 | Window above the sink does not function |
| Kitchen | 44 | There are smoke stains on the electrical outlet in the dining room. This is a safety concern, further inspection by an electrician is recommended. |
| Kitchen | 47 | The kitchen countertop appears to be pulling away from the wall |
| Kitchen | 51 | The front left burner does not appear to function |

| | | |
|------------------|----|--|
| Bath(s) | 54 | Peeling paint on the wall in the master bathroom |
| Bath(s) | 58 | Window in the master bathroom does not appear to open |
| Bath(s) | 65 | Low pressure noted in all bathroom sinks and showers. The caulking between the base and shower wall in the shower of the basement bathroom appears to be cracking which may allow water to drain into the spaces behind the shower wall. Further inspection by a plumber is recommended. |
| Bath(s) | 66 | Toilet in the master bathroom does not appear to flush properly. Moisture around the base of the toilet in the main bathroom, this may be a sign of a leak. Further inspection by a plumber is recommended. |
| Basement | 73 | The basement door is weather protected by a storm shelter entrance. The roofing and interior framing is rotting in places. Further inspection and repair is recommended. |
| Garage - Laundry | 86 | There are storage shelves in the garage that appear to have been installed professionally. These shelves may not be secure. Further inspection by a construction professional would be required to determine the integrity of the construction. |

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

3 Grounds

Grading

Grading Slope

Contact a landscaper or general contractor for further inspection and repair.

1) Grading Conditions

R

The grading around the house appears to be less than the recommended 6 inches slope within the first 10 feet of run. There are some places around the front of the house and the west side of the house where the grade appears to drain towards the foundation. Improper grading may allow for water intrusion

Driveways - Sidewalks - Walkways

Driveway Material

Concrete

2) Driveway Conditions

AS

Appears to be in serviceable condition. There are some minor cracks and sinking that is normal for the age and use of the concrete.



Sidewalk Material

Concrete

3) Sidewalk Conditions

R

The earth appears to have washed out from under the front sidewalk and porch, undermining may lead to cracks and sinking in the sidewalk and porch. Repair is suggested.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



4 Exterior

Front - Back Entrance

Front Entrance Type Covered Porch

4) Front Entrance
Conditions

AS

Back Entrance Type Deck

5) Back Entrance
Conditions

AS

There is a bush overhanging the stairs to the back porch



Exterior Walls

Structure Type Wood frame

Exterior Wall Covering Wood Siding and Brick

6) Exterior Wall
Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Exterior Windows - Doors

Window Type Casement

Window Material Vinyl and Aluminum

7) Window Conditions R The window in the kitchen above the sink does not appear to open. The window in the master bathroom does not appear to open.

8) Exterior Door Conditions AS

Exterior Water Faucet(s)

Faucet Location West and south sides of the house.

9) Faucet Conditions AS

Chimney

10) Chimney Conditions R The chimney flue pipe appears to have some rust. Repair may not be required but further inspection by a certified chimney sweep is recommended. Note this is not a fireplace or wood stove chimney, it is the flue pipe for the HVAC and water heater exhaust.

5 Roofing

Roof Covering

Method of Inspection The roof was inspected by walking the safe and accessible areas.

Roof Style Gable

Roof Covering Material Asphalt composition shingles.

Number of Layers One

11) Roof Covering Condition AS

12) Flashing Conditions AS

13) Gutter & Downspout Conditions AS

Attic Area

Attic Access Garage

Method of Inspection The attic was inspected by partially entering due to blocked access and / or personal item storage.

Roof Frame Type The roof framing is constructed with truss framing.

14) Attic Conditions AS

Attic Ventilation Type Ridge Vents

Attic Ventilation Appeared serviceable

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Conditions**Attic Insulation Type** Loose fill**15) Attic Insulation Conditions**

AS

6 Heating - Air**Heating****Location of Unit** Basement**Heating Type** Forced Air**Energy Source** Natural Gas**16) Unit Conditions**

AS

Distribution Type The visible areas of the heat distribution system is ductwork with registers.**17) Distribution Conditions**

AS

18) Ventilation Conditions

AS

19) Thermostat Condition

AS

Thermostat is located in the hall on the main floor near the main bathroom.

Air Condition - Cooling**Type of Cooling System** Split system**AC Unit Power** 240V**20) AC Unit Conditions**

AS

7 Electrical**Service Drop - Weatherhead****Electrical Service Type** The electrical service is underground.**Electrical Service Material** Copper**21) Electrical Service Conditions**

AS

Main Electrical Panel**Main Disconnect Location** At Main Panel**Electric Panel Location** The main electric panel is located at the basement. On the north wall behind a hinged wood panel door.**Panel Amperage Rating** The electrical capacity of main breaker was listed / labeled as 200 amps.**Circuit Protection Type** Breakers

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

22) Wiring Methods

AS

Plastic insulated (romex) type wire is present.

23) Electrical Panel Conditions

AS

8 Plumbing

Water Main Line

Main Shutoff Location

Appears to be in the basement near the south wall. The pipe is strapped to a floor joist.

Main Line Material

The visible material of the main line / pipe appears to be copper.

24) Main Line & Valve Conditions

AS

Water Supply Lines

Supply Line Material

The visible material used for the supply lines is copper.

25) Supply Line Conditions

AS

Drain - Waste Lines

Drain Line Material

The visible portions of the waste lines are plastic.

26) Drain Line Conditions

AS

Water Heater(s)

Water Heater Type

Natural Gas

Water Heater Location

Basement

Water Heater Capacity

40 Gallon

27) Water Heater Conditions

S

The TPR valve drain pipe should terminate no more than 6 inches above the floor. Currently the drain pipe attached to the TPR valve is a flexible piece of hose that does not drain to the floor. **This is considered a safety issue and should be repaired as soon as possible.**

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Tpr valve will not drain properly

9 Interiors

Walls - Ceilings - Floors

28) Wall Conditions

AS

There are a few small cracks in some places in the walls near coroners



29) Ceiling Conditions

AS

There is a stain on the ceiling in the dining room. This could be caused by a leak from the attic, however no evidence of a leak was observed during the attic inspection.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



30) Floor Conditions

R

The tile near the front entrance are cracked and numerous places



31) Heat Source Conditions

AS

Windows - Doors

32) Interior Window Conditions

R

The window in the kitchen above the sink and the window in the master bathroom will not open.

33) Interior Door Conditions

R

Laundry room interior door does not appear to latch. Front entrance closet door does not appear to latch. The door catch for the Southwest bedroom is bowed out not allowing door to close properly.

Electrical Conditions

34) Electrical Conditions

AS

35) Lighting Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

36) Ceiling Fan
Conditions

AS

37) Smoke Detector
Conditions

S

Only one smoke detector was noted at the time of the inspection. Smoke detectors are recommended by the CPSC for each room in the house.

10 Kitchen

Walls - Ceilings - Floors

38) Wall Conditions

AS

39) Ceiling Conditions

AS

40) Floor Conditions

AS

41) Heat Source
Conditions

AS

Windows - Doors

42) Kitchen Window
Conditions

R

Window above the sink does not function

43) Kitchen Door
Conditions

AS

Electrical Conditions

44) Electrical
Conditions

S

There are smoke stains on the electrical outlet in the dining room. This is a safety concern, further inspection by an electrician is recommended.



45) Lighting Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

46) Ceiling Fan
Conditions

AS

Kitchen Sink - Counter tops - Cabinets

47) Counter Conditions

R

The kitchen countertop appears to be pulling away from the wall



48) Cabinet Conditions

AS

49) Sink Plumbing
Conditions

AS

50) Garbage Disposal
Condition

AS

Appliances

Stove - Range Type

The oven and range are electric.

51) Stove - Range
Condition

R

The front left burner does not appear to function

52) Hood Fan
Conditions

AS

53) Dishwasher
Conditions

AS

11 Bath(s)

Walls - Ceilings - Floors

54) Wall Conditions

R

Peeling paint on the wall in the master bathroom

55) Ceiling Conditions

AS

56) Floor Conditions

AS

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

57) Heat Source
Conditions

AS

Windows - Doors

58) Bathroom Window
Conditions

R

Window in the master bathroom does not appear to open

59) Bathroom Door
Conditions

AS

Electrical Conditions

60) Electrical
Conditions

AS

61) Lighting Conditions

AS

62) Vent Fan
Conditions

AS

Bathroom Sink

63) Counter - Cabinet
Conditions

AS

64) Sink Conditions

AS

Shower - Tub - Toilet

65) Shower - Tub
Conditions

R

Low pressure noted in all bathroom sinks and showers. The caulking between the base and shower wall in the shower of the basement bathroom appears to be cracking which may allow water to drain into the spaces behind the shower wall. Further inspection by a plumber is recommended.



66) Toilet Conditions

R

Toilet in the master bathroom does not appear to flush properly.

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

Moisture around the base of the toilet in the main bathroom, this may be a sign of a leak. Further inspection by a plumber is recommended.

12 Basement

Walls - Ceilings - Floors

67) Basement Stair
Conditions

AS

68) Wall Conditions

AS

69) Ceiling Conditions

AS

Some stains on the drop ceiling

70) Floor Conditions

AS

71) Heat Source
Conditions

AS

Windows - Doors

72) Basement Window
Conditions

AS

73) Basement Door
Conditions

R

The basement door is weather protected by a storm shelter entrance. The roofing and interior framing is rotting in places. Further inspection and repair is recommended.



storm shelter entrance exterior



AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected



Electrical Conditions

| | |
|---------------------------|----|
| 74) Electrical Conditions | AS |
| 75) Lighting Conditions | AS |
| 76) Sump Pump Conditions | AS |

13 Garage - Laundry

Walls - Ceilings - Floors

| | |
|-------------------------------------|--------------------------------------|
| Garage Type | The garage is attached to the house. |
| 77) Siding Conditions (if detached) | AS |
| 78) Roof Conditions (if detached) | AS |
| 79) Wall Conditions | AS |
| 80) Ceiling Conditions | AS |
| 81) Floor Conditions | AS |
| 82) Door Conditions | AS |
| 83) Vehicle Door Conditions | AS |
| 84) Electrical Conditions | AS |

AS = Appears Serviceable | R = Repair | S = Safety | NI = Not Inspected

85) Lighting Conditions

AS

86) Garage Condition

S

There are storage shelves in the garage that appear to have been installed professionally. These shelves may not be secure. Further inspection by a construction professional would be required to determine the integrity of the construction.



Laundry Room

Location

The laundry facilities are located near the kitchen area just inside from the garage.

87) Laundry Room Conditions

AS

There is a 250 volt outlets and two 120-volt outlets. Hot and cold water hook up for the washer. There does not appear to be a gas line installed for gas dryers. Dryer ventilation Goes through the floor of the laundry room

14 Foundation - Crawl Space

Foundation

Foundation Type

Basement

Foundation Material

Concrete

88) Foundation Conditions

AS

Flooring Structure

Flooring Support Type

The wood framing floor system appears to be constructed of 2 X 10 floor joists.

89) Flooring Support Conditions

AS