



Inspection Report

Jane Doe

Property Address:
1000 Sample Drive
Kansas City MO 64116



Gordon & Associates

Dru Gordon #0110-0055
10456 W. 131st Street
Overland Park, KS 66213
913-207-2769

Date: 4/20/2019	Time:	Report ID: 219778
Property: 1000 Sample Drive Kansas City MO 64116	Customer: Jane Doe	Real Estate Professional:

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:

Customer and their agent

Type of building:

Single Family

Approximate age of building:

New Construction

Home Faces:

NW. WEST for this report.

Weather:

Cloudy

Ground/Soil surface condition:

Saturated

Rain in last 3 days:

Yes

Radon Test:

No

I. STRUCTURAL SYSTEMS

Styles & Materials

Viewed roof covering from:

Walked roof

Roof Ventilation:

Passive

Roof Covering:

Architectural

Approximate Age of Roof:

1

Approximate Number of Layers:

1

Attic Insulation:

Blown

Batt

Fiberglass

Attic info:

Scuttle hole

Foundation:

Poured concrete

Columns or Piers:

Steel columns

Chimney (exterior):

Metal Flue Pipe

Types of Fireplaces:

Vented gas logs

Non-vented gas logs

		IN	NI	NP	RR
A.	Foundations				•
B.	Columns and Piers	•			
C.	Grading and Drainage	•			
D.	Roof Covering				•
E.	Roof Structure and Attic				•
F.	Walls				•
G.	Ceiling and Floor Structure	•			
H.	Doors (Interior and Exterior)				•
I.	Windows				•
J.	Fireplace / Chimney	•			
K.	Porches, Decks and Walkways				•
L.	Driveway	•			
M.	Patios	•			
N.	Stairs	•			

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IN NI NP RR

Comments:

- A.
- Foundation recommendation; repair as necessary to stop all water intrusion:
1. Below the front entry door (Picture 1).
 2. Below the overhead garage door opening (Picture 2).



A. (Picture 1)



A. (Picture 2)

- D.
- Roof covering deficiencies:
1. Underdriven nails (Picture 1).
 2. Incorrect nail placement (Picture 2).
 3. Undersized flashing; soffit connections (Picture 3).
 4. Unsealed flashing connections (Picture 4-5).
 5. Unsecured roofing (Picture 6).
 6. Multiple nail heads are not sealed (Picture 7).



D. (Picture 1)



D. (Picture 2)



D. (Picture 3)



D. (Picture 4)



D. (Picture 5)



D. (Picture 6)



D. (Picture 7)

E.

- Roof Structure & Attic recommendations:
 1. Install additional insulation. Northern White insulation requires 14.3" in depth to reach an R value of 38.
 - A) The depth of insulation is less than 6" in multiple areas; disturbed by contractors (Picture 1).
 - B) In addition; undisturbed depths are well below an R-38 rating (Picture 2-3).
 2. Air seal all applicable ceiling and top wall plate penetrations (Picture 4).

- 3. Structural engineer review of framing:
 - A) Multiple 2x6 rafters are over spanned (Picture 5).
 - B) Purlins are not supported; front side (Picture 6-7).
- 4. Ventilation:
 - A) Increase exhaust vent sheathing cutouts to match the vent NFA (Picture 8).
 - B) Install additional intake vents to balance the system (approximately 18 additional 8x16 soffit vents). Current venting calculation; intake 728" NFA, exhaust 1,769" NFA.



E. (Picture 1)



E. (Picture 2)



E. (Picture 3)



E. (Picture 4)



E. (Picture 5)



E. (Picture 6)



E. (Picture 7)



E. (Picture 8)

F. (1)

- Exterior deficiencies:
 1. Incomplete caulking (Picture 1-4).
 2. Incomplete paint coverage (Picture 5-6).



F. (Picture 1)



F. (Picture 2)



F. (Picture 3)



F. (Picture 4)



F. (Picture 5)



F. (Picture 6)

F. (2)

- Exterior deficiencies continued:
 1. Stucco terminates with soil (Picture 7).
 2. Bent horizontal flashing (Picture 8).
 3. Deck ledger board:
 - A) Incomplete flashing/sealing (Picture 9-10).
 - B) Existing flashing does not overlap the ledger board (Picture 11).



F. (Picture 7)



F. (Picture 8)



F. (Picture 9)



F. (Picture 10)



F. (Picture 11)



F. (Picture 12)

F. (3)

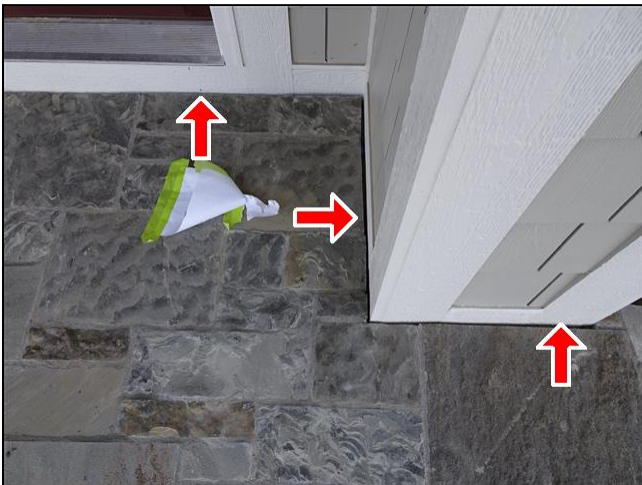
- Exterior deficiencies continued:
 1. Weep screed is not installed at the base of the stone veneer substrate (Picture 13-14).
 2. A seal is not installed between the siding and front porch stone (Picture 15).



F. (Picture 13)



F. (Picture 14)



F. (Picture 15)

H.

- Door deficiencies:

1. Inadequate door seals:
 - A) Overhead garage door openings (Picture 1).
 - B) Basement level, east entry doors; visible daylight; (Picture 2).
2. Elevator folding door; conflicts with the door opening trim (during elevator operation).
3. Doors conflict with the door casings:
 - A) Main level elevator door.
 - B) North lower level storage room, entry door.
4. Office sliding glass door; difficult to lock/unlock.
5. Lower level, east entry door; difficult to open/close.



H. (Picture 1)



H. (Picture 2)

- I.
- Window deficiencies:
 1. East master bedroom window; weather stripping is disconnected (Picture 1-2).
 2. West dining room window; shipping packing has not been removed (Picture 3).



I. (Picture 1)



I. (Picture 2)



I. (Picture 3)

K.

- Deck deficiencies:
 1. Incomplete joist hanger installation (Picture 1).
 2. Incomplete joist hanger nail installation (Picture 2).
 3. Multiple joist hanger nails are not labeled as 10d nails.
 4. Support posts terminate with soil (Picture 3).



K. (Picture 1)



K. (Picture 2)



K. (Picture 3)

II. ELECTRICAL SYSTEMS

Styles & Materials

Electrical Service Conductors:

Below ground

Panel Capacity:

200 AMP
(2) 100 Amp Panels

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

Eaton

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

		IN	NI	NP	RR
A.	Service Entrance and Panels				•
B.	Branch Circuits - Connected Devices and Fixtures				•

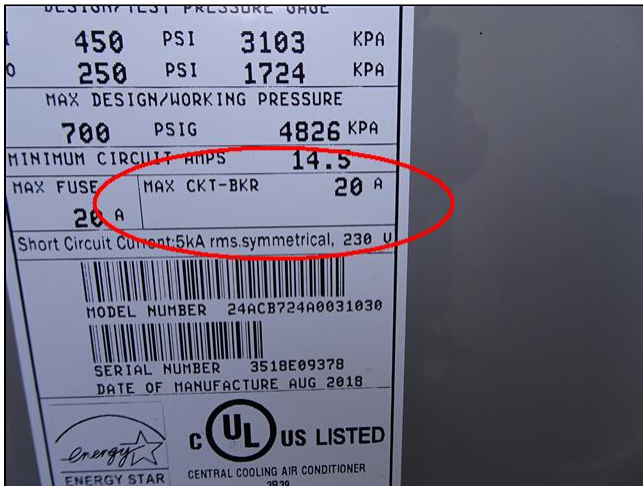
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

A.

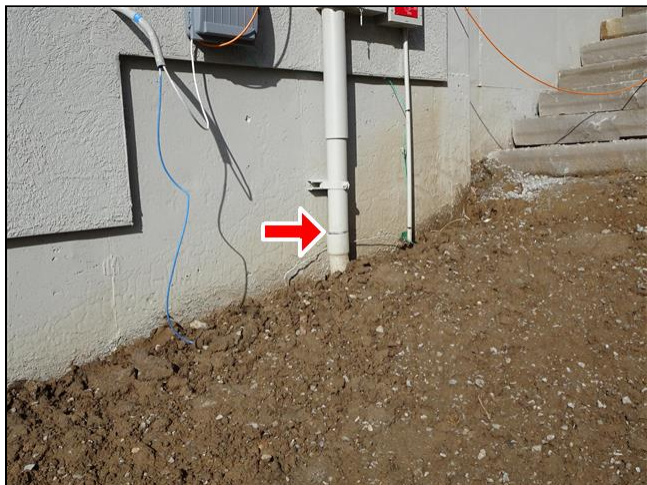
- Service Entrance and Panels:
 1. AC unit circuit breakers are oversized, (Picture 1) 20 Amps max, (Picture 2) 30s are currently installed.
 2. Exterior conduit is disconnected (Picture 3-4).
 3. Interior; center panels:
 - A) Wire grommet clamp is not secured (Picture 6).
 - B) Supply wire clamps are disconnected (Picture 7).



A. (Picture 1)



A. (Picture 2)



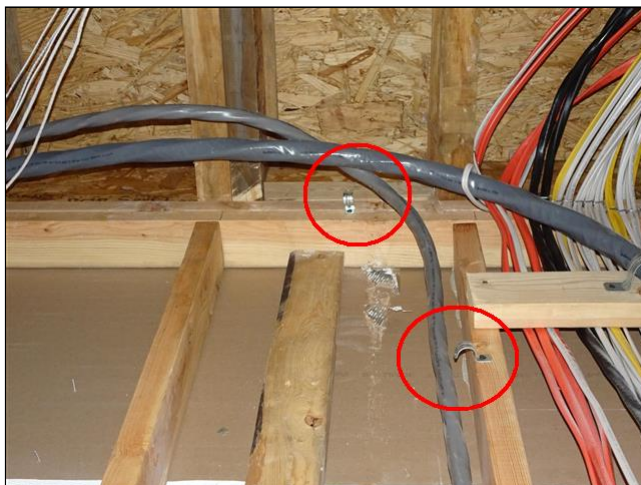
A. (Picture 3)



A. (Picture 4)



A. (Picture 5)



A. (Picture 6)

- B.**
- Connected Devices & Fixtures:
 1. Doorbell control button is not installed.
 2. North lower level storage room light switch cover plates are not installed (x2).
 3. Lower level wet bar, south receptacle; wall/backer-box connection is loose.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Styles & Materials

Heat Type and Energy Source:

Forced Air
Natural Gas

Cooling Type and Energy Source:

Air conditioner unit
Electricity

		IN	NI	NP	RR
A.	Heating Equipment	•			
B.	Cooling Equipment	•			

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IN NI NP RR

Comments:

- A.**
- HVAC system recommendation; clean and service annually.

IV. PLUMBING SYSTEM

Styles & Materials

Water Source: Public **Plumbing Water Supply:** Pex **Plumbing Water Distribution (inside):** Pex
Plumbing Waste: PVC **Water Heater Power Source:** Gas **Water Heater Capacity:** Tankless

		IN	NI	NP	RR
A.	Water Supply System and Fixtures				•
B.	Drains, Waste, Vents				•
C.	Water Heating Equipment				•
D.	Sump Pump				•

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Comments:

- A.**
1. South water spigot (Picture 1).
 A) Improperly encased in masonry.
 B) Missing anti-siphon cap.
 2. Lower level bathroom tub faucet handle/fixture connection is loose.



A. (Picture 1)

B.

1. South vent opening is obstructed (Picture 1).
2. North vent damper is stuck in the open position (Picture 2).



B. (Picture 1)

B. (Picture 2)

C.

- Water heater; recommend plumbing the combustion air intake vent to the exterior as suggested by the manufacture.

D.

- Sump pump recommendations:
 1. Extend discharge pipe a minimum of 6 feet from the foundation (Picture 1).
 2. Seal exterior wall penetration (Picture 2).
 3. Install a backup system.



D. (Picture 1)

D. (Picture 2)

V. APPLIANCES

		IN	NI	NP	RR
A.	Dishwasher	•			
B.	Food Waste Disposer	•			
C.	Range Hood	•			
D.	Ranges/Ovens/Cooktops	•			
E.	Microwave Cooking Equipment	•			
F.	Trash Compactor			•	
G.	Bathroom Exhaust Fans and/or Heaters	•			
H.	Garage Door Operators	•			
I.	Other Built-in Appliances		•		
J.	Whole House Fan (attic fan)			•	

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IN NI NP RR

General Summary



Gordon & Associates

**10456 W. 131st Street
Overland Park, KS 66213
913-207-2769**

Customer
Jane Doe

Address
1000 Sample Drive
Kansas City MO 64116

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.

I. STRUCTURAL SYSTEMS

A. Foundations

Repair or Replace

- Foundation recommendation; repair as necessary to stop all water intrusion:
 1. Below the front entry door (Picture 1).
 2. Below the overhead garage door opening (Picture 2).

D. Roof Covering

Repair or Replace

- Roof covering deficiencies:
 1. Underdriven nails (Picture 1).
 2. Incorrect nail placement (Picture 2).
 3. Undersized flashing; soffit connections (Picture 3).
 4. Unsealed flashing connections (Picture 4-5).
 5. Unsecured roofing (Picture 6).
 6. Multiple nail heads are not sealed (Picture 7).

E. Roof Structure and Attic

Repair or Replace

- Roof Structure & Attic recommendations:
 1. Install additional insulation. Northern White insulation requires 14.3" in depth to reach an R value of 38.
 - A) The depth of insulation is less than 6" in multiple areas; disturbed by contractors (Picture 1).
 - B) In addition; undisturbed depths are well below an R-38 rating (Picture 2-3).
 2. Air seal all applicable ceiling and top wall plate penetrations (Picture 4).
 3. Structural engineer review of framing:
 - A) Multiple 2x6 rafters are over spanned (Picture 5).
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 4. Ventilation:
 - A) Increase exhaust vent sheathing cutouts to match the vent NFA (Picture 8).
 - B) Install additional intake vents to balance the system (approximately 18 additional 8x16 soffit vents).
Current venting calculation; intake 728" NFA, exhaust 1,769" NFA.

F. Walls

Repair or Replace

(1)

- Exterior deficiencies:
 1. Incomplete caulking (Picture 1-4).
 2. Incomplete paint coverage (Picture 5-6).

(2)

- Exterior deficiencies continued:
 1. Stucco terminates with soil (Picture 7).
 2. Bent horizontal flashing (Picture 8).
 3. Deck ledger board:
 - A) Incomplete flashing/sealing (Picture 9-10).
 - B) Existing flashing does not overlap the ledger board (Picture 11).

(3)

- Exterior deficiencies continued:
 1. Weep screed is not installed at the base of the stone veneer substrate (Picture 13-14).
 2. A seal is not installed between the siding and front porch stone (Picture 15).

H. Doors (Interior and Exterior)

Repair or Replace

- Door deficiencies:
 1. Inadequate door seals:
 - A) Overhead garage door openings (Picture 1).
 - B) Basement level, east entry doors; visible daylight; (Picture 2).
 2. Elevator folding door; conflicts with the door opening trim (during elevator operation).
 3. Doors conflict with the door casings:
 - A) Main level elevator door.
 - B) North lower level storage room, entry door.
 4. Office sliding glass door; difficult to lock/unlock.
 5. Lower level, east entry door; difficult to open/close.

I. Windows

Repair or Replace

- Window deficiencies:
 1. East master bedroom window; weather stripping is disconnected (Picture 1-2).
 2. West dining room window; shipping packing has not been removed (Picture 3).

K. Porches, Decks and Walkways

Repair or Replace

- Deck deficiencies:
 1. Incomplete joist hanger installation (Picture 1).
 2. Incomplete joist hanger nail installation (Picture 2).
 3. Multiple joist hanger nails are not labeled as 10d nails.
 4. Support posts terminate with soil (Picture 3).

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Repair or Replace

- Service Entrance and Panels:
 1. AC unit circuit breakers are oversized, (Picture 1) 20 Amps max, (Picture 2) 30s are currently installed.
 2. Exterior conduit is disconnected (Picture 3-4).
 3. Interior; center panels:
 - A) Wire grommet clamp is not secured (Picture 6).
 - B) Supply wire clamps are disconnected (Picture 7).

B. Branch Circuits - Connected Devices and Fixtures

Repair or Replace

- Connected Devices & Fixtures:
 1. Doorbell control button is not installed.
 2. North lower level storage room light switch cover plates are not installed (x2).
 3. Lower level wet bar, south receptacle; wall/backer-box connection is loose.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Repair or Replace

1. South water spigot (Picture 1).
 - A) Improperly encased in masonry.
 - B) Missing anti-siphon cap.
2. Lower level bathroom tub faucet handle/fixture connection is loose.

B. Drains, Waste, Vents

Repair or Replace

1. South vent opening is obstructed (Picture 1).
2. North vent damper is stuck in the open position (Picture 2).

C. Water Heating Equipment

Repair or Replace

- Water heater; recommend plumbing the combustion air intake vent to the exterior as suggested by the manufacture.

D. Sump Pump

Repair or Replace

- Sump pump recommendations:
 1. Extend discharge pipe a minimum of 6 feet from the foundation (Picture 1).
 2. Seal exterior wall penetration (Picture 2).
 3. Install a backup system.

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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