



Inspection Report

John Doe

Property Address:
9000 Sample Drive
Overland Park KS 66213



Gordon & Associates

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

Date: 9/4/2019	Time:	Report ID: 219777
Property: 9000 Sample Drive Overland Park KS 66213	Customer: John 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

Type of building:

Single Family

Approximate age of building:

57

Home Faces:

ENE. EAST for this report.

Temperature:

71

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Unknown

Radon Test:

Yes

I. STRUCTURAL SYSTEMS

Styles & Materials

Viewed roof covering from:

Walked roof

Roof Ventilation:

Passive

Roof Covering:

3-Tab fiberglass

Approximate Age of Roof:

20+

Approximate Number of Layers:

2 or more

Method used to observe attic:

Crawled

Attic Insulation:

Blown

Fiberglass

Attic info:

Scuttle hole

Foundation:

Poured concrete

Columns or Piers:

Steel columns

Chimney (exterior):

Brick

Types of Fireplaces:

Solid Fuel

		IN	NI	NP	RR
A.	Foundations				•
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				•
K.	Porches, Decks and Walkways				•
L.	Driveway	•			
M.	Patios	•			
N.	Stairs	•			

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

IN NI NP RR

Comments:

A.

- Foundation recommendations:
 1. Re-seal crack at east wall as necessary to stop water intrusion; wet at time of inspection (Picture 1-2).
 2. Seal/waterproof front porch slab foundation connection (Picture 3).
 3. Seal/waterproof water service line wall penetration (Picture 4).
 4. Improve exterior grading and drainage; see below.



A. (Picture 1)



A. (Picture 2)



A. (Picture 3)



A. (Picture 4)

C.

- Grading & Drainage recommendations:
 1. Final grading around the foundation should provide a minimum of 6" of slope in the first 6' directly away from the foundation while maintaining 6" of clearance to the siding. The grade should provide for an easy flow of surface water away from the foundation and off the property.
 2. The final grade within 3' of the foundation walls should be covered with EPDM or another impervious material to stop water penetration and direct water away from the foundation.
 3. Retaining walls:
 - A) Driveway; total replacement due to lateral settlement (Picture 1).
 - B) West side; total replacement due to location and condition (Picture 2). Install new wall a minimum of 6" to the north.



C. (Picture 1)



C. (Picture 2)

D.

- Roof covering; total replacement is recommended. Defects not limited to:
 1. Multiple layers of roofing (Picture 1).
 2. Wind and hail damage (Picture 2-3).
 3. Loose nails, nail erosion (Picture 4).



D. (Picture 1)



D. (Picture 2)



D. (Picture 3)



D. (Picture 4)

E.

- Roof structure & attic recommendations:
 1. Replace all water damaged sheathing at time of roof replacement (Picture 1).
 2. Bird nest removal (Picture 2).
 3. Re-insulate the entire attic (Picture 3).
 4. Install additional ventilation at time of roof replacement.



E. (Picture 1)



E. (Picture 2)



E. (Picture 3)

F. (1)

- Exterior deficiencies:
 1. Woodpecker damage (Picture 1-2).
 2. Wood rot damage (Picture 3).
 3. Inadequate wood rot repair (Picture 4).



F. (Picture 1)



F. (Picture 2)



F. (Picture 3)



F. (Picture 4)

F. (2)

- Exterior deficiencies continued:
 1. Back-pitched brick flashing (Picture 5).
 2. Brickwork is not adequately supported due to lateral foundation settlement (Picture 6).
 3. Peeling paint (Picture 7).



F. (Picture 5)



F. (Picture 6)



F. (Picture 7)

H.

- Door deficiencies:
 1. West deck level entry door; wood rot damage (Picture 1-2).
 2. Doors do not properly latch closed:
 - A) Master bathroom entry door.
 - B) Second level hall closet door.
 3. Master bedroom closet doors; lower door guides are not installed.
 4. SW bedroom entry door hinges: loose.



H. (Picture 1)

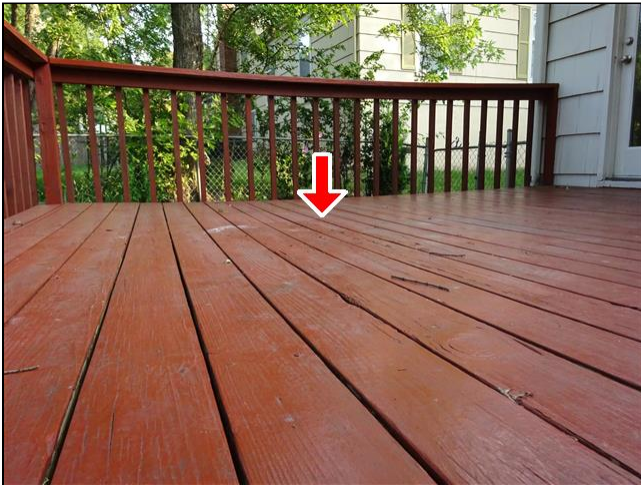
H. (Picture 2)

I.

- Window deficiencies:
 1. NW bedroom window; cracked (BB hole).
 2. Windows are stuck closed:
 - A) Hall bathroom window.
 - B) Master bathroom window.
 3. South master bedroom; window lock hardware is disconnected from the window sash.
 4. Windows do not fully close and lock:
 - A) East master bedroom window.
 - B) South center bedroom window.
 - C) SW bedroom window.

K.

- Deck deficiencies:
 1. Support post settlement (Picture 1).
 2. Undersized joist hangers (Picture 2).
 3. Main beams are not bearing directly onto the support posts (Picture 3).
 4. Damaged lumber (Picture 4).
 5. Deck ledger board connection is not lag bolted (Picture 5).



K. (Picture 1)



K. (Picture 2)



K. (Picture 3)



K. (Picture 4)



K. (Picture 5)

II. ELECTRICAL SYSTEMS

Styles & Materials

Electrical Service Conductors:
Overhead service

Panel Capacity:
100 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
Square D

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

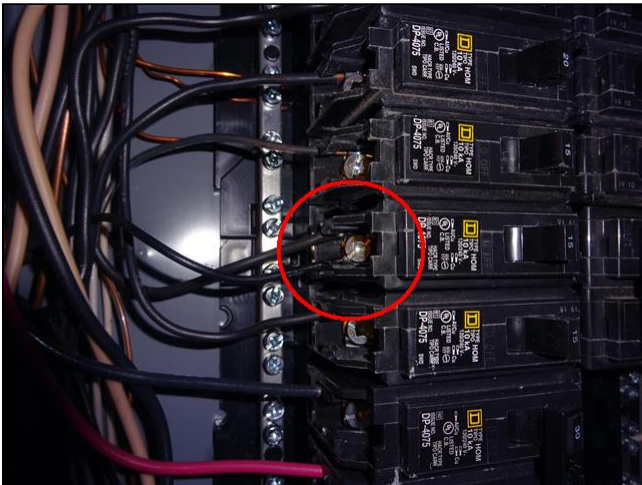
		IN	NI	NP	RR
A.	Service Entrance and Panels				•
B.	Branch Circuits - Connected Devices and Fixtures				•

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

IN NI NP RR

Comments:

- A.
- Service Panel deficiencies:
 1. Double tapped circuit breaker (Picture 1).
 2. Existing ground connection is severely corroded (Picture 2).
 3. Circuit breakers are not labeled.



A. (Picture 1)



A. (Picture 2)

B.

- Branch Circuit deficiencies:
 1. Attic; multiple wire splices are not installed in junction boxes (Picture 1).
 2. Front exterior receptacle; not protected by a GFCI.
 3. West living room receptacles below bar top (x2); hot and neutral wires are reversed.
 4. Kitchen waste disposal receptacle backer box; disconnected from the wall.
 5. Existing smoke detector is more than 10 years old (replace).



B. (Picture 1)

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				•

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

IN NI NP RR

Comments:

A.

- Heating system recommendations:
 1. Total flue pipe replacement due to rust damage:
 - A) Exterior (Picture 1).
 - B) Attic (Picture 2).
 - C) Basement (Picture 3).
 2. Repair; additional defects not limited to:
 - A) The furnace is inoperable (burners did not light after 3 cycles).
 - B) Flue pipe is not properly connected to the furnace (Picture 4).
 3. Replace the humidifier.
 4. Clean and service the system.



A. (Picture 1)



A. (Picture 2)



A. (Picture 3)



A. (Picture 4)

- B.**
- Cooling system recommendations:
 1. Repair; bent coil fins (Picture 1).
 2. Install service cover screws (Picture 2).
 3. Properly insulate the low pressure line (Picture 3).
 4. Repair:
 - A) Return air ductwork is disconnected from the furnace cabinet (Picture 4).
 - B) Disconnected ductwork; basement ceiling (Picture 5).
 5. Replace filter (currently pulled up against the blower intake).
 6. Clean and service system.
 7. Budget for total replacement due to age.



B. (Picture 1)



B. (Picture 2)



B. (Picture 3)



B. (Picture 4)



B. (Picture 5)

IV. PLUMBING SYSTEM

Styles & Materials

Water Source: Public	Plumbing Water Supply: Copper	Plumbing Water Distribution (inside): Copper
Plumbing Waste: PVC Cast iron ABS	Water Heater Power Source: Gas	Water Heater Capacity: 40 Gallon

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

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

IN NI NP RR

Comments:

A.

1. Hall bathroom tub spout connection; leaking (Picture 1).
2. Wet bar sink faucet:
 - A) Cold side leaks during operation (Picture 2).
 - B) Hot side is stuck closed.



A. (Picture 1)



A. (Picture 2)

B.

1. SE exterior; main clean-out outlet is open/damaged (Picture 1).
2. Bathroom sink drains; improper installation (Picture 2-3).
3. Second level hall bathroom tub drain; improper installation (Picture 4).
4. Cast iron drain pipes are in poor condition:
 - A) Main vent pipe is split/cracked inside the hall bathroom wall (Picture 5).

B) Rust damaged/leaking fittings; garage (Picture 6).

C) Rust damage; basement level (Picture 7).



B. (Picture 1)



B. (Picture 2)



B. (Picture 3)



B. (Picture 4)



B. (Picture 5)



B. (Picture 6)



B. (Picture 7)

C.

- Water heater:
 1. The appliance is not in service (no hot water).
 2. Flue pipe is improperly installed; back-pitched (Picture 1).
 3. An expansion tank is not installed on the system.



C. (Picture 1)

D.

- Sump pump recommendations:
 1. Replace the existing pump due to age (more than 6-8 years old).
 2. Install a backup system.

V. APPLIANCES

		IN	NI	NP	RR
A.	Dishwasher	•			
B.	Food Waste Disposer	•			
D.	Ranges/Ovens/Cooktops				•
E.	Microwave Cooking Equipment	•			
F.	Trash Compactor			•	
G.	Bathroom Exhaust Fans and/or Heaters			•	
H.	Garage Door Operators	•			

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

IN NI NP RR

Comments:

D.

- Oven/range:
 1. Oven door seal is damaged (Picture 1).
 2. An anti-tip bracket is not installed. This is a safety device that prevents the appliance from tipping forward.



D. (Picture 1)

G.

- Noted; exhausts fans are not installed in the bathrooms (windows only).

General Summary



Gordon & Associates

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

Customer
John Doe

Address
9000 Sample Drive
Overland Park KS 66213

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 recommendations:
 1. Re-seal crack at east wall as necessary to stop water intrusion; wet at time of inspection (Picture 1-2).
 2. Seal/waterproof front porch slab foundation connection (Picture 3).
 3. Seal/waterproof water service line wall penetration (Picture 4).
 4. Improve exterior grading and drainage; see below.

C. Grading and Drainage

Repair or Replace

- Grading & Drainage recommendations:
 1. Final grading around the foundation should provide a minimum of 6" of slope in the first 6' directly away from the foundation while maintaining 6" of clearance to the siding. The grade should provide for an easy flow of surface water away from the foundation and off the property.
 2. The final grade within 3' of the foundation walls should be covered with EPDM or another impervious material to stop water penetration and direct water away from the foundation.
 3. Retaining walls:
 - A) Driveway; total replacement due to lateral settlement (Picture 1).

B) West side; total replacement due to location and condition (Picture 2). Install new wall a minimum of 6" to the north.

D. Roof Covering

Repair or Replace

- Roof covering; total replacement is recommended. Defects not limited to:
 1. Multiple layers of roofing (Picture 1).
 2. Wind and hail damage (Picture 2-3).
 3. Loose nails, nail erosion (Picture 4).

E. Roof Structure and Attic

Repair or Replace

- Roof structure & attic recommendations:
 1. Replace all water damaged sheathing at time of roof replacement (Picture 1).
 2. Bird nest removal (Picture 2).
 3. Re-insulate the entire attic (Picture 3).
 4. Install additional ventilation at time of roof replacement.

F. Walls

Repair or Replace

(1)

- Exterior deficiencies:
 1. Woodpecker damage (Picture 1-2).
 2. Wood rot damage (Picture 3).
 3. Inadequate wood rot repair (Picture 4).

(2)

- Exterior deficiencies continued:
 1. Back-pitched brick flashing (Picture 5).
 2. Brickwork is not adequately supported due to lateral foundation settlement (Picture 6).
 3. Peeling paint (Picture 7).

H. Doors (Interior and Exterior)

Repair or Replace

- Door deficiencies:
 1. West deck level entry door; wood rot damage (Picture 1-2).
 2. Doors do not properly latch closed:
 - A) Master bathroom entry door.
 - B) Second level hall closet door.
 3. Master bedroom closet doors; lower door guides are not installed.
 4. SW bedroom entry door hinges: loose.

I. Windows

Repair or Replace

- Window deficiencies:
 1. NW bedroom window; cracked (BB hole).
 2. Windows are stuck closed:
 - A) Hall bathroom window.
 - B) Master bathroom window.
 3. South master bedroom; window lock hardware is disconnected from the window sash.
 4. Windows do not fully close and lock:
 - A) East master bedroom window.
 - B) South center bedroom window.
 - C) SW bedroom window.

K. Porches, Decks and Walkways

Repair or Replace

- Deck deficiencies:

1. Support post settlement (Picture 1).
2. Undersized joist hangers (Picture 2).
3. Main beams are not bearing directly onto the support posts (Picture 3).
4. Damaged lumber (Picture 4).
5. Deck ledger board connection is not lag bolted (Picture 5).

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Repair or Replace

- Service Panel deficiencies:
 1. Double tapped circuit breaker (Picture 1).
 2. Existing ground connection is severely corroded (Picture 2).
 3. Circuit breakers are not labeled.

B. Branch Circuits - Connected Devices and Fixtures

Repair or Replace

- Branch Circuit deficiencies:
 1. Attic; multiple wire splices are not installed in junction boxes (Picture 1).
 2. Front exterior receptacle; not protected by a GFCI.
 3. West living room receptacles below bar top (x2); hot and neutral wires are reversed.
 4. Kitchen waste disposal receptacle backer box; disconnected from the wall.
 5. Existing smoke detector is more than 10 years old (replace).

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Repair or Replace

- Heating system recommendations:
 1. Total flue pipe replacement due to rust damage:
 - A) Exterior (Picture 1).
 - B) Attic (Picture 2).
 - C) Basement (Picture 3).
 2. Repair; additional defects not limited to:
 - A) The furnace is inoperable (burners did not light after 3 cycles).
 - B) Flue pipe is not properly connected to the furnace (Picture 4).
 3. Replace the humidifier.
 4. Clean and service the system.

B. Cooling Equipment

Repair or Replace

- Cooling system recommendations:
 1. Repair; bent coil fins (Picture 1).
 2. Install service cover screws (Picture 2).
 3. Properly insulate the low pressure line (Picture 3).
 4. Repair:
 - A) Return air ductwork is disconnected from the furnace cabinet (Picture 4).
 - B) Disconnected ductwork; basement ceiling (Picture 5).
 5. Replace filter (currently pulled up against the blower intake).
 6. Clean and service system.
 7. Budget for total replacement due to age.

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Repair or Replace

1. Hall bathroom tub spout connection; leaking (Picture 1).
2. Wet bar sink faucet:
 - A) Cold side leaks during operation (Picture 2).
 - B) Hot side is stuck closed.

B. Drains, Waste, Vents

Repair or Replace

1. SE exterior; main clean-out outlet is open/damaged (Picture 1).
2. Bathroom sink drains; improper installation (Picture 2-3).
3. Second level hall bathroom tub drain; improper installation (Picture 4).
4. Cast iron drain pipes are in poor condition:
 - A) Main vent pipe is split/cracked inside the hall bathroom wall (Picture 5).
 - B) Rust damaged/leaking fittings; garage (Picture 6).
 - C) Rust damage; basement level (Picture 7).

C. Water Heating Equipment

Repair or Replace

- Water heater:
 1. The appliance is not in service (no hot water).
 2. Flue pipe is improperly installed; back-pitched (Picture 1).
 3. An expansion tank is not installed on the system.

D. Sump Pump

Repair or Replace

- Sump pump recommendations:
 1. Replace the existing pump due to age (more than 6-8 years old).
 2. Install a backup system.

V. APPLIANCES

D. Ranges/Ovens/Cooktops

Repair or Replace

- Oven/range:
 1. Oven door seal is damaged (Picture 1).
 2. An anti-tip bracket is not installed. This is a safety device that prevents the appliance from tipping forward.

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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