



## Inspection Report

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**Property Address:**  
1000 Center Street  
Sample KS



**Gordon & Associates**

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

<b>Date:</b> 6/25/2021	<b>Time:</b>	<b>Report ID:</b> 221789
<b>Property:</b> 1000 Center Street Sample KS	<b>Customer:</b>	<b>Real Estate Professional:</b>

**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 building. 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.

**Type of building:**

Mixed Use Commercial

**Approximate age of building:**

1900

**Temperature:**

89° F.

**Weather:**

Cloudy

**Radon Test:**

No

**I. STRUCTURAL SYSTEMS**

**Styles & Materials**

**Viewed roof covering from:**

Walked roof

**Roof Covering:**

Modified bitumen

**Approximate Age of Roof:**

15+

**Approximate Number of Layers:**

3

**Foundation:**

Brick  
Stone

		IN	NI	NP	RR
A.	Foundations				•
B.	Grading and Drainage				•
C.	Roof Covering				•
D.	Roof Structure and Attic				•
E.	Walls				•
I.	Ceiling and Floor Structure				•
J.	Doors				•
K.	Windows				•
L.	Stairs		•		•
M.	Fireplace / Chimney		•		•
Q.	Mold				•

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

**IN NI NP RR**

**Comments:**

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## A.

- Foundation deficiencies:
  1. Sections of brick walls have collapsed into the crawlspace (Picture 1).
  2. Unsupported/bridged brickwork (Picture 2).
  3. Vertical wall settlement in excess of one inch:
    - A) SE corner 1.25".
    - B) SW corner 1.5".
    - C) NW corner 1.75".
    - D) NE corner 1.25".



A. (Picture 1)



A. (Picture 2)

## B.

- Grading & drainage deficiencies:
  1. Leaking guttering system (Picture 1).
  2. Negative soil grading.



B. (Picture 1)

## C.

1. Roofing system deficiencies:
  - A) Incomplete roofing (Picture 1).
  - B) Open seams (Picture 2-4).
  - C) Overlaid; multiple layers of roofing (Picture 5).
  - D) Craze/cracking (Picture 6).
  - E) Leaking (interior water stains).



2. Noted:

- A) General condition of roofing is poor.
- B) Limited insurability.



C. (Picture 1)



C. (Picture 2)



C. (Picture 3)



C. (Picture 4)



C. (Picture 5)



C. (Picture 6)

**D.**

- 1. Roof structure & attic deficiencies:
  - A) Water damage (Picture 1-2).



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B) The attic is un-insulated and un-ventilated (Picture 3).

C) Sagging trusses; 1.25" at center.

2. Noted; limited attic access due to clearances and wiring.



D. (Picture 1)



D. (Picture 2)



D. (Picture 3)

**E. (1)**

- Exterior wall deficiencies:
  1. Severe brickwork settlement (Picture 1-3).
  2. Loose/missing bricks (Picture 4).
  3. Severe brickwork fretting; visible from exterior & attic (Picture 5-6).
  4. Cracked stonework (Picture 7).
  5. Wood rot damage (Picture 8-10).
  6. Unsealed wall penetrations.



E. (Picture 1)



E. (Picture 2)



E. (Picture 3)



E. (Picture 4)





E. (Picture 5)



E. (Picture 6)



E. (Picture 7)



E. (Picture 8)



E. (Picture 9)



E. (Picture 10)



E. (2)

- Interior wall deficiency; water damage is visible at multiple locations throughout the building (Picture 11-14).



E. (Picture 11)



E. (Picture 12)



E. (Picture 13)



E. (Picture 14)

**I.**

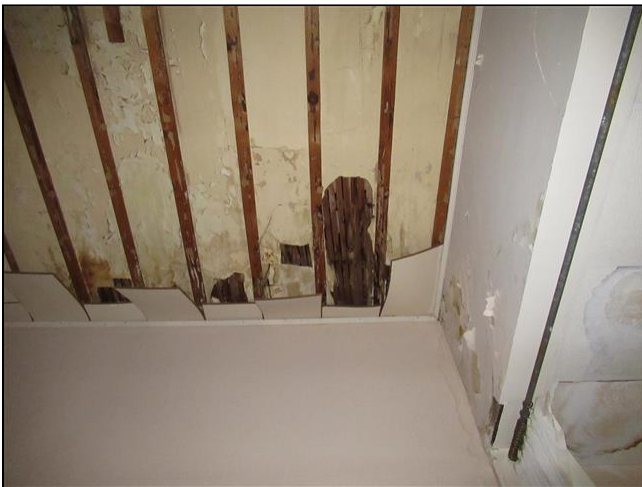
- Ceiling & Floor Structure deficiencies:
  1. Water damage is visible at multiple locations throughout the building (Picture 1-3).
  2. Visible from crawlspace; severe termite and water damage:
    - A) Floor joists (Picture 4).
    - B) Wooden support posts (Picture 5).
  3. Rust damaged steel columns (Picture 6).
  4. Vertical pier settlement; north piers +1".
  5. Inadequate crawlspace ventilation.
  6. Crawlspace is not equipped with a vapor barrier system.



I. (Picture 1)



I. (Picture 2)



I. (Picture 3)



I. (Picture 4)





I. (Picture 5)

I. (Picture 6)

J. (1)

- First level:
  1. SW conference room entry door; conflicts with the striker plate.
  2. Crawlspace access door
    - A) Does not close.
    - B) Missing door knob hardware.
  3. North storage room entry doors were not operated (NI).

J. (2)

- Second level:
  1. Multiple doors:
    - A) Incomplete hardware.
    - B) Do not properly open/close.
  2. First level; stairwell entry door (rust damaged).

K. (1)

1. First & second levels, multiple locations; glass blocks are broken (Picture 1).
2. Evidence of water intrusion is visible at first level windows; interior water damage (Picture 2).



K. (Picture 1)

K. (Picture 2)

K. (2)

- Second level:
  1. South auditorium window pane is cracked x1.

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2. Kitchen window is stuck closed x1.

### L. (1)

- Exterior stair deficiencies:
  1. Lateral settlement/separation (Picture 1).
  2. Rust damaged columns (Picture 2).
  3. Incomplete/damaged/undersized stair treads (Picture 3).
  4. Risers are not installed.
  5. Railing system is inadequate/incomplete.
  6. Inadequately supported.



L. (Picture 1)



L. (Picture 2)



L. (Picture 3)

### L. (2)

1. Fire escape was not evaluated (NI).
2. Stair lift system was not evaluated (NI).
3. Auditorium seating/steps are not equipped with railings.
4. Stairs to crawlspace:
  - A) Structurally failing (severe water damage).
  - B) Not equipped with a handrail.

### M.

- Utility chimneys:
  1. Were not evaluated (NI).
  2. Interior of chimneys are not visible due to caps (Picture 1-2).



3. Presumably unlined.



M. (Picture 1)

M. (Picture 2)

**Q.**

1. Heavy mold growth is visible at multiple locations throughout the accessed portions of the crawlspace (Picture 1).
2. Mold is visible at multiple locations throughout the building.



Q. (Picture 1)

**II. ELECTRICAL SYSTEMS**

**Styles & Materials**

**Electrical Service Conductors:**

Overhead service

**Panel Capacity:**

(2) 200 AMP  
(2) 100 Amp

**Panel Type:**

Fuses  
Circuit breakers

**Electric Panel Manufacturer:**

Square D  
ITE  
Other

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Knob and Tube  
Conduit  
NM Cable

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

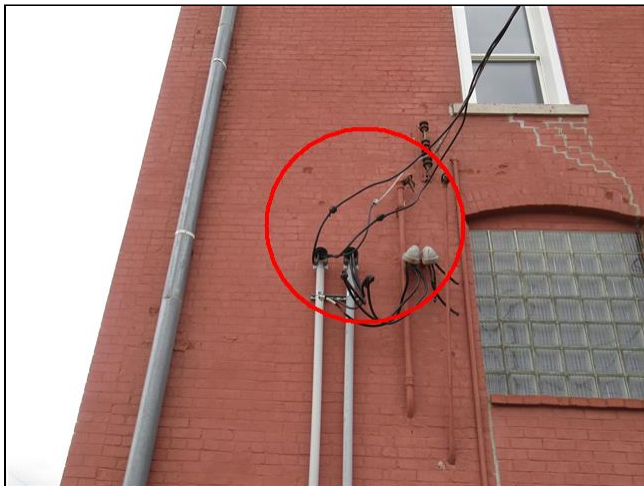
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

**Comments:**

**A. (1)**

1. Exterior; inadequate drip loop (Picture 1).
2. Multiple panels:
  - A) Inadequate grounding.
  - B) Incomplete labeling.



A. (Picture 1)

**A. (2)**

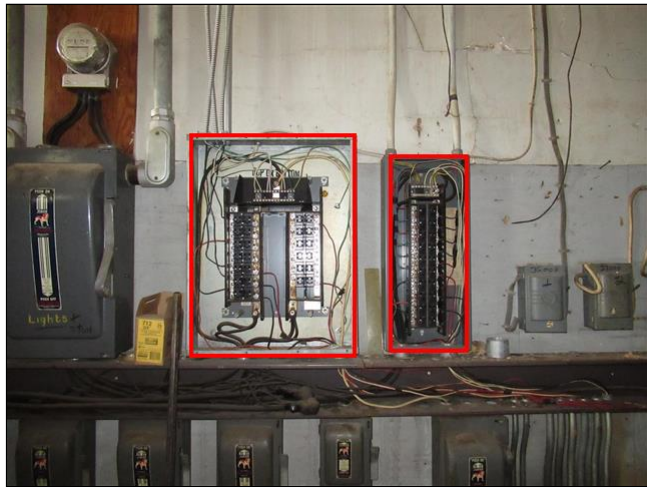
- First level:
  1. North panel was not accessible to inspect due to stored items (Picture 2).
  2. Dead front covers are not installed (Picture 3).
  3. Cable tray cover is not installed (Picture 4).
  4. Open terminals & wires (Picture 5).
  5. Double tapped lugs (Picture 6).
  6. Evidence of overheating; melted wire insulation (Picture 7).
  7. Undersized supply wiring.



8. Obsolete equipment; fuse panels and disconnects.



A. (Picture 2)



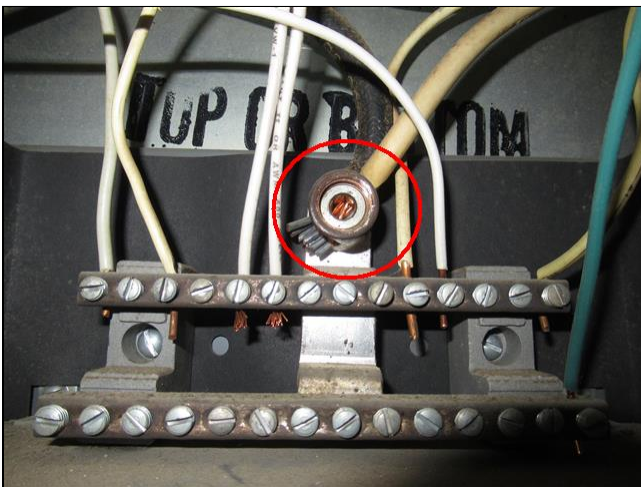
A. (Picture 3)



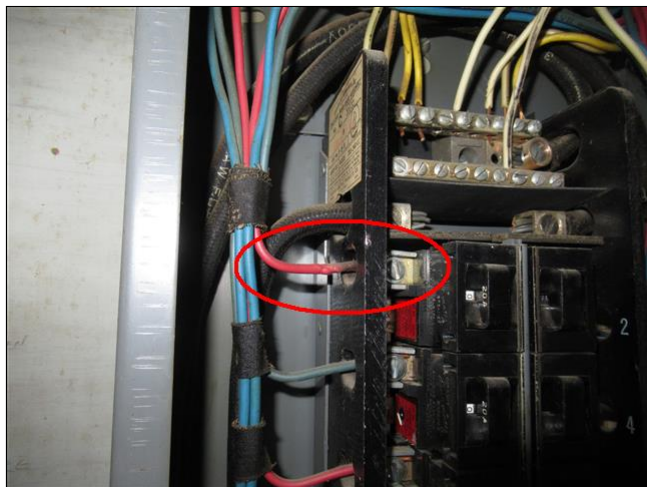
A. (Picture 4)



A. (Picture 5)



A. (Picture 6)



A. (Picture 7)

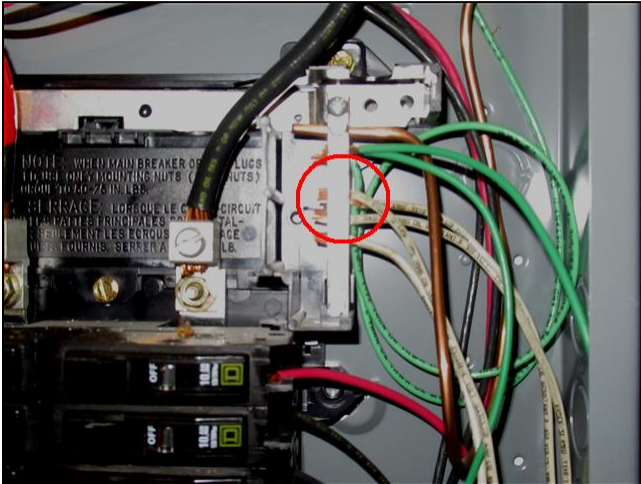
A. (3)

- Second level:
  1. Double tapped neutral connection (Picture 8).
  2. Obsolete fuse box (Picture 9).
  3. Double tapped circuit breaker (Picture 10).



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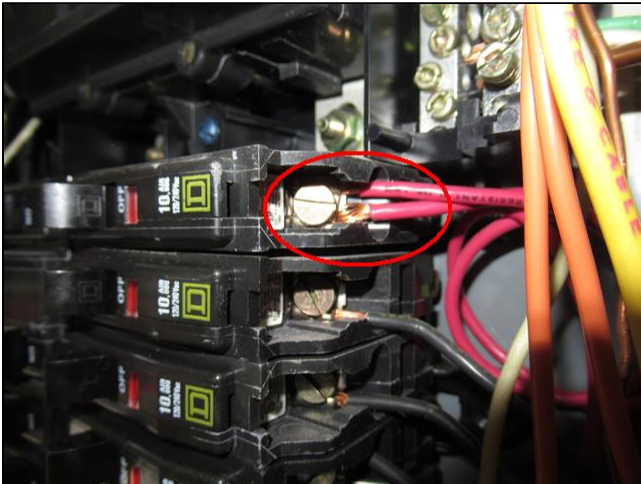
4. Double tapped neutral/ground connections (Picture 11).
5. Missing bonding screw x1.



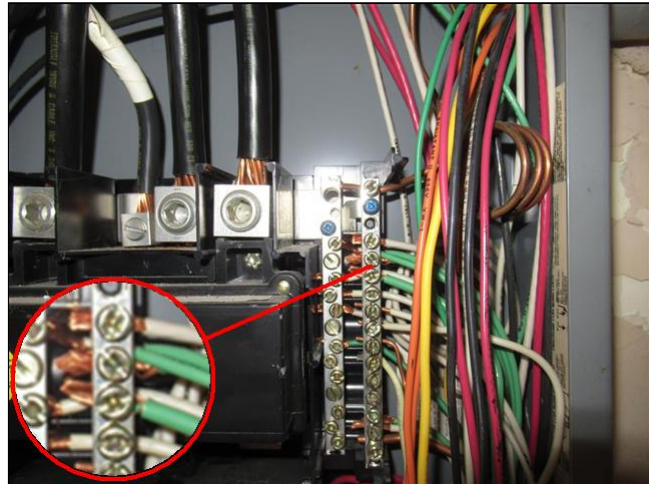
A. (Picture 8)



A. (Picture 9)



A. (Picture 10)



A. (Picture 11)

## B. (1)

1. Multiple locations throughout the building:
  - A) Electrical cover plates; not installed and/or damaged.
  - B) Lights/fixtures did not operate.
  - C) Incomplete GFCI protection.
  - D) Smoke & carbon monoxide detectors are not installed.
2. Undetermined portion of building; wired with an obsolete knob & tube wiring system.

## B. (2)

- First level; North storage room:
  1. Open/exposed wiring.
  2. Loose/disconnected devices.
  3. Damaged light fixtures.
  4. No power at wall receptacle x1.

## B. (3)

- Second level:
  1. Auditorium:
    - A) Light fixture is partially disconnected from the ceiling x1.
    - B) Open ground x1, 3-prong receptacle.



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C) No power x1 receptacle.

D) Broken light switch x1.

2. Improper butt/wire splicing (abandoned panel).
3. Kitchen light switch x1; defective.
4. West closets; open wiring.
5. Open wire splicing; above ceilings.

### B. (4)

- Crawlspace:
  1. Water damaged wiring (Picture 1).
  2. Open/exposed wiring.



B. (Picture 1)

**III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**

**Styles & Materials**

**Heating Type and Energy Source:**

- Forced Air
- Natural Gas
- Electricity
- Radiant

**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:**

- B.**
1. First level:
    - A) West system; condensation is leaking into the furnace cabinet (Picture 1).
    - B) Noted; limited life expectancy of equipment (2002).
  2. The second level of the building is not equipped with a cooling system (NP).



B. (Picture 1)



**IV. PLUMBING SYSTEM**

**Styles & Materials**

<b>Water Source:</b> Public	<b>Plumbing Water Supply:</b> Not visible	<b>Plumbing Water Distribution (inside):</b> PEX PVC CPVC
<b>Plumbing Waste:</b> PVC Cast iron (limited life).	<b>Water Heater Power Source:</b> Electric	<b>Water Heater Capacity:</b> 40 Gallon

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

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

IN NI NP RR

**Comments:**

- B.**
1. All three bathrooms; sink drains are not vented (Picture 1).
  2. Kitchen sink drain; improper installation (Picture 2).
  3. Crawlspace:
    - A) Undesignated/open piping (Picture 3-4).
    - B) Improper connection; PVC/Cast transition (Picture 5).
    - C) Inadequate repairs; duct tape (Picture 6).



B. (Picture 1)



B. (Picture 2)



B. (Picture 3)



B. (Picture 4)



B. (Picture 5)



B. (Picture 6)

E.

- Sump pump system is not operable (Picture 1).



E. (Picture 1)



## General Summary



**Gordon & Associates**

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

**Customer**

**Address**  
1000 Center Street  
Sample KS

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 deficiencies:
  1. Sections of brick walls have collapsed into the crawlspace (Picture 1).
  2. Unsupported/bridged brickwork (Picture 2).
  3. Vertical wall settlement in excess of one inch:
    - A) SE corner 1.25".
    - B) SW corner 1.5".
    - C) NW corner 1.75".
    - D) NE corner 1.25".

#### B. Grading and Drainage

##### Repair or Replace

- Grading & drainage deficiencies:
  1. Leaking guttering system (Picture 1).
  2. Negative soil grading.

#### C. Roof Covering

##### Repair or Replace

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1. Roofing system deficiencies:
  - A) Incomplete roofing (Picture 1).
  - B) Open seams (Picture 2-4).
  - C) Overlaid; multiple layers of roofing (Picture 5).
  - D) Crazing/cracking (Picture 6).
  - E) Leaking (interior water stains).
2. Noted:
  - A) General condition of roofing is poor.
  - B) Limited insurability.

### D. Roof Structure and Attic

#### Repair or Replace

1. Roof structure & attic deficiencies:
  - A) Water damage (Picture 1-2).
  - B) The attic is un-insulated and un-ventilated (Picture 3).
  - C) Sagging trusses; 1.25" at center.
2. Noted; limited attic access due to clearances and wiring.

### E. Walls

#### Repair or Replace

(1)

- Exterior wall deficiencies:
  1. Severe brickwork settlement (Picture 1-3).
  2. Loose/missing bricks (Picture 4).
  3. Severe brickwork fretting; visible from exterior & attic (Picture 5-6).
  4. Cracked stonework (Picture 7).
  5. Wood rot damage (Picture 8-10).
  6. Unsealed wall penetrations.

(2)

- Interior wall deficiency; water damage is visible at multiple locations throughout the building (Picture 11-14).

### I. Ceiling and Floor Structure

#### Repair or Replace

- Ceiling & Floor Structure deficiencies:
  1. Water damage is visible at multiple locations throughout the building (Picture 1-3).
  2. Visible from crawlspace; severe termite and water damage:
    - A) Floor joists (Picture 4).
    - B) Wooden support posts (Picture 5).
  3. Rust damaged steel columns (Picture 6).
  4. Vertical pier settlement; north piers +1".
  5. Inadequate crawlspace ventilation.
  6. Crawlspace is not equipped with a vapor barrier system.

### J. Doors

#### Repair or Replace

(1)

- First level:
  1. SW conference room entry door; conflicts with the striker plate.
  2. Crawlspace access door
    - A) Does not close.
    - B) Missing door knob hardware.
  3. North storage room entry doors were not operated (NI).

(2)

- Second level:



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1. Multiple doors:
  - A) Incomplete hardware.
  - B) Do not properly open/close.
2. First level; stairwell entry door (rust damaged).

### K. Windows

#### Repair or Replace

(1)

1. First & second levels, multiple locations; glass blocks are broken (Picture 1).
2. Evidence of water intrusion is visible at first level windows; interior water damage (Picture 2).

(2)

- Second level:
  1. South auditorium window pane is cracked x1.
  2. Kitchen window is stuck closed x1.

### L. Stairs

#### Not Inspected, Repair or Replace

(1)

- Exterior stair deficiencies:
  1. Lateral settlement/separation (Picture 1).
  2. Rust damaged columns (Picture 2).
  3. Incomplete/damaged/undersized stair treads (Picture 3).
  4. Risers are not installed.
  5. Railing system is inadequate/incomplete.
  6. Inadequately supported.

(2)

1. Fire escape was not evaluated (NI).
2. Stair lift system was not evaluated (NI).
3. Auditorium seating/steps are not equipped with railings.
4. Stairs to crawlspace:
  - A) Structurally failing (severe water damage).
  - B) Not equipped with a handrail.

### M. Fireplace / Chimney

#### Not Inspected, Repair or Replace

- Utility chimneys:
  1. Were not evaluated (NI).
  2. Interior of chimneys are not visible due to caps (Picture 1-2).
  3. Presumably unlined.

### Q. Mold

#### Repair or Replace

1. Heavy mold growth is visible at multiple locations throughout the accessed portions of the crawlspace (Picture 1).
2. Mold is visible at multiple locations throughout the building.

## II. ELECTRICAL SYSTEMS

### A. Service Entrance and Panels

#### Not Inspected, Repair or Replace

(1)

1. Exterior; inadequate drip loop (Picture 1).
2. Multiple panels:
  - A) Inadequate grounding.
  - B) Incomplete labeling.

(2)

- First level:
  1. North panel was not accessible to inspect due to stored items (Picture 2).
  2. Dead front covers are not installed (Picture 3).
  3. Cable tray cover is not installed (Picture 4).
  4. Open terminals & wires (Picture 5).
  5. Double tapped lugs (Picture 6).
  6. Evidence of overheating; melted wire insulation (Picture 7).
  7. Undersized supply wiring.
  8. Obsolete equipment; fuse panels and disconnects.

(3)

- Second level:
  1. Double tapped neutral connection (Picture 8).
  2. Obsolete fuse box (Picture 9).
  3. Double tapped circuit breaker (Picture 10).
  4. Double tapped neutral/ground connections (Picture 11).
  5. Missing bonding screw x1.

### B. Branch Circuits - Connected Devices and Fixtures

#### Not Inspected, Repair or Replace

(1)

1. Multiple locations throughout the building:
  - A) Electrical cover plates; not installed and/or damaged.
  - B) Lights/fixtures did not operate.
  - C) Incomplete GFCI protection.
  - D) Smoke & carbon monoxide detectors are not installed.
2. Undetermined portion of building; wired with an obsolete knob & tube wiring system.

(2)

- First level; North storage room:
  1. Open/exposed wiring.
  2. Loose/disconnected devices.
  3. Damaged light fixtures.
  4. No power at wall receptacle x1.

(3)

- Second level:
  1. Auditorium:
    - A) Light fixture is partially disconnected from the ceiling x1.
    - B) Open ground x1, 3-prong receptacle.
    - C) No power x1 receptacle.
    - D) Broken light switch x1.
  2. Improper butt/wire splicing (abandoned panel).
  3. Kitchen light switch x1; defective.
  4. West closets; open wiring.
  5. Open wire splicing; above ceilings.

(4)

- Crawlspace:
  1. Water damaged wiring (Picture 1).
  2. Open/exposed wiring.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

### B. Cooling Equipment

#### Not Present, Repair or Replace

1. First level:
  - A) West system; condensation is leaking into the furnace cabinet (Picture 1).
  - B) Noted; limited life expectancy of equipment (2002).
2. The second level of the building is not equipped with a cooling system (NP).



## **IV. PLUMBING SYSTEM**

### **B. Drains, Waste, Vents**

#### **Repair or Replace**

1. All three bathrooms; sink drains are not vented (Picture 1).
2. Kitchen sink drain; improper installation (Picture 2).
3. Crawlspace:
  - A) Undesignated/open piping (Picture 3-4).
  - B) Improper connection; PVC/Cast transition (Picture 5).
  - C) Inadequate repairs; duct tape (Picture 6).

### **E. Sump Pump**

#### **Repair or Replace**

- Sump pump system is not operable (Picture 1).

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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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