



Inspection Report

Joseph Mazza

Property Address:
4000 SE Hill Street
Kansas City MO 64112



Gordon & Associates

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

Date: 7/4/2023	Time:	Report ID: 223777S
Property: 4000 SE Hill Street Kansas City MO 64112	Customer: Joseph Mazza	Real Estate Professional: Daniel Demers

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.

Standards of Practice:

ASHI

Type of building:

Single Family

Approximate age of building:

New Construction

Home Faces:

East

Temperature:

90° F.

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

Unknown

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

Method used to observe attic:

From entry
Inaccessible without damaging insulation

Attic Insulation:

Blown
Fiberglass

Attic info:

Scuttle hole

Foundation:

Poured concrete

Columns or Piers:

Steel columns

Chimney (exterior):

Metal Flue Pipe
Direct Vent

Types of Fireplaces:

Vented gas logs

		IN	NI	NP	RR
A.	Foundations	•			
B.	Grading and Drainage				•
C.	Roof Covering				•
D.	Roof Structure and Attic	•			
E.	Walls				•
F.	Deck	•			
G.	Porch	•			
H.	Ceiling and Floor Structure				•
I.	Doors				•
J.	Windows	•			
K.	Stairs	•			
L.	Fireplace / Chimney	•			
M.	Driveway	•			
N.	Walkways	•			
O.	Patio	•			
Q.	Mold				•
R.	Other	•		•	
U.	Detached Buildings			•	

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IN NI NP RR

Comments:

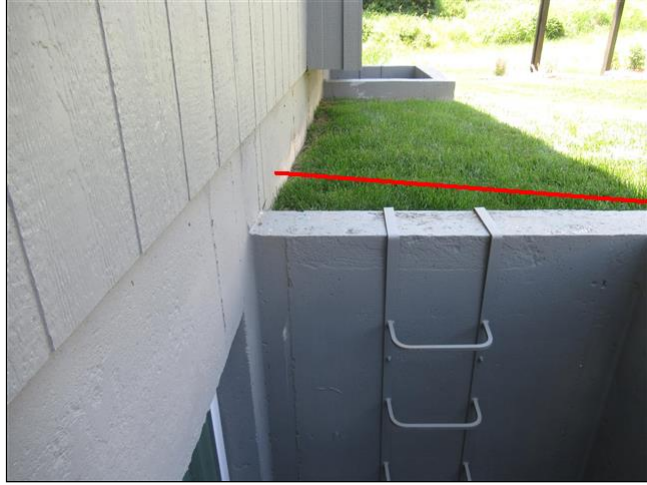
B.

- **Grading & drainage deficiencies:**

1. Downspouts are not extended to discharge a minimum of 6 feet from the foundation walls (Picture 1).
2. Poor soil grading (Picture 2-3). Final grading around the entire foundation should provide a minimum of 6" of slope in the first 6' directly away from the foundation while maintaining 6" of clearance below the siding. The grade should provide for an easy flow of surface water away from the foundation and off the property.



B. (Picture 1)



B. (Picture 2)



B. (Picture 3)

C.

- **Roof covering deficiencies:**
 1. Damaged shingle (Picture 1) x1.
 2. Multiple lifted shingles (Picture 2).
 3. Unsealed flashing connections (Picture 3).



C. (Picture 1)



C. (Picture 2)



C. (Picture 3)

E.

- **Exterior/wall deficiencies:**
 1. Loose siding connections; east wall (Picture 1).
 2. Incomplete paint coverage; multiple locations (Picture 2-5).
 3. Peeling paint; overhead garage doors (Picture 6).
 4. Incomplete caulking/sealing (Picture 7).
 5. Caulking failure (Picture 8).



E. (Picture 1)



E. (Picture 2)



E. (Picture 3)



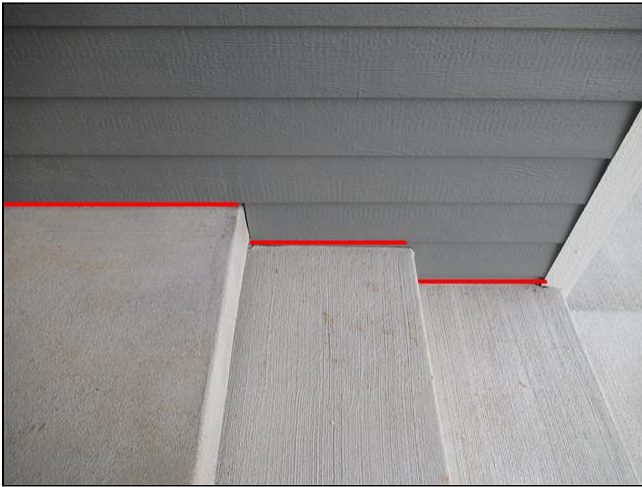
E. (Picture 4)



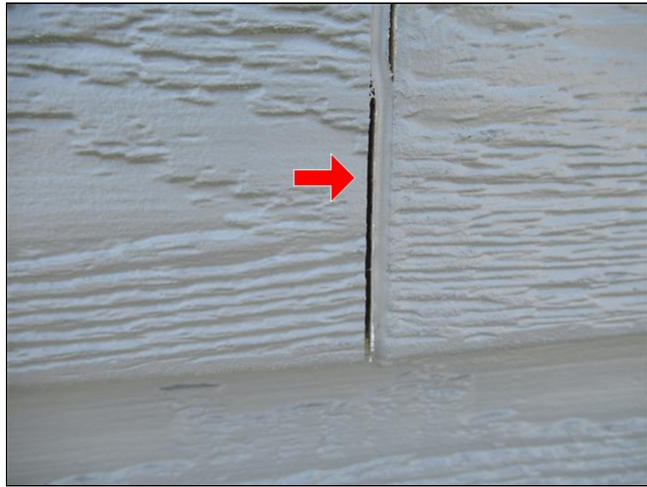
E. (Picture 5)



E. (Picture 6)



E. (Picture 7)



E. (Picture 8)

- H.
- **Ceiling deficiency;** incomplete fire separation between garage & living space (Picture 1).



H. (Picture 1)

- I.
- **Door deficiencies:**
 1. Doors do not properly latch closed:
 - A) Basement NE bedroom entry door.

- B) Basement bathroom entry door.
- C) Basement NW bedroom entry door.
- 2. Doors conflict with the door jambs:
 - A) Front entry door.
 - B) Garage entry door.

Q.

- **Mold inspection photos:**
 - 1. Mold is visible throughout the basement level of the home; inside finished walls (Picture 1-2).
 - 2. Noted:
 - A) Basement drywall removal & replacement will be required for mold remediation.
 - B) See supplemental Microbial Lab report for additional information.



Q. (Picture 1)



Q. (Picture 2)

II. ELECTRICAL SYSTEMS

Styles & Materials

Electrical Service Conductors:
Below ground

Panel Capacity:
200 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
Square D

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
NM Cable

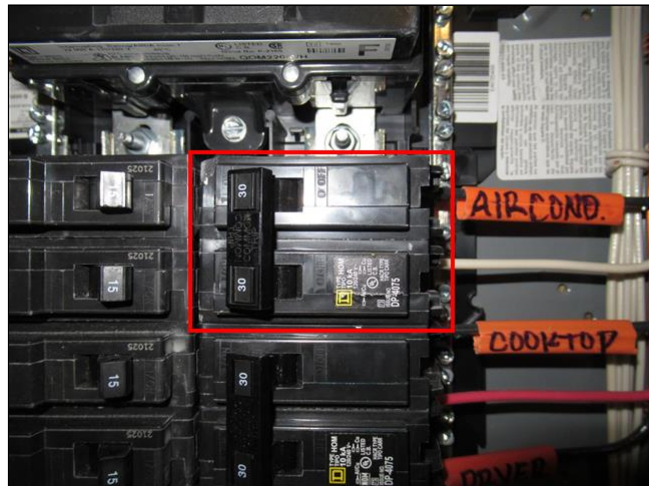
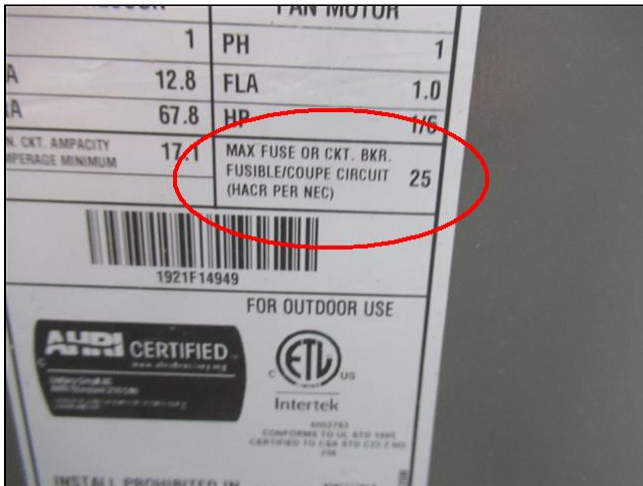
		IN	NI	NP	RR
A.	Service Entrance and Panels				•
B.	Branch Circuits - Connected Devices and Fixtures	•			

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IN NI NP RR

Comments:

- A.**
- **Panel deficiency;** AC unit circuit breakers are oversized, (Picture 1) 25 Amps max, (Picture 2) 30s are currently installed.



A. (Picture 1)

A. (Picture 2)

- B.**
- **Branch circuit deficiencies:**
 1. Receptacles are not GFCI protected:
 - A) East exterior x1.
 - B) Kitchen island x1.
 2. Missing smoke detector; main level common area.
 3. Missing carbon monoxide detector; basement level.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

Styles & Materials

Heating Type and Energy Source:

- Forced Air
- Natural Gas
- Electricity

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.

- **Heating system deficiencies:**

1. No air flow; living room supply registers (Picture 1).
2. Disconnected ductwork; attic (Picture 2).



A. (Picture 1)



A. (Picture 2)

IV. PLUMBING SYSTEM

Styles & Materials

Water Source: Public	Plumbing Water Supply: Copper	Plumbing Water Distribution (inside): PEX
Plumbing Waste: PVC ABS	Water Heater Power Source: Electric	Water Heater Capacity: 50 Gallon

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

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IN NI NP RR

Comments:

A.

• **Water supply system & fixture deficiencies:**

1. Basement level bathroom; loose tub spout wall anchor (Picture 1).
2. Main level hall bathroom tub faucet; hot & cold are reversed (Picture 2).



A. (Picture 1)



A. (Picture 2)

B.

- **Plumbing drain, waste & vent deficiencies:**
 1. Main clean-out is not accessible; located behind furnace (Picture 1).
 2. Tape has not been removed from floor drains (Picture 2).



B. (Picture 1)

B. (Picture 2)

E.

- **Sump pump deficiencies:**
 1. Missing drain pipe (Picture 1).
 2. Basin is not equipped with battery backup and high water level alarm systems.



E. (Picture 1)

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 Opener	•			
I.	Whole House Fan (attic fan)			•	
J.	Other Built-in Appliances		•	•	

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IN NI NP RR

Comments:

D.

- **Gas cooktop deficiency;** low burner heights; multiple burners flame out when turned to low settings (Picture 1).



D. (Picture 1)

G.

- **Bathroom exhaust fan deficiency**; all bathrooms; no airflow at exterior points of discharge with fans operating (Picture 1).



G. (Picture 1)

General Summary



Gordon & Associates

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

Customer
Joseph Mazza

Address
4000 SE Hill Street
Kansas City MO 64112

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

B. Grading and Drainage

Repair or Replace

- **Grading & drainage deficiencies:**

1. Downspouts are not extended to discharge a minimum of 6 feet from the foundation walls (Picture 1).
2. Poor soil grading (Picture 2-3). Final grading around the entire foundation should provide a minimum of 6" of slope in the first 6' directly away from the foundation while maintaining 6" of clearance below the siding. The grade should provide for an easy flow of surface water away from the foundation and off the property.

C. Roof Covering

Repair or Replace

- **Roof covering deficiencies:**

1. Damaged shingle (Picture 1) x1.
2. Multiple lifted shingles (Picture 2).
3. Unsealed flashing connections (Picture 3).

E. Walls

Repair or Replace

- **Exterior/wall deficiencies:**

1. Loose siding connections; east wall (Picture 1).
2. Incomplete paint coverage; multiple locations (Picture 2-5).
3. Peeling paint; overhead garage doors (Picture 6).
4. Incomplete caulking/sealing (Picture 7).
5. Caulking failure (Picture 8).

H. Ceiling and Floor Structure

Repair or Replace

- **Ceiling deficiency;** incomplete fire separation between garage & living space (Picture 1).

I. Doors

Repair or Replace

- **Door deficiencies:**
 1. Doors do not properly latch closed:
 - A) Basement NE bedroom entry door.
 - B) Basement bathroom entry door.
 - C) Basement NW bedroom entry door.
 2. Doors conflict with the door jambs:
 - A) Front entry door.
 - B) Garage entry door.

Q. Mold

Repair or Replace

- **Mold inspection photos:**
 1. Mold is visible throughout the basement level of the home; inside finished walls (Picture 1-2).
 2. Noted:
 - A) Basement drywall removal & replacement will be required for mold remediation.
 - B) See supplemental Microbial Lab report for additional information.

II. ELECTRICAL SYSTEMS

A. Service Entrance and Panels

Repair or Replace

- **Panel deficiency;** AC unit circuit breakers are oversized, (Picture 1) 25 Amps max, (Picture 2) 30s are currently installed.

III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

A. Heating Equipment

Repair or Replace

- **Heating system deficiencies:**
 1. No air flow; living room supply registers (Picture 1).
 2. Disconnected ductwork; attic (Picture 2).

IV. PLUMBING SYSTEM

A. Water Supply System and Fixtures

Repair or Replace

- **Water supply system & fixture deficiencies:**
 1. Basement level bathroom; loose tub spout wall anchor (Picture 1).
 2. Main level hall bathroom tub faucet; hot & cold are reversed (Picture 2).

B. Drains, Waste, Vents

Repair or Replace

- **Plumbing drain, waste & vent deficiencies:**
 1. Main clean-out is not accessible; located behind furnace (Picture 1).
 2. Tape has not been removed from floor drains (Picture 2).

E. Sump Pump**Repair or Replace**

- **Sump pump deficiencies:**
 1. Missing drain pipe (Picture 1).
 2. Basin is not equipped with battery backup and high water level alarm systems.

V. APPLIANCES**D. Ranges/Ovens/Cooktops****Repair or Replace**

- **Gas cooktop deficiency;** low burner heights; multiple burners flame out when turned to low settings (Picture 1).

G. Bathroom Exhaust Fans and/or Heaters**Repair or Replace**

- **Bathroom exhaust fan deficiency;** all bathrooms; no airflow at exterior points of discharge with fans operating (Picture 1).

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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