



# Inspection Report

**Mike Holmes**

**Property Address:**  
1501 W 5th Avenue  
Kansas City MO 64129



**Gordon & Associates**

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

<b>Date:</b> 11/29/2023	<b>Time:</b>	<b>Report ID:</b> 223777
<b>Property:</b> 1501 W 5th Avenue Kansas City MO 64129	<b>Customer:</b> Mike Holmes	<b>Real Estate Professional:</b> Ben Caballero

### 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.

**Type of building:**

Single Family

**Approximate age of building:**

67

**Building Faces:**

North

**Temperature:**

35 Deg. F.

**Weather:**

Clear

**Ground/Soil surface condition:**

Saturated

**Rain in last 3 days:**

No

**Radon Test:**

Yes

**I. STRUCTURAL SYSTEMS**

**Styles & Materials**

**Roof Ventilation:**

Passive

**Roof Covering:**

Architectural

**Approximate Age of Roof:**

5

**Method used to observe attic:**

From entry  
Inaccessible

**Attic Insulation:**

Blown  
Cellulose

**Foundation:**

Poured concrete

**Columns or Piers:**

Steel columns

		IN	NI	NP	RR
A.	Foundations				•
B.	Grading and Drainage				•
C.	Roof Covering		•		•
D.	Roof Structure and Attic	•			
E.	Ceiling and Floor Structure				•
F.	Exterior Walls				•
G.	Mold & Water Damage				•
H.	Deck				•
J.	Doors				•
K.	Windows				•
L.	Stairs				•
M.	Fireplace / Chimney			•	
P.	Driveway	•			
Q.	Patio				•
S.	Termites				•

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

IN NI NP RR

**Comments:**

## A.

- **Foundation deficiencies:**

1. Lateral settlement at south & east walls (Picture 1).
  - A) South wall measurement 1.375" inward.
  - B) East wall measurement 0.875" inward.
2. Hinge cracks (Picture 2).



A. (Picture 1)

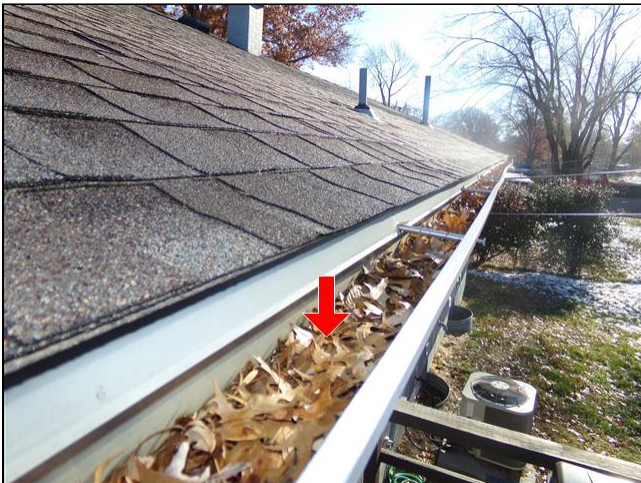


A. (Picture 2)

## B.

- **Grading & drainage deficiencies:**

1. Obstructed guttering (Picture 1).
2. Downspouts are not extended to discharge a minimum of 6 feet from the foundation walls (Picture 2).
3. Loose guttering spikes (Picture 3).
4. Back pitched patio; diverting watershed towards foundation (Picture 4).
5. Poor soil grading. 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)



B. (Picture 4)

C.

- **Roof covering deficiencies:**
  1. The underlayment does not overlap the drip edge flashing (Picture 1).
  2. Lifted shingles (Picture 2).
  3. Unsecured flashings (Picture 3).



C. (Picture 1)



C. (Picture 2)



C. (Picture 3)

E.

1. **Noted;** loose kitchen floor tile/grout (Picture 1).
2. **Floor structure deficiency;** termite damage; see section S. below.



E. (Picture 1)

**F.**

- **Exterior/wall deficiencies:**
  1. Wood rot damage (Picture 1).
  2. Split/damaged siding (Picture 2).
  3. Loose siding (Picture 3-5).
  4. Large hole in wall (Picture 6).
  5. Missing flashing (Picture 7).
  6. Peeling paint + incomplete caulking/sealing (Picture 8-10).



F. (Picture 1)



F. (Picture 2)



F. (Picture 3)



F. (Picture 4)



F. (Picture 5)



F. (Picture 6)



F. (Picture 7)



F. (Picture 8)



F. (Picture 9)



F. (Picture 10)

**G.**

- 1. **Visible mold;** basement utility room (Picture 1-2).
- 2. **Noted;** cause & extent of damage to basement unknown.



G. (Picture 1)



G. (Picture 2)



H.

- **Deck deficiencies:**
  1. Main beams are not bearing directly onto the support posts (Picture 1).
  2. Inadequate/incomplete railing system (Picture 2).
  3. Loose/disconnected lumber (Picture 3-4).
  4. Wood rot damage (Picture 5).
  5. Joist sag (Picture 6).



H. (Picture 1)



H. (Picture 2)



H. (Picture 3)



H. (Picture 4)



H. (Picture 5)

H. (Picture 6)

J.

- **Door deficiencies:**

1. Missing floor guides:
  - A) Primary bedroom closet door.
  - B) Main level, east middle bedroom closet door.
2. Main level hallway bathroom door; loose door knob.
3. Missing safety cables; overhead garage door springs.

K.

1. **Window deficiencies:**

- A) Broken handle; basement kitchen window.
- B) Basement "bedroom" window does not meet egress requirements.

2. **Noted;** thermal seals could not be evaluated (requires cleaning all windows).

L.

- **Stair deficiencies:**

1. Outdated railing system + loose; basement stairwell (Picture 1).
2. Incorrect riser height; garage step height greatly exceeds 7.75" (Picture 2).



L. (Picture 1)

L. (Picture 2)

Q.

- **Patio deficiencies;** cracks, settlement (Picture 1).



Q. (Picture 1)

S.

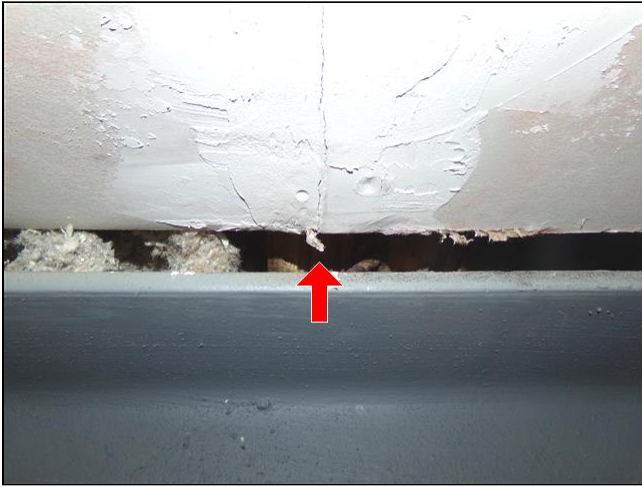
1. **Visible termite damage:**
  - A) North garage wall (Picture 1).
  - B) Floor joists beneath front entry (Picture 2-3).
2. **Noted;** drywall removal will be necessary to determine the extent of damage.



S. (Picture 1)



S. (Picture 2)



S. (Picture 3)

**II. ELECTRICAL SYSTEMS**

**Styles & Materials**

**Electrical Service Conductors:**  
Overhead service

**Panel Capacity:**  
100 AMP

**Panel Type:**  
Circuit breakers

**Electric Panel Manufacturer:**  
Eaton

**Branch wire 15 and 20 AMP:**  
Copper

**Wiring Methods:**  
NM Cable

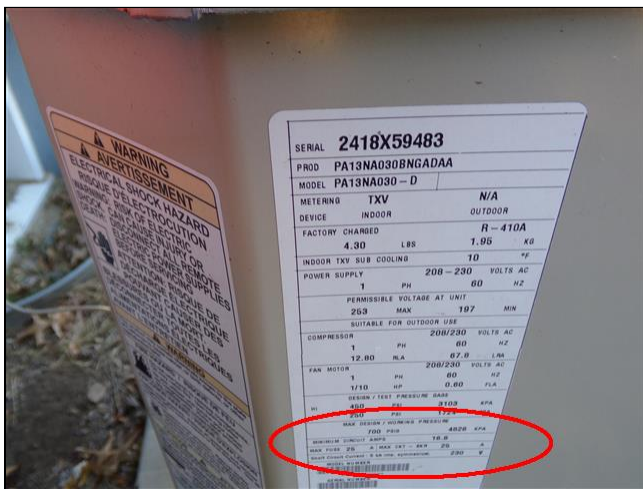
		IN	NI	NP	RR
A.	Service Entrance and Panels				•
B.	Branch Circuits - Connected Devices and Fixtures				•

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

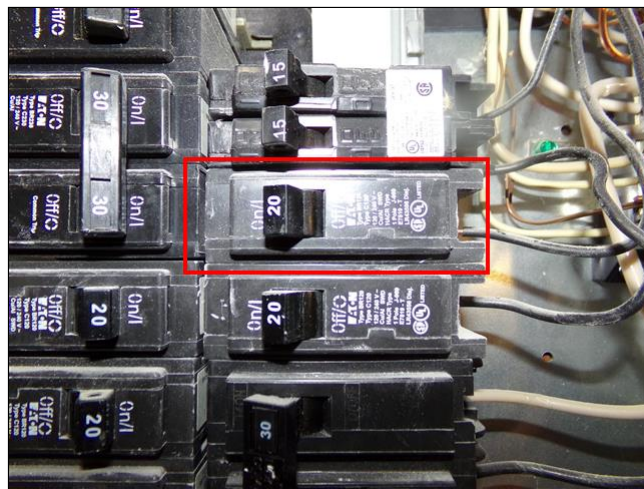
IN NI NP RR

**Comments:**

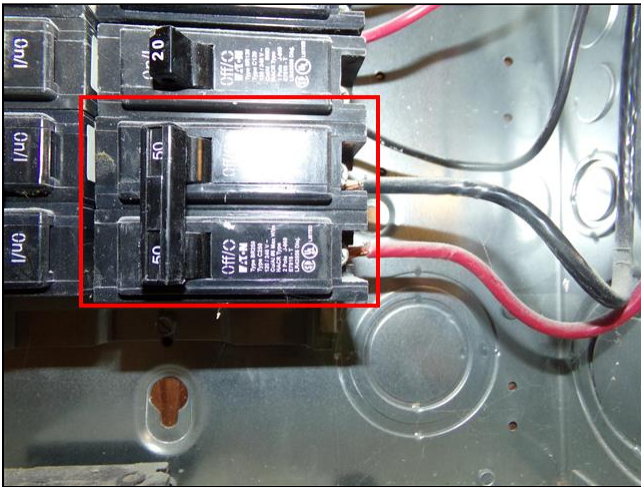
- A.**
- **Service entrance and panel deficiencies:**
    1. Incorrect circuit breaker and wire sizing; AC unit (Picture 1) + branch circuits (Picture 2-3).
    2. Current demand (240v circuits x5) exceeds 100 Amp service size.



A. (Picture 1)



A. (Picture 2)



A. (Picture 3)

## B.

- **Branch circuit deficiencies:**
  1. Connected devices are not GFCI protected:
    - A) Basement level kitchen receptacles.
    - B) Utility room receptacle.
  2. Multiple three-prong receptacles; tested as non grounded.
  3. Missing/damaged cover plates:
    - A) Garage ceiling receptacle x1.
    - B) Basement level north storage room receptacle x1.
    - C) Basement level hallway receptacle x1.
    - D) Basement level non-conforming bedroom receptacle x1.
    - E) Basement laundry room ceiling box.
    - F) Basement kitchen ceiling box.
  4. Loose device/box connections:
    - A) South exterior light x1.
    - B) Basement level, north storage room receptacle x1.
    - C) Utility room light x1.
    - D) Basement level hallway receptacle x1.
  5. Light switch at top of stairs to basement; not operating basement lights.
  6. Missing receptacles:
    - A) Exterior.
    - B) Kitchen island.
  7. Missing smoke detectors:
    - A) Primary bedroom.
    - B) Main level SE bedroom.
    - C) Utility room.
  8. Painted smoke detector; basement kitchen.
  9. Missing carbon monoxide detectors.

**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		•		

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

IN NI NP RR

**Comments:**

**A.**

**1. Heating system deficiencies:**

- A) Cracked heat exchanger; borescope photo from inside heat exchanger (Picture 1).
- B) Inoperable humidifier system.

**2. Noted;** not repairable, requires replacement.



A. (Picture 1)

**B.**

- **Air conditioner** was not tested due to the outside air temperature was 65 degrees or less (NI).

**IV. PLUMBING SYSTEM**

**Styles & Materials**

<b>Water Source:</b> Public	<b>Plumbing Water Supply:</b> Copper	<b>Plumbing Water Distribution (inside):</b> Copper PEX
<b>Plumbing Waste:</b> PVC Cast iron (limited life).	<b>Water Heater Power Source:</b> Gas	<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				•
D.	Sump Pump			•	
E.	Shower Walls				•

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

**Comments:**

**A.**

- **Plumbing supply & fixture deficiencies:**
  1. Hose connected to water spigot during winter weather (Picture 1).
  2. Loose water spigot (Picture 2).
  3. Defective kitchen sink faucet prayer (Picture 3).
  4. Defective toilet flush valve; main level bathroom (Picture 4).
  5. Loose wall anchor; main level bathroom tub spout pipe (Picture 5).
  6. Defective tub spout diverter; basement bathroom (Picture 6).
  7. Loose tub faucet handle; basement bathroom (Picture 7).



A. (Picture 1)



A. (Picture 2)





A. (Picture 3)



A. (Picture 4)



A. (Picture 5)



A. (Picture 6)



A. (Picture 7)

**B.**

• **Plumbing drain, waste & vent deficiencies:**

1. Missing drain stopper; main level bathroom bathtub (Picture 1).
2. Missing drain stopper + linkage + lever; basement bathroom (Picture 2).
3. Missing vent; basement bathroom sink drain (Picture 3).
4. Basement floor drain is obstructed and the clean out plug has been removed (Picture 4).

- 5. Leaking drain connection; basement kitchen ceiling (Picture 5).
- 6. Utility room is not equipped with a serviceable floor drain system (Picture 6).



B. (Picture 1)



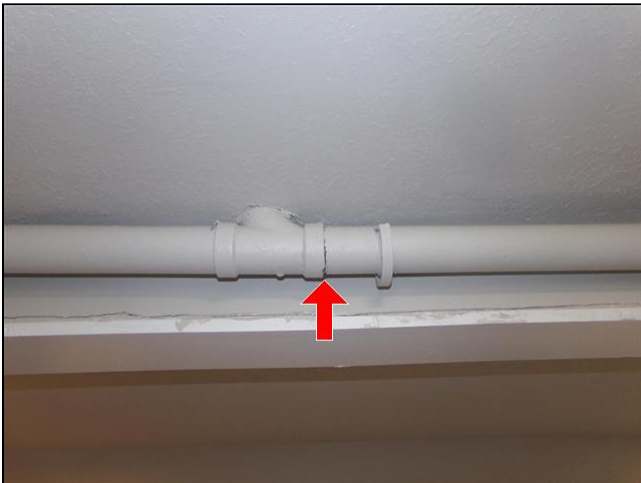
B. (Picture 2)



B. (Picture 3)



B. (Picture 4)



B. (Picture 5)



B. (Picture 6)

- C.
- **Water heater deficiencies:**
    - 1. Duct taped flue pipe connection; attic (Picture 1).
    - 2. Melted plastic near flue hood is an indication of back drafting (Picture 2).

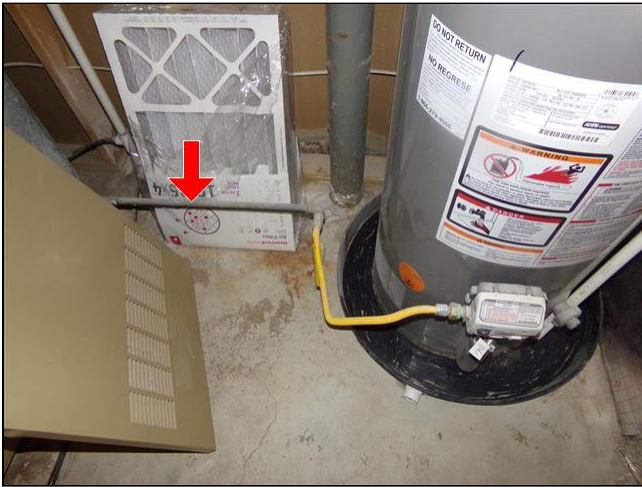
- 3. Gas supply is not supported + missing drip leg (Picture 3).
- 4. Missing flue pipe screws (Picture 4).
- 5. Inadequate flue pipe cap (Picture 5).



C. (Picture 1)



C. (Picture 2)



C. (Picture 3)



C. (Picture 4)



C. (Picture 5)

E.

- Shower wall deficiency; inadequate caulking/sealing (Picture 1).



E. (Picture 1)

**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 Opener	•			

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

**IN NI NP RR**

**Comments:**

**B.**

• **Noted:**

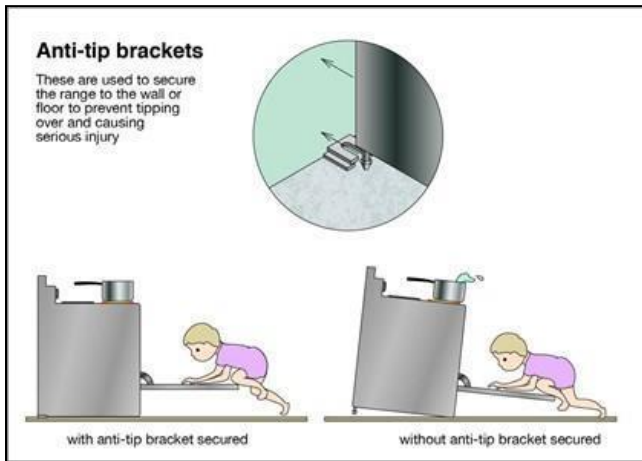
1. Damaged disposal splash guard (Picture 1).
2. Limited life expectancy of disposal.



B. (Picture 1)

D.

- Slide in oven/range deficiency; missing anti-tip bracket (Picture 1).



D. (Picture 1)

## General Summary



### Gordon & Associates

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

**Customer**  
Mike Holmes

**Address**  
1501 W 5th Avenue  
Kansas City MO 64129

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. Lateral settlement at south & east walls (Picture 1).
    - A) South wall measurement 1.375" inward.
    - B) East wall measurement 0.875" inward.
  2. Hinge cracks (Picture 2).

### B. Grading and Drainage

#### Repair or Replace

- **Grading & drainage deficiencies:**
  1. Obstructed guttering (Picture 1).
  2. Downspouts are not extended to discharge a minimum of 6 feet from the foundation walls (Picture 2).
  3. Loose guttering spikes (Picture 3).
  4. Back pitched patio; diverting watershed towards foundation (Picture 4).
  5. Poor soil grading. 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****Not Inspected, Repair or Replace**• **Roof covering deficiencies:**

1. The underlayment does not overlap the drip edge flashing (Picture 1).
2. Lifted shingles (Picture 2).
3. Unsecured flashings (Picture 3).

**E. Ceiling and Floor Structure****Repair or Replace**

1. **Noted;** loose kitchen floor tile/grout (Picture 1).
2. **Floor structure deficiency;** termite damage; see section S. below.

**F. Exterior Walls****Repair or Replace**• **Exterior/wall deficiencies:**

1. Wood rot damage (Picture 1).
2. Split/damaged siding (Picture 2).
3. Loose siding (Picture 3-5).
4. Large hole in wall (Picture 6).
5. Missing flashing (Picture 7).
6. Peeling paint + incomplete caulking/sealing (Picture 8-10).

**G. Mold & Water Damage****Repair or Replace**

1. **Visible mold;** basement utility room (Picture 1-2).
2. **Noted;** cause & extent of damage to basement unknown.

**H. Deck****Repair or Replace**• **Deck deficiencies:**

1. Main beams are not bearing directly onto the support posts (Picture 1).
2. Inadequate/incomplete railing system (Picture 2).
3. Loose/disconnected lumber (Picture 3-4).
4. Wood rot damage (Picture 5).
5. Joist sag (Picture 6).

**J. Doors****Repair or Replace**• **Door deficiencies:**

1. Missing floor guides:
  - A) Primary bedroom closet door.
  - B) Main level, east middle bedroom closet door.
2. Main level hallway bathroom door; loose door knob.
3. Missing safety cables; overhead garage door springs.

**K. Windows****Repair or Replace**1. **Window deficiencies:**

- A) Broken handle; basement kitchen window.
- B) Basement "bedroom" window does not meet egress requirements.

2. **Noted;** thermal seals could not be evaluated (requires cleaning all windows).

**L. Stairs****Repair or Replace**• **Stair deficiencies:**

1. Outdated railing system + loose; basement stairwell (Picture 1).



2. Incorrect riser height; garage step height greatly exceeds 7.75" (Picture 2).

**Q. Patio****Repair or Replace**

- **Patio deficiencies;** cracks, settlement (Picture 1).

**S. Termites****Repair or Replace**

1. **Visible termite damage:**
  - A) North garage wall (Picture 1).
  - B) Floor joists beneath front entry (Picture 2-3).
2. **Noted;** drywall removal will be necessary to determine the extent of damage.

## II. ELECTRICAL SYSTEMS

**A. Service Entrance and Panels****Repair or Replace**

- **Service entrance and panel deficiencies:**
  1. Incorrect circuit breaker and wire sizing; AC unit (Picture 1) + branch circuits (Picture 2-3).
  2. Current demand (240v circuits x5) exceeds 100 Amp service size.

**B. Branch Circuits - Connected Devices and Fixtures****Repair or Replace**

- **Branch circuit deficiencies:**
  1. Connected devices are not GFCI protected:
    - A) Basement level kitchen receptacles.
    - B) Utility room receptacle.
  2. Multiple three-prong receptacles; tested as non grounded.
  3. Missing/damaged cover plates:
    - A) Garage ceiling receptacle x1.
    - B) Basement level north storage room receptacle x1.
    - C) Basement level hallway receptacle x1.
    - D) Basement level non-conforming bedroom receptacle x1.
    - E) Basement laundry room ceiling box.
    - F) Basement kitchen ceiling box.
  4. Loose device/box connections:
    - A) South exterior light x1.
    - B) Basement level, north storage room receptacle x1.
    - C) Utility room light x1.
    - D) Basement level hallway receptacle x1.
  5. Light switch at top of stairs to basement; not operating basement lights.
  6. Missing receptacles:
    - A) Exterior.
    - B) Kitchen island.
  7. Missing smoke detectors:
    - A) Primary bedroom.
    - B) Main level SE bedroom.
    - C) Utility room.
  8. Painted smoke detector; basement kitchen.
  9. Missing carbon monoxide detectors.

## III. HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS

**A. Heating Equipment****Repair or Replace**

1. **Heating system deficiencies:**
  - A) Cracked heat exchanger; borescope photo from inside heat exchanger (Picture 1).
  - B) Inoperable humidifier system.
2. **Noted;** not repairable, requires replacement.

## IV. PLUMBING SYSTEM

### A. Water Supply System and Fixtures

#### Repair or Replace

- **Plumbing supply & fixture deficiencies:**
  1. Hose connected to water spigot during winter weather (Picture 1).
  2. Loose water spigot (Picture 2).
  3. Defective kitchen sink faucet prayer (Picture 3).
  4. Defective toilet flush valve; main level bathroom (Picture 4).
  5. Loose wall anchor; main level bathroom tub spout pipe (Picture 5).
  6. Defective tub spout diverter; basement bathroom (Picture 6).
  7. Loose tub faucet handle; basement bathroom (Picture 7).

### B. Drains, Waste, Vents

#### Repair or Replace

- **Plumbing drain, waste & vent deficiencies:**
  1. Missing drain stopper; main level bathroom bathtub (Picture 1).
  2. Missing drain stopper + linkage + lever; basement bathroom (Picture 2).
  3. Missing vent; basement bathroom sink drain (Picture 3).
  4. Basement floor drain is obstructed and the clean out plug has been removed (Picture 4).
  5. Leaking drain connection; basement kitchen ceiling (Picture 5).
  6. Utility room is not equipped with a serviceable floor drain system (Picture 6).

### C. Water Heating Equipment

#### Repair or Replace

- **Water heater deficiencies:**
  1. Duct taped flue pipe connection; attic (Picture 1).
  2. Melted plastic near flue hood is an indication of back drafting (Picture 2).
  3. Gas supply is not supported + missing drip leg (Picture 3).
  4. Missing flue pipe screws (Picture 4).
  5. Inadequate flue pipe cap (Picture 5).

### E. Shower Walls

#### Repair or Replace

- **Shower wall deficiency;** inadequate caulking/sealing (Picture 1).

## V. APPLIANCES

### B. Food Waste Disposer

#### Inspected, Repair or Replace

- **Noted:**
  1. Damaged disposal splash guard (Picture 1).
  2. Limited life expectancy of disposal.

### D. Ranges/Ovens/Cooktops

#### Repair or Replace

- **Slide in oven/range deficiency;** missing anti-tip bracket (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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