



LESTER
INSPECTION SERVICES
• InterNACHI-Certified •

Home Inspection Report



12101 e 57th st, Kansas City , MO 64133

Inspection Date:

Thursday June 25, 2020

Prepared For:

Jane Doe

Prepared By:

Lester Inspection Services, Inc
8243 SW 53RD ST
TOPEKA, Kansas 66610-9110
785-250-7721
craig@lesterinspection.com

Report Number:

062520

Inspector:

Craig Lester

Report Overview

Scope of Inspection

All components designated for inspection in the Inter-NACHI Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Main Entrance Faces

South

State of Occupancy

Occupied

Weather Conditions

Clear

Recent Rain

Yes

Ground Cover

Damp

Approximate Age

29 years

Report Summary

Items Not Operating

Major Concerns

In the opinion of the inspector, the items listed under "major concerns" are concerns/ deficiencies that fall into one of three categories.

1. Repair cost in excess of \$500.00
2. Safety items with significant threat
3. Lack of concern / deficiency will result in further degradation causing a major safety threat or cost in excess of \$500.00

No Major Concerns Observed

Potential Safety Hazards

Landscape stone can be slick when wet, recommend railings.

Step are uneven at rear landing, may present a trip hazard. Recommend repair and/or replacement

Upper rear deck outlet is not GFCI and electric cable must be in a protective conduit.

Both upper and lower rear doors are keyed to the interior, fire safety hazard.

Breaker at main panel is 40 amp, recommend 30 amp breaker as listed on AC condenser label

Garage door failed to reverse when contacting a 2x4 laid flat.

Wood burner fireplace with gas log set, recommend damper lock, safety hazard.

Deferred Cost Items

A/C that is 7+ years.

Water heater that is 5+ years.

Improvement Items

Landscape stone can be slick when wet, recommend railings.

Rusted metal chimney crown, recommend sealing and sloping so it does not hold water.

Items To Monitor

Most skylight stains are from condensate, paint stain at skylight and monitor.

COST SUMMARY

This section includes repairs that do not necessarily affect the habitability of the home. Please refer to the entire report for all information pertaining to this inspection. For exact estimates contact qualified contractors.

Report Summary

COST SUMMARY

Step are uneven at rear landing, may present a trip hazard. Recommend repair and/or replacement

Rusted fasteners on skylights, galvanized or stainless required.

Poor chimney chase flashing, gaps observed.

Leaf guard nailed to top of shingles, leaks possible.

Two broken shingles at garage ridge vent.

Water stains on interior observed, contractor to seal skylights.

Upper rear deck outlet is not GFCI and electric cable must be in a protective conduit.

Both upper and lower rear doors are keyed to the interior, fire safety hazard.

Breaker at main panel is 40 amp, recommend 30 amp breaker as listed on AC condenser label

Garage door failed to reverse when contacting a 2x4 laid flat.

Tub spout shower divert not working recommend repair

Wood burner fireplace with gas log set, recommend damper lock, safety hazard.

Water heater expansion tank fitting have excessive corrosion and slight corrosion at shut off valve, recommend repair.

Inducer fan bearings on furnace sounded defective and may need repair.

Receipt/Invoice

Lester Inspection Services, Inc
8243 SW 53RD ST
TOPEKA, Kansas 66610-9110
785-250-7721

Date: Jun 25, 2020

Inspected By: Craig Lester

Property Address
12101 e 57th st
Kansas City , MO 64133

Inspection Number: 062520

Payment Method: Credit Card

Client: Jane Doe

Inspection	Fee
Home Inspection	\$412.00

Total	\$412.00
--------------	-----------------

Grounds

Service Walks

None Not Visible

Material Concrete Flagstone Gravel Brick Other: .

Condition Satisfactory Marginal Poor Trip hazard Typical cracks Pitched towards home
 Settling cracks Public sidewalk needs repair

Comments Landscape stone can be slick when wet, reccomend railings.
Concrete walks ok.

Photos



Driveway/Parking

None Not Visible

Material Concrete Asphalt Gravel/Dirt Brick Other: .

Condition Satisfactory Marginal Poor Settling Cracks Typical cracks Pitched towards home
 Trip hazard Fill cracks and seal

Comments

Porch

None Not Visible

Condition Satisfactory Marginal Poor Railing/Balusters recommended

Support Pier Concrete Wood Other: .

Floor Satisfactory Marginal Poor Safety Hazard

Comments

Stoops/Steps

None

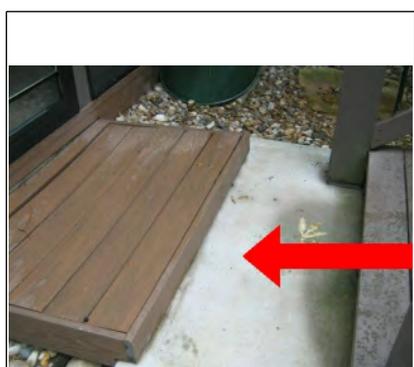
Material Concrete Wood Other: Railing/Balusters recommended

Condition Satisfactory Marginal Poor Safety Hazard Uneven risers Rotted/Damaged
 Cracked Settled

Comments Step are uneven at rear landing, may present a trip hazard. Recommend repair and/or replacement

Photos

Grounds



Trip hazard rear deck

Patio

None

Material Concrete Flagstone Concrete Pavers Brick Other: .

Condition Satisfactory Marginal Poor Settling cracks Trip hazard
 Pitched towards home (see remarks) Drainage provided Typical cracks

Comments

Deck/Balcony

None Not Visible

Material Wood Metal Composite Railing/Balusters recommended

Condition Satisfactory Marginal Poor Wood in contact with soil

Finish Treated Painted/Stained Other: . Safety Hazard Improper attachment to house
 Railing loose Not Applicable

Comments Deck appeared to be in satisfactory condition.

Deck/Patio/Porch Covers

None

Condition Satisfactory Marginal Poor Posts/Supports need Repair Earth to wood contact
 Moisture/Insect damage

Recommend Metal Straps/Bolts/Nails/Flashing Improper attachment to house None

Comments

Fence/Wall

Not evaluated None

Type Brick Block Wood Metal Chain Link Rusted Vinyl

Condition Satisfactory Marginal Poor Typical cracks Loose Blocks/Caps

Gate N/A Satisfactory Marginal Poor Planks missing/damaged Operable: Yes No

Comments Fencing is not part of a home inspection.

Landscaping affecting foundation

N/A

Negative Grade East West North South Satisfactory Recommend additional backfill
 Recommend window wells/covers Trim back trees/shrubberies
 Wood in contact with/improper clearance to soil

Grounds

Landscaping affecting foundation cont.

Comments General site drainage was properly sloping away from the house.
Recommend trimming trees/vegetation so it doesn't come into contact with the home

Retaining wall

Material None
 Brick Concrete Concrete block Other: Railroad ties Timbers

Condition Satisfactory Marginal Poor Safety Hazard Leaning/cracked/bowed
 Drainage holes recommended

Comments No representation made to retaining walls.

Hose bibs

Condition N/A
 Satisfactory Marginal Poor No anti-siphon valve Recommend Anti-siphon valve

Operable Yes No Not Tested Not On

Comments

Roof

General

Visibility None All Partial Limited By: .
Inspected From Roof Ladder at eaves Ground With Binoculars

Style of Roof

Type Gable Hip Mansard Shed Flat Other: .
Pitch Low Medium Steep Flat

Roof #1 Type:Asphalt
 Layers:1 Layer
 Age:1-5+
 Location:House

Roof #2 None
 Type:
 Layers:
 Age:
 Location:

Roof #3 None
 Type:
 Layers:
 Age:
 Location:

Comments Gable

Ventilation System

None N/A
Type Soffit Ridge Gable Roof Turbine Powered Other: .

Comments Soffit/Eave
 Gable
 Ridge

Photos



Ridge vents installed, damaged shingle above garage

Flashing

Material Not Visible Galv/Alum Asphalt Copper Foam Rubber Lead Other: .
Condition Not Visible Satisfactory Marginal Poor Rusted Missing
 Separated from chimney/roof Recommend Sealing Other: .

Roof

Flashing cont.

Comments Rusted fasteners on skylights, galvanized or stainless required.
 Poor chimney chase flashing, gaps observed.
 Leaf guard nailed to top of shingles, leaks possible.

Photos



Poor flashing detail at chimney chase, open gaps at top.



Rear leaf guard should be installed under shingles , nail heads will cause leaks.



Rusted fasteners on skylights, galvanized or stainless required



Gaps at chimney flashing , nail heads not sealed.

Valleys

N/A

Material Not Visible Galv/Alum Asphalt Lead Copper Other: .

Condition Not Visible Satisfactory Marginal Poor Holes Rusted Recommend Sealing

Comments Valleys OK

Condition of Roof Coverings

Roof #1 Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Roof #2 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping

Roof

Condition of Roof Coverings cont.

Roof #2 cont. Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Roof #3 N/A Satisfactory Marginal Poor Curling Cracking Ponding Burn Spots
 Broken/Loose Tiles/Shingles Nail popping Granules missing Alligating Blistering
 Missing Tabs/Shingles/Tiles Moss buildup Exposed felt Cupping
 Incomplete/Improper Nailing Recommend roofer evaluate Evidence of Leakage

Comments Two broken shingles at garage ridge vent.

Skylights

N/A Not Visible

Condition Cracked/Broken Satisfactory Marginal Poor

Comments Water stains on interior observed, contractor to seal skylights.
 Most skylight stains are from condensate, paint stain at skylight and monitor.

Photos



Water stains

Plumbing Vents

Not Visible Not Present

Condition Satisfactory Marginal Poor

Comments Lead covered.

Exterior

Chimney(s)

None

Location(s) East

Viewed From Roof Ladder at eaves Ground (Inspection Limited) With Binoculars

Rain Cap/Spark Arrestor Yes No Recommended

Chase Brick Stone Metal Blocks Framed

Evidence of Holes in metal Cracked chimney cap Loose mortar joints Flaking Loose brick Rust
 No apparent defects

Flue Tile Metal Unlined Not Visible

Evidence of Scaling Cracks Creosote Not evaluated Have flue(s) cleaned and re-evaluated
 Recommend Cricket/Saddle/Flashing No apparent defects

Condition Satisfactory Marginal Poor Recommend Repair

Comments Rusted metal chimney crown, recommend sealing and sloping so it does not hold water.

Photos



Rust and ponding.

Gutters/Scuppers/Eavestrough

None

Condition Satisfactory Marginal Poor Rusting Downspouts needed Recommend repair/replace
 Needs to be cleaned

Material Copper Vinyl/Plastic Galvanized/Aluminum Other: .

Leaking Corners Joints Hole in main run No apparent leaks

Attachment Loose Missing spikes Improperly sloped Satisfactory

Extension needed North South East West N/A

Comments Gutters were in overall adequate condition.

Siding

Material Stone/Stone Veneer Slate Block/Brick Fiberboard/OSB Fiber-cement Stucco
 EIFS* Not Inspected Asphalt Wood/Wood Fiber Metal/Vinyl Other: . Typical cracks
 Peeling paint Monitor Wood rot Loose/Missing/Holes

Condition Satisfactory Marginal Poor Recommend repair/painting

Comments Siding appeared to be all intact and in overall satisfactory condition.
Stone veneer had typical cracks.

Photos

Exterior



Crack at right side

Trim

- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
- Condition** Satisfactory Marginal Poor
- Comments** Trim appeared to be intact and in overall maintained condition.

Soffit

- None
- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
- Condition** Satisfactory Marginal Poor
- Comments**

Fascia

- None
- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
- Condition** Satisfactory Marginal Poor
- Comments**

Flashing

- None
- Material** Wood Fiberboard Aluminum/Steel Vinyl Stucco Recommend repair/painting
 Damaged wood Other: .
- Condition** Satisfactory Marginal Poor
- Comments**

Caulking

- None
- Condition** Satisfactory Marginal Poor
 Recommend around windows/doors/masonry ledges/corners/utility penetrations
- Comments** Recommend caulking around windows, doors, corners, utility penetrations.
 Industry standards require caulking at dissimilar siding/trim abutments.

Photos

Exterior



Seal all penetrations



Seal all light fixtures



Seal all dissimilar materials

Windows/Screens

- Condition** Satisfactory Marginal Poor Wood rot Recommend repair/painting
 Recommend repair/replace damaged screens Failed/fogged insulated glass
- Material** Wood Metal Vinyl Aluminum/Vinyl clad
- Screens** Torn Bent Not installed Satisfactory
- Comments** Minor latch repair needed on interior wood windows.

Storms Windows

- None Not installed
- Condition** Satisfactory Broken/cracked Wood rot Recommend repair/painting
- Material** Wood Clad comb. Wood/Metal comb. Metal
- Putty** Satisfactory Needed N/A
- Comments**

Slab-On-Grade/Foundation

- Foundation Wall** Concrete block Poured concrete Post-Tensioned concrete Not Visible Other: .
- Condition** Satisfactory Marginal Monitor Have Evaluated Not Evaluated
- Concrete Slab** N/A Not Visible Satisfactory Marginal Monitor Have Evaluated
- Comments** Overall satisfactory.

Service Entry

- Location** Underground Overhead
- Condition** Satisfactory Marginal Poor Weather head/mast needs repair Overhead wires too low
- Exterior receptacles** Yes No Operable: Yes No Condition: Satisfactory Marginal Poor
- GFCI present** Yes No Operable: Yes No Safety Hazard Reverse polarity Open ground(s)
 Recommend GFCI Receptacles
- Comments** Upper rear deck outlet is not GFCI and electric cable must be in a protective conduit.

Photos

Exterior



Upper rear outlet not GFCI



Cable for upper rear outlet must be in a conduit

Building(s) Exterior Wall Construction

Type Not Visible Framed Masonry Other: .
Condition Not Visible Satisfactory Marginal Poor

Comments

Exterior Doors

Main Entrance N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition: Satisfactory Marginal Poor

Patio N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition: Satisfactory Marginal Poor

Rear door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition: Satisfactory Marginal Poor

Other door N/A Weatherstripping: Satisfactory Marginal Poor Missing Replace Door condition: Satisfactory Marginal Poor

Comments Both upper and lower rear doors are keyed to the interior, fire safety hazard.

Photos



Keyed to interior, safety hazard.

Exterior A/C - Heat pump #1

Unit #1 N/A
 Location: Side exterior wall
 Brand: York
 Model #: YCJD36S41S1A

Exterior

Exterior A/C - Heat pump #1 cont.

Unit #1 cont. Serial #: W1E1059037
 Approximate Age: Manufactured in 2011

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Energy source Electric Gas Other: .

Unit type Air cooled Water cooled Geothermal Heat pump

Outside Disconnect Yes No Maximum fuse/breaker rating (amps): 30 Fuses/Breakers installed (amps): 40
 Improperly sized fuses/breakers

Level Yes No Recommend re-level unit

Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory

Insulation Yes No Replace

Improper Clearance (air flow) Yes No

Comments Outside condenser unit coils dirty recommend cleaning
 Heat pump/AC was in normal working order.
Breaker at main panel is 40 amp, recommend 30 amp breaker as listed on AC condenser label

Photos



Replace insulation



Clean fins



Manufactured in 2011, 30 amp breaker is max.

Exterior A/C - Heat pump #2

Unit #2 N/A
 Location:
 Brand:
 Model #:
 Serial #:
 Approx. Age:

Energy source Electric Gas Other: .

Unit type Air cooled Water cooled Geothermal Heat pump

Outside Disconnect Yes No Maximum fuse/breaker rating (amps): Fuses/Breakers installed (amps):
 Improperly sized fuses/breakers

Level Yes No Recommend re-level unit

Condenser Fins Damaged Need cleaning Damaged base/pad Damaged Refrigerant Line Satisfactory

Insulation Yes No Replace

Condition Satisfactory Marginal Poor Cabinet/housing rusted

Exterior

Exterior A/C - Heat pump #2 cont.

Improper Clearance (air flow) Yes No

Comments

Garage/Carport

Type

 None

Type Attached Detached 1-Car 2-Car 3-Car 4-Car Carport

Comments 2-car

Automatic Opener

 None N/A

Operation Operable Inoperable

Comments

Safety Reverse

 None N/A

Operation Operable Not Operable Need(s) adjusting Safety hazard

Photo eyes and pressure reverse tested

Comments Garage door failed to reverse when contacting a 2x4 laid flat.

Photos



Garage door failed to reverse

Roofing

Material Same as house

Type:

Approx. age: Approx. layers:

Comments

Gutters/Eavestrough

Condition Satisfactory Marginal Poor Same as house

Comments

Siding

 N/A

Material Same as house Wood Metal Vinyl Stucco Masonry Slate Fiberboard

Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Trim

 N/A

Material Same as house Wood Aluminum Vinyl

Garage/Carport

Trim cont.

Condition Satisfactory Marginal Poor Recommend repair/replace Recommend painting

Comments

Floor

Material Concrete Gravel Asphalt Dirt Other: .

Condition Satisfactory Typical cracks Large settling cracks Recommend evaluation/repair
 Safety hazard

Source of Ignition within 18" of the floor N/A Yes No

Comments The foundation is overall adequate with no major defects evident.

Sill Plates

None Not Visible

Type Floor level Elevated

Condition Rotted/Damaged Recommend repair Satisfactory

Comments Sill plates that were visible are in satisfactory condition.

Overhead Door(s)

N/A

Material Wood Fiberglass Masonite Metal Recommend repair

Condition Satisfactory Marginal Poor Hardware loose Safety Cable Recommended
 Weatherstripping missing/damaged Loose/missing

Recommend Priming/Painting Inside & Edges Yes No

Comments Garage door and opener was in normal working order.

Exterior Service Door

None

Condition Satisfactory Marginal Poor Damaged/Rusted

Comments

Electrical Receptacles

Yes No Not Visible Operable: Yes No

Reverse polarity Yes No

Open ground Yes No Safety Hazard

GFCI Present Yes No Operable: Yes No Handyman/extension cord wiring
 Recommend GFCI Receptacles

Comments Outlets were randomly tested and had correct polarity, except as noted.

Fire Separation Walls & Ceiling

N/A Present Missing Recommend repair

Condition Satisfactory Recommend repair Holes walls/ceiling Safety hazard(s)

Moisture Stains Present Yes No

Typical Cracks Yes No

Fire door Not verifiable Not a fire door Needs repair Satisfactory

Self closure N/A Satisfactory Inoperative Missing

Comments Recommend upgrading house door by installing self closing hinges for safety enhancement.

Kitchen

Countertops

Condition Satisfactory Marginal Recommend repair/caulking

Comments Counter top has normal wear.

Cabinets

Condition Satisfactory Marginal Recommend repair/adjustment

Comments Cabinets have normal wear.

Plumbing

Faucet Leaks Yes No

Pipes leak/corroded Yes No

Sink/Faucet Satisfactory Corroded Chipped Cracked Recommend repair

Functional drainage Satisfactory Marginal Poor

Functional flow Satisfactory Marginal Poor

Comments Water flow was normal with several fixtures operated at the same time.
Drain lines had no visible leaks or signs of backup at the time of inspection.

Walls & Ceiling

Condition Satisfactory Marginal Poor Typical cracks Moisture stains

Comments

Heating/Cooling Source

Yes No

Comments

Floor

Condition Satisfactory Marginal Poor Sloping Squeaks

Comments

Appliances

Disposal N/A Not tested Operable: Yes No

Oven N/A Not tested Operable: Yes No

Range N/A Not tested Operable: Yes No

Dishwasher N/A Not tested Operable: Yes No

Trash Compactor N/A Not tested Operable: Yes No

Exhaust fan N/A Not tested Operable: Yes No

Refrigerator N/A Not tested Operable: Yes No

Microwave N/A Not tested Operable: Yes No

Other Operable: Yes No

Dishwasher airgap Yes No

Dishwasher drain line looped Yes No

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI Receptacles: Yes No
 Potential Safety Hazard(s)

Open ground/Reverse polarity: Yes No Potential Safety Hazard

Comments Appliances only tested for operation, working or not. Quality or extent of operation not part of testing or

Kitchen

Appliances cont.

Comments cont. inspection
Oven/range missing anti-tip device missing, child safety hazard.

Photos



Missing anti-tip device, but hits microwave.

Laundry Room

Laundry

Laundry sink N/A

Faucet leaks Yes No

Pipes leak Yes No Not Visible

Cross connections Yes No Potential Safety Hazard

Heat source present Yes No

Room vented Yes No

Dryer vented N/A Wall Ceiling Floor Not vented Plastic dryer vent not recommended
 Not vented to exterior Recommend repair Safety hazard

Electrical Open ground/reverse polarity: Yes No Safety hazard

GFCI present Yes No Operable: Yes No Recommend GFCI Receptacles

Appliances Washer Dryer Water heater Furnace/Boiler

Washer hook-up lines/valves Satisfactory Leaking Corroded Not Visible

Gas shut-off valve N/A Yes No Cap Needed Safety hazard Not Visible

Comments Clean and monitor corroded fittings.

Photos



Clean and monitor washer corroded connections.

Bathroom (1)

Bath

- Location** Master bath
- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Toilet** Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
- Whirlpool** Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended
- Shower/Tub area** Ceramic/Plastic Fiberglass Masonite Other: . Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No
Where:
 N/A
- Drainage** Satisfactory Marginal Poor
- Water flow** Satisfactory Marginal Poor
- Moisture stains present** Yes No Walls Ceilings Cabinetry
- Doors** Satisfactory Marginal Poor
- Window** None Satisfactory Marginal Poor
- Receptacles present** Yes No Operable: Yes No
- GFCI** Yes No Operable: Yes No Recommend GFCI
- Open ground/Reverse polarity** Yes No Potential Safety Hazard
- Heat source present** Yes No
- Exhaust fan** Yes No Operable: Yes No Noisy
- Comments** Bath window does open.
No active supply piping leaks at the time of this inspection.

Bathroom (2)

Bath

- Location** First floor half bath
- Sinks** Faucet leaks: Yes No Pipes leak: Yes No
- Tubs** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Showers** N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible
- Toilet** Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks
- Whirlpool** Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended
- Shower/Tub area** Ceramic/Plastic Fiberglass Masonite Other: . Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No
Where:
 N/A
- Drainage** Satisfactory Marginal Poor
- Water flow** Satisfactory Marginal Poor
- Moisture stains present** Yes No Walls Ceilings Cabinetry
- Doors** Satisfactory Marginal Poor
- Window** None Satisfactory Marginal Poor
- Receptacles present** Yes No Operable: Yes No
- GFCI** Yes No Operable: Yes No Recommend GFCI
- Open ground/Reverse polarity** Yes No Potential Safety Hazard
- Heat source present** Yes No
- Exhaust fan** Yes No Operable: Yes No Noisy
- Comments** No active supply piping leaks at the time of this inspection.

Bathroom (3)

Bath

Location Basement bath

Sinks Faucet leaks: Yes No Pipes leak: Yes No

Tubs N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Showers N/A Faucet leaks: Yes No Pipes leak: Yes No Not Visible

Toilet Bowl loose: Yes No Operable: Yes No Cracked bowl Toilet leaks

Whirlpool Yes No Operable: Yes No Not tested No access door GFCI: Yes No
 GFCI Recommended

Shower/Tub area Ceramic/Plastic Fiberglass Masonite Other: . Condition: Satisfactory Marginal
 Poor Rotted floors Caulk/Grouting needed: Yes No
Where:
 N/A

Drainage Satisfactory Marginal Poor

Water flow Satisfactory Marginal Poor

Moisture stains present Yes No Walls Ceilings Cabinetry

Doors Satisfactory Marginal Poor

Window None Satisfactory Marginal Poor

Receptacles present Yes No Operable: Yes No

GFCI Yes No Operable: Yes No Recommend GFCI

Open ground/Reverse polarity Yes No Potential Safety Hazard

Heat source present Yes No

Exhaust fan Yes No Operable: Yes No Noisy

Comments Recommend venting exhaust fan to exterior
No active supply piping leaks at the time of this inspection.
Tub spout shower divert not working reccomend repair.

Photos



Replace tub spout divert

Interior

Fireplace

None

Location(s) Living room

Type Gas Wood Solid fuel burning stove Electric Ventless

Material Masonry Metal (pre-fabricated) Metal insert Cast Iron

Miscellaneous Blower built-in Operable: Yes No Damper operable: Yes No
 Open joints or cracks in firebrick/panels should be sealed Fireplace doors need repair

Damper modified for gas operation N/A Yes No Damper missing

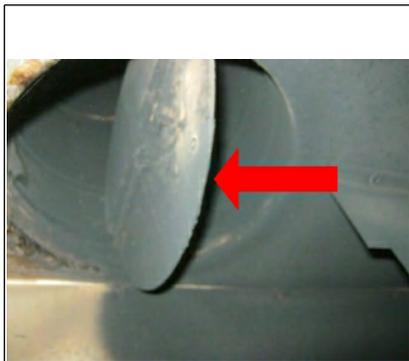
Hearth extension adequate Yes No

Mantel N/A Secure Loose Recommend repair/replace

Physical condition Satisfactory Marginal Poor Recommend having flue cleaned and re-examined
 Not evaluated

Comments Wood burner fireplace with gas log set, reccomend damper lock, safety hazard.

Photos



No damper lock

Stairs/Steps/Balconies

None

Condition Satisfactory Marginal Poor Loose/Missing

Handrail Satisfactory Marginal Poor Safety hazard Hand Rail/Railing/Balusters recommended

Risers/Treads Satisfactory Marginal Poor Risers/Treads uneven Trip hazard

Comments

Smoke/Carbon Monoxide detectors

Smoke Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

CO Detector Present Not Present Operable: Yes No Not tested Recommend additional
 Safety Hazard

Comments Reccomend upgradingvto smoke/ carbon monoxide combination.

Attic/Structure/Framing/Insulation

N/A

Access Stairs Pulldown Scuttlehole/Hatch No Access Other: . Access limited by:

Inspected from Access panel In the attic Other

Interior

Attic/Structure/Framing/Insulation cont.

- Location** Hallway Bedroom Closet Garage Other
- Flooring** Complete Partial None
- Insulation** Fiberglass Batts Loose Cellulose Foam Other Vermiculite Rock wool
Depth: 13+ Damaged Displaced Missing Compressed Recommend additional insulation
- Installed in** Rafters/Trusses Walls Between ceiling joists Underside of roof deck Not Visible
- Vapor barriers** Kraft/foil faced Plastic sheeting Not Visible Improperly installed
- Ventilation** Ventilation appears adequate Recommend additional ventilation Recommend baffles at eaves
- Fans exhausted to Attic:** Yes No Recommend repair Outside: Yes No Not Visible
- HVAC Duct** N/A Satisfactory Damaged Split Disconnected Leaking Repair/Replace
 Recommend Insulation
- Chimney chase** N/A Satisfactory Needs repair Not Visible
- Structural problems observed** Yes No Recommend repair Recommend structural engineer
- Roof structure** Rafters Trusses Wood Metal Collar ties Purlins Knee wall Not Visible Other: .
- Ceiling joists** Wood Metal Not Visible
- Sheathing** Plywood OSB Planking Rotted Stained Delaminated
- Evidence of condensation** Yes No
- Evidence of moisture** Yes No
- Evidence of leaking** Yes No
- Firewall between units** N/A Yes No Needs repair/sealing
- Electrical** No apparent defects Open junction box(es) Handyman wiring
 Knob and tube covered with insulation Safety Hazard
- Comments** Rafters appeared to be in overall adequate condition.
Roof sheathing, examined from the attic, showed no major defects or moisture damage.
Insulation was sufficient for homes in this area.
Ventilation was normal.
Recommend extending bathroom vents to the exterior.

Photos



Reccomend extending bath vents to the exterior



Well insulated



Solid structure

Basement

Stairs

Condition Satisfactory Marginal Poor Typical wear and tear Need repair Risers Uneven
 Safety Hazard

Handrail Yes No Condition: Satisfactory Loose Handrail/Railing/Balusters recommended

Headway over stairs Satisfactory Low clearance Safety hazard

Comments

Foundation

Condition Satisfactory Marginal Have evaluated Monitor Not Elevated

Material ICF Brick Concrete block Stone Masonry Poured concrete wood

Horizontal cracks None North South East West

Step cracks None North South East West

Vertical cracks None North South East West

Covered walls None North South East West

Movement apparent None North South East West

Indication of moisture Yes No Fresh Old stains

Comments Limited view of basement wall, one step crack observed at electrical panel.
 Foundation showed only typical minor shrinkage cracks.
 Foundation appeared to be in overall satisfactory condition.

Photos



Step crack

Floor

Material Concrete Dirt/Gravel Not Visible Other: .

Condition Satisfactory Marginal Poor Typical cracks Not Visible

Comments

Seismic bolts

N/A None visible

Condition Appear satisfactory Recommend evaluation

Comments

Drainage

Sump pump Yes No Working Not working Needs cleaning Pump not tested

Floor drains Yes Not Visible Drains not tested

Basement

Drainage cont.

Comments No active seepage visible at the time of the inspection.
Floor drain present.
Clean floor drain.

Photos



Clean floor drain

Girders/Beams

Not Visible

Condition Satisfactory Marginal Poor Stained/Rusted

Material Steel Wood Concrete LVL Not Visible

Comments

Columns

Not Visible

Condition Satisfactory Marginal Poor Stained/Rusted

Material Steel Wood Concrete Block Not Visible

Comments

Joists

Not Visible

Condition Satisfactory Marginal Poor

Material Wood Steel Truss Not Visible 2x8 2x10 2x12 Engineered I-Type
 Sagging/altered joists

Comments

Subfloor

Not Visible

Condition Satisfactory Marginal Poor Indication of moisture stains/rotting

Comments

Plumbing

Water service

Main shut-off location In the basement

Water entry piping Not Visible Copper. PVC Plastic CPVC Plastic Polybutylene Plastic PEX Plastic
 Lead Polyethylene

Lead other than solder joints Yes No Unknown Service entry

Visible water distribution piping Copper Galvanized PVC Plastic CPVC Plastic Polybutylene Plastic
 PEX Plastic Other: .

Condition Satisfactory Marginal Poor

Flow Satisfactory Marginal Poor Water pressure over 80 psi Recommend plumber evaluate
 Recommend pressure regulator

Pipes Supply/Drain Corroded Leaking Valves broken/missing Dissimilar metal Cross connection: Yes
 No Safety Hazard Recommend repair Recommend a dielectric union Satisfactory

Drain/Waste/Vent pipe Copper Cast iron Galvanized PVC ABS Brass

Condition Satisfactory Marginal Poor

Support/Insulation N/A
 Type:

Traps proper P-Type Yes No P-traps recommended

Drainage Satisfactory Marginal Poor

Interior fuel storage system N/A Yes No Leaking: Yes No

Fuel line N/A Copper Brass Black iron Stainless steel CSST Not Visible Galvanized
 Recommend CSST be properly bonded

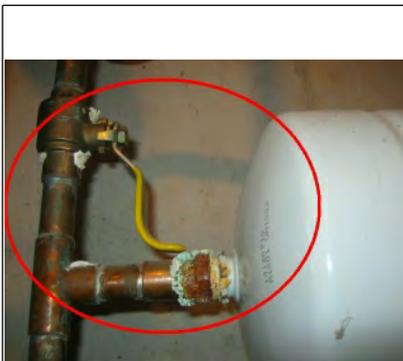
Condition N/A Satisfactory Marginal Poor Recommend plumber evaluate

Comments Water heater expansion tank fitting have excessive corrosion and slight corrosion at shut off valve, recommend repair.

Photos



Clean and monitor corroded water line in furnace room.



Replace corroded fittings

Main fuel shut-off location

N/A

Location On the side exterior wall

Comments Gas meter on exterior of home.

Plumbing

Well pump

N/A

Type Submersible In basement Well house Well pit Shared well

Pressure gauge operable Yes No Well pressure: Not Visible

Comments

Sanitary/Grinder pump

N/A Operable: Yes No

Sealed Crock Sealed crock: Yes No

Check Valve Check valve: Yes No

Shut-off Valve Shut-off valve: Yes No

Vented Yes No

Comments

Water heater #1

N/A

General

Brand Name: Rheem

Serial #: RHLN0710Z10721

Capacity:40

Approx. age: Manufactured in 2010

Type Gas Electric Oil LP Other:

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

Relief valve Yes No Extension proper: Yes No Missing Recommend repair
 Improper material

Vent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repair

Condition Satisfactory Marginal Poor

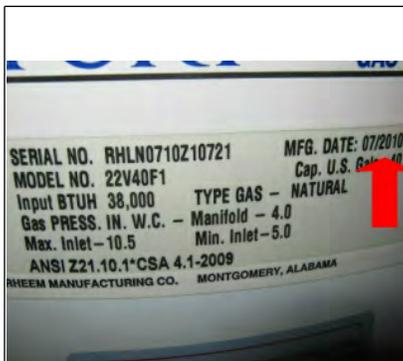
Comments

Water heater past or nearing life expectancy, budget for replacement.
Corroded expansion tank fitting.

Photos



Corroded fittings



Manufactured in 2010

Water heater #2

N/A

Plumbing

Water heater #2 cont.

General

Brand Name:

Serial #:

Capacity:

Approx. age:

Type

 Gas Electric Oil LP Other:

Combustion air venting present Yes No N/A

Seismic restraints needed Yes No N/A

Relief valve Yes No Extension proper: Yes No Missing Recommend repair
 Improper material

Vent pipe N/A Satisfactory Pitch proper Improper Rusted Recommend repair

Condition Satisfactory Marginal Poor

Comments

Water softener

 None

Loop installed Yes No

Plumbing hooked up Yes No

Plumbing leaking Yes No

Comments

Heating System

Heating system

Unit #1 Brand name: York
 Approx. age: Manufactured in 2011
 Unknown Model #: TG9S080B12MP11A Serial #: W1C11805331 Satisfactory Marginal
 Poor Recommended HVAC technician examine

Unit #2 None
 Brand name:
 Approx. age:
 Unknown
 Model #:
 Serial #: Satisfactory Marginal Poor Recommended HVAC technician examine

Energy source Gas LP Oil Electric Solid fuel

Warm air system Belt drive Direct drive Gravity Central system Floor/wall furnace

Heat exchanger N/A Sealed Not Visible Visual w/mirror Flame distortion Rusted
 Carbon/soot buildup

Carbon monoxide N/A Detected at plenum Detected at register Not tested
 Tester: TPI 705

Combustion air venting present N/A Yes No

Controls Disconnect: Yes No Normal operating and safety controls observed Gas shut off valve:
 Yes No

Distribution Metal duct Insulated flex duct Cold air returns Duct board Asbestos-like wrap
 Safety Hazard

Flue piping N/A Satisfactory Rusted Improper slope Safety hazard Recommend repair/replace

Filter Standard Electrostatic Satisfactory Needs cleaning/replacement Missing
 Electronic (not tested)

When turned on by thermostat Fired Did not fire Proper operation: Yes No Not tested

Heat pump N/A Supplemental electric Supplemental gas

Sub-slab ducts N/A Satisfactory Marginal Poor Water/Sand Observed: Yes No

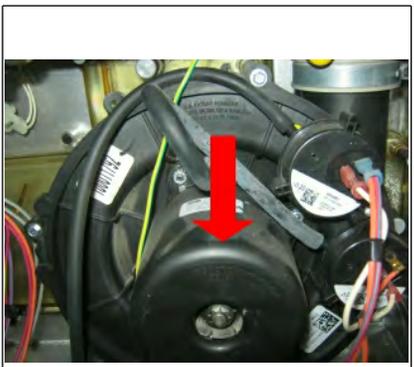
System not operated due to N/A Exterior temperature Other: .

Comments Inducer fan bearings on furnace sounded defective and may need repair.

Photos



Manufactured in 2011



Loud noise from inducer fan

Heating System

Boiler system

N/A

General

Brand name:

Approx. age:

Model #:

Serial #:

Energy source Gas LP Oil Electric Solid fuel

Distribution Hot water Baseboard Steam Radiator Radiant floor

Circulator Pump Gravity Multiple zones

Controls Temp/pressure gauge exist: Yes No Operable: Yes No

Oil fired units Disconnect: Yes No

Combustion air venting present Yes No N/A

Relief valve Yes No Missing Extension proper: Yes No Recommend repair/replace

Operated When turned on by thermostat: Fired Did not fire

Operation Satisfactory: Yes No Recommend HVAC technician examine before closing

Comments

Other systems

N/A

Type Electric baseboard Radiant ceiling cable Gas space heater Solid fuel burning stove

Proper operation Yes No

System condition Satisfactory Marginal Poor Recommend HVAC Technician Examine

Comments

Electric/Cooling System

Main panel

Location Basement

Condition Satisfactory Poor

Adequate Clearance to Panel Yes No

Amperage/Voltage Unknown 60a 100a 125a 200a 400a 120v/240v

Breakers/Fuses Breakers Fuses

Appears grounded Yes No Not Visible

GFCI breaker Yes No Operable: Yes No

AFCI breaker Yes No Operable: Yes No Not Tested

Main wire Copper Aluminum Not Visible Double tapping of the main wire Condition: Satisfactory
 Marginal Poor

Branch wire Copper Aluminum Solid Branch Aluminum Wiring Not Visible Safety Hazard

Branch wire condition Satisfactory Poor Recommend electrician evaluate/repair Romex BX cable
 Conduit Knob/Tube Double tapping Wires undersized/oversized breaker/fuse
 Panel not accessible Not evaluated
Reason:

Comments Panel size appeared to be compatible to service size.
Outlets were randomly tested and had correct polarity, except as noted.

Photos



Main panel

Sub panel(s)

None apparent

Location(s) Location 1:
Location 2:
Location 3:

Evaluation Panel not accessible Not evaluated

Reason:

Recommend separating/isolating neutrals Recommend electrician repair/evaluate box

Branch wire Copper Aluminum Safety hazard Neutral/ground separated: Yes No Neutral isolated:
 Yes No

Condition Satisfactory Marginal Poor

Comments

Electric/Cooling System

Evaporator Coil Section Unit #1

N/A

General Central system Wall unit

Location:Furnace room

Age:Manufactured in 2011

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory

Condensate line/drain To exterior To pump Floor drain Other: .

Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation Differential: 18

Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature

Comments A/C unit operated properly.

Evaporator Coil Section Unit #2

N/A

General Central system Wall unit

Location:

Age:

Evaporator coil Satisfactory Not Visible Needs cleaning Damaged

Refrigerant lines Leak/Oil present Damage Insulation missing Satisfactory
 Recommend/Replace damaged/missing insulation

Condensate line/drain To exterior To pump Floor drain Other: .

Secondary condensate line/drain Present: Yes No Needed: Yes No Primary pan appears clogged
 Recommend technician evaluate

Operation Differential:

Condition Satisfactory Marginal Poor Recommend HVAC technician examine/clean/service
 Not operated due to exterior temperature

Comments

General Living Space

General Living Space

Walls & Ceiling Satisfactory Marginal Poor Typical cracks Damage

Moisture stains Yes No

Where: Master bedroom skylights

Floor Satisfactory Marginal Poor Squeaks Slopes Tripping hazard

Ceiling fan None Satisfactory Marginal Poor Recommend repair/replace

Electrical Switches: Yes No Operable Receptacles: Yes No Operable
Open ground/Reverse polarity: Yes No Safety hazard Cover plates missing

Heating source present Yes No Holes: Doors Walls Ceilings

Doors None Satisfactory Marginal Poor Cracked glass Broken/Missing hardware

Windows None Satisfactory Marginal Poor Cracked glass Evidence of leaking insulated glass
 Broken/Missing hardware

Comments Minor window latch repair needed on wood windows.

Photos



Stripped screw master bedroom