



**HOME
INSPECTION
REPORT**

, Topeka

Inspection Date:
5/15/2006

Prepared For:
Home buyer/seller

Prepared By:
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00001

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SERVICE WALKS None *Public sidewalk needs repair*

Material: Concrete Flagstone Gravel Brick Other

Condition: Satisfactory Marginal Poor *Trip Hazard*

Pitched towards home *Settling cracks* Not visible Typical cracks

DRIVEWAY/PARKING None

Material: Concrete Asphalt Gravel/Dirt Brick Other

Condition: Satisfactory Marginal Poor Fill cracks and seal

Pitched towards home *Trip hazard* *Settling Cracks* Typical crack

PORCH (covered entrance) None

Support Pier: Concrete Wood Not visible Other

Condition: Satisfactory Marginal Poor *Railing/Balusters recommended*

Floor: Satisfactory Marginal Poor *Safety Hazard*

STOOPS/STEPS None *Uneven risers*

Material: Concrete Wood Other *Railing/Balusters recommended*

Condition: Satisfactory Marginal Poor *Cracked* *Settled*

Rotted/Damaged *Safety Hazard*

PATIO None

Material: Concrete Flagstone Kool-Deck® Brick *Trip hazard*

Condition: Satisfactory Marginal Poor *Settling Cracks*

Pitched towards home (See remarks page) Drainage provided Typical cracks

DECK/BALCONY (flat, floored, roofless area) None

Material: Wood Metal Composite Not visible *Railing/Balusters recommended*

Finish: Treated Painted/Stained Other

Improper attachment to house *Railing loose*

Condition: Satisfactory Marginal Poor *Wood in contact with soil*

DECK/PATIO/PORCH COVERS None *Earth to wood contact* *Moisture/Insect damage*

Condition: Satisfactory Marginal Poor *Posts/Supports need Repair*

Recommend: Metal Straps/Bolts/Nails/Flashing *Improper attachment to house*

FENCE/WALL Not evaluated None

Type: Brick/Block Wood Metal Chain Link *Rusted* Other

Condition: Satisfactory Marginal Poor *Loose Blocks/Caps* Typical cracks

Gate: N/A Satisfactory Marginal Poor *Planks missing/damaged*

LANDSCAPING AFFECTING FOUNDATION (See remarks page)

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 Yard drains observed - not tested

RETAINING WALL None **Material:** *Drainage holes recommended*

Condition: Satisfactory Marginal Poor *Safety Hazard* *Leaning/cracked/bowed*

(Relates to the visual condition of the wall)

HOSE BIBS None No anti-siphon valve

Operates: Yes No Not tested Not on

GENERAL COMMENTS

Walkway had some cracking, but is usable. Driveway had some settlement, but usable, repair as needed. Low areas next to the foundation need some correction. Recommend window wells.



ROOF VISIBILITY All Partial None Limited by:

INSPECTED FROM Roof Ladder at eaves Ground (*Inspection Limited*) With Binoculars

STYLE OF ROOF

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

ROOF COVERING

Roof #1: Type: Asphalt Estimated Layers: 1 Layer Approximate age of cover: 5-10+ years
Roof #2: Type: N/A Estimated Layers: N/A Approximate age of cover: N/A years
Roof #3: Type: N/A Estimated Layers: N/A Approximate age of cover: N/A years

VENTILATION SYSTEM **Type:** Soffit Ridge Gable Roof
Appears Adequate: Yes No Turbine Powered Other
(See Interior remarks page) (See Attic section)

FLASHING **Material:** Galv/Alum Asphalt Not visible Rubber
 Copper Foam Other Lead
Condition: Not visible Satisfactory Marginal Poor Rusted
 Separated from chimney/roof Recommend Sealing Other

VALLEYS N/A **Material:** Galv/Alum Asphalt Lead Copper
 Not visible Other
Condition: Not visible Satisfactory Marginal Poor
 Rusted Holes Recommend Sealing

CONDITION OF ROOF COVERINGS **Roof #1:** Satisfactory Marginal Poor
Roof #2: Satisfactory Marginal Poor
Roof #3: Satisfactory Marginal Poor
Condition: Curling Cracking Ponding Burn Spots Broken/Loose Tiles/Shingles
 Nail popping Granules missing Alligatoring Blistering Missing Tabs/Shingles/Tiles
 Moss buildup Exposed felt Cupping Incomplete/Improper Nailing

SKYLIGHTS N/A Cracked/Broken Not visible
Condition: Satisfactory Marginal Poor

PLUMBING VENTS Yes No Satisfactory Marginal Poor
 Recommend roofer evaluate Not Visible

Conditions reported above reflect visible portion only

GENERAL COMMENTS

Roof coverings appeared overall satisfactory, but will need minor maintenance.



EXTERIOR

CHIMNEY(S) None Location(s): **South**

Viewed From: Roof Ladder at eaves Ground 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

Flue: Tile Metal *Unlined* Not visible

Evidence of: Scaling Cracks Creosote *Not evaluated (See remarks page)*

Have flue(s) cleaned and re-evaluated *Recommend Cricket/Saddle/Flashing*

Condition: Satisfactory Marginal Poor

GUTTERS/SCUPPERS/EAVESTROUGH None *Needs to be cleaned* *Downspouts needed*

Material: Copper Vinyl/Plastic Galvanized/Aluminum Other

Condition: Satisfactory Marginal Poor *Rusting*

Leaking: Corners Joints *Hole in main run*

Attachment: Loose *Missing spikes* *Improperly sloped (See remarks page)*

Extension needed: North South East West

SIDING (*See remarks page EIFS)

Material: Stone Slate Block/Brick Fiberboard Fiber-cement Stucco

EIFS* Asphalt Wood Metal/Vinyl Other

Typical cracks *Monitor* *Wood rot* Peeling paint *Loose/Missing/Holes*

Condition: Satisfactory Marginal Poor *Recommend repair/painting*

TRIM, SOFFIT, FASCIA, FLASHING

Material: Wood Fiberboard Aluminum/Steel Fiber Cement Stucco

Recommend repair/painting *Damaged wood* Other

Condition: Satisfactory Marginal Poor

CAULKING

Condition: Satisfactory Marginal Poor

Recommend around windows/doors/masonry ledges/corners/utility penetrations

WINDOWS & SCREENS *Failed/fogged insulated glass*

Material: Wood Metal Vinyl Aluminum/Vinyl Clad

Screens: Torn Bent Not installed Glazing/caulk needed

Condition: Satisfactory Marginal Poor *Wood rot* *Recommend repair/painting*

STORMS WINDOWS None Not installed Wood Clad comb. Wood/metal comb.

Putty: Satisfactory *Glazing/caulk needed* N/A

Condition: Satisfactory *Broken/cracked* *Wood rot* *Recommend repair/painting*

SLAB-ON-GRADE/FOUNDATION N/A (See Basement/Crawl Space)

Stem Wall: Concrete block Poured concrete Other

Condition: Satisfactory Marginal Poor Not visible

Slab: Post tensioned Poured concrete Other

Condition: Satisfactory Marginal Poor (See comments page)

GENERAL COMMENTS

Loose bricks or stones create a safety hazard. Recommend capping the flue with a screened weather cap. Chimney crown is loose - recommend licensed contractor secure it to the chase. Flue covered with creosote, recommend cleaning and re-evaluate. Insides of gutters are full of debris and need to be cleaned out. Insides of gutters are full of debris and need to be cleaned out. Trim had some deterioration and was in need minor repairs and painting.