



Inspection Report

Sample Customer 5

Property Address:

2,000sf House
Leawood KS 12345



ESI Property Inspection

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Date: 5/23/2011	Time: 12:45 PM	Report ID: 2,000sf House
Property: 2,000sf House Leawood KS 12345	Customer: Sample Customer 5	Real Estate Professional: World's Best Realtor

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:

Kansas Home Inspection Registration Board
- Standards of Practice

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Approximate age of building:

Over 50 Years

Extra Info : Built in 1954

Home Faces:

East

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain / Snow in last 3 days:

Yes

Radon Test:

Yes

Termite Inspection:

Yes, By Gunter Pest Management

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Items

1.0 ROOF COVERINGS

Comments: Inspected, Repair or Replace

- (1) New roof looks great. These have to be some of the thickest shingles you can buy.
- (2) The tree limbs that are in contact with roof or hanging near roof should be trimmed.



1.0 Picture 1

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected, Repair or Replace

Recommend adding extension to downspout to carry water further away from foundation.



1.3 Picture 1

Styles & Materials**Roof Covering:**

3-Tab Composite
Architectural

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Brick

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Items

2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected, Repair or Replace

(1) The roof cupola needs repainting.



2.0 Picture 1

(2) Need to caulk at front where brick meets siding. Water could enter into the structure..



2.0 Picture 2

2.1 DOORS (Exterior)

Comments: Inspected

Side door to garage just for show.



2.1 Picture 1

2.2 WINDOWS

Comments: Inspected

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Comments: Inspected, Repair or Replace

Need to re-grout at brick at front of house.



2.3 Picture 1

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Comments: Inspected, Repair or Replace

(1) Siding at entire back of house is too close to grade. There should be at least 4-6" in between siding and soil. With the two so close together, you are inviting termites and wood rot. Also keep in mind that there needs to be proper grade around house. Recommend at least 1" drop per foot for 6' away from foundation.



2.4 Picture 1

(2) I am not sure what the point of the wood is. It will invite termites and wood rot. Recommend removing and replacing with brick or something of the like.



2.4 Picture 2

(3) It looks like there has been a french drain installed at the south west corner of the house. Recommend checking this area after heavy rains. If water is ponding up you should have a contractor investigate further.



2.4 Picture 3

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.6 OTHER

Comments: Not Inspected

We do not inspect sprinkler systems.

Styles & Materials

Siding Style:

Board & Batten

Siding Material:

Wood

Exterior Entry Doors:

Wood

Appurtenance:

Patio

Driveway:

Concrete

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Items

3.0 GARAGE CEILINGS

Comments: Inspected

There is a little bit of damage by the light. There has also been a previous ceiling repair in the garage.

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

3.2 GARAGE FLOOR

Comments: Inspected

3.3 GARAGE DOOR (S)

Comments: Inspected

3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME

Comments: Inspected

3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)

Comments: Inspected

Styles & Materials

Garage Door Type:

Two automatic

Garage Door Material:

Insulated

Metal

Auto-opener Manufacturer:

LIFT-MASTER

OVERHEAD DOOR

4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Items

4.0 CEILINGS

Comments: Inspected, Repair or Replace

There are some old water stains in the basement hall closets.



4.0 Picture 1

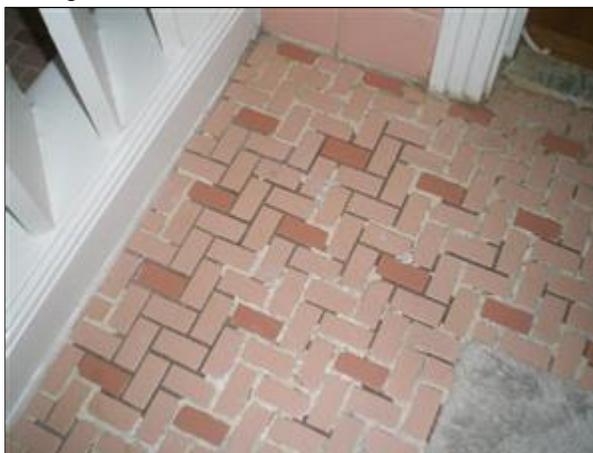
4.1 WALLS

Comments: Inspected

4.2 FLOORS

Comments: Inspected, Repair or Replace

Tile in master bathroom needs to be re-grouted.



4.2 Picture 1

4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: Inspected

4.4 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS

Comments: Inspected

4.5 DOORS (REPRESENTATIVE NUMBER)

Comments: Inspected

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

There are two broken windows in the first floor north west corner room. Several windows are missing cranks. Several windows are missing locks.

Many windows are painted shut and were not able to be opened at the time of the inspection.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Hardwood T&G
Tile

Interior Doors:

Wood

Window Types:

Single pane
Casement

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Granite

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Items

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

There is a crack in the foundation that needs to be monitored for future movement. If this crack should ever grow to more than a 1/4" in width, a structural engineer should investigate further.



5.0 Picture 1

5.1 WALLS (Structural)

Comments: Inspected

5.2 COLUMNS OR PIERS

Comments: Inspected

5.3 FLOORS (Structural)

Comments: Inspected

5.4 CEILINGS (structural)

Comments: Inspected

5.5 ROOF STRUCTURE AND ATTIC

Comments: Inspected

Styles & Materials

Foundation:

Poured concrete

Floor Structure:

2 X 10

Wall Structure:

2 X 4 Wood

Columns or Piers:

Steel lally columns

Ceiling Structure:

2X10

Roof Structure:

2 X 6 Rafters

Roof-Type:

Gable

Method used to observe attic:

Walked

Attic info:

Scuttle hole

Extra Info : one in hall closet and one in garage

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be

considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Items

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Comments: Inspected, Repair or Replace

(1) There is a section of waste pipe that looks rusted and deteriorated. This is located in the basement hall closet on the north side of the hallway next to the bathroom. Recommend having qualified plumber replace.



6.0 Picture 1

(2) The sink at the basement bathroom is leaking. Recommend qualified plumber repair.



6.0 Picture 2

(3) Bar sink drains to floor drain



6.0 Picture 3

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, Repair or Replace

(1) Bottom edge of shower in basement needs to be caulked.



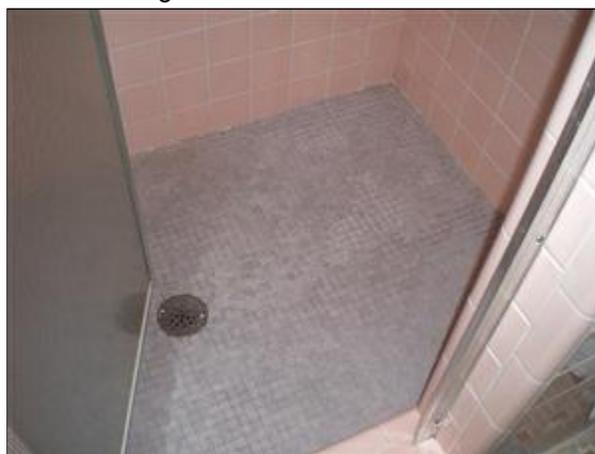
6.1 Picture 1

(2) Water pipe is corroding at water heater because there are dissimilar materials in contact with each other. Recommend removing valve - it is not really needed.



6.1 Picture 2

(3) Tile floor in master bedroom needs to be re-grouted.



6.1 Picture 3

(4) Bottom edge of tile in hall bath needs to be caulked.



6.1 Picture 4

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Comments: Inspected

6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

The main water shut off is located in the basement south east corner bedroom closet.



6.3 Picture 1

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

(1) All visible natural gas were tested for leaks - none found.

(2) Flexible gas line servicing water heater is not up to modern safety standards. A flexible gas line may be used in this application but it must be modern vinyl coated.



6.4 Picture 1

6.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

The main fuel shut off is at gas meter outside



6.5 Picture 1

6.6 SUMP PUMP

Comments: Inspected, Repair or Replace

(1) Recommend adding a battery backup to the sump pump system.



6.6 Picture 1

(2) There is an abandoned sump pump line that needs to be properly terminated.



6.6 Picture 2

6.7 Water Conditioning Systems

Comments: Not Present

6.8 Radon Mitigation System

Comments: Not Present

Styles & Materials

Water Source:

Public

Water Filters:

None

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC
Cast iron

Water Heater Power Source:

Electric

Water Heater Capacity:

50 Gallon (2-3 people)

Manufacturer:

KENMORE

Water Heater Location:

Basement

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Items

7.0 SERVICE ENTRANCE CONDUCTORS

Comments: Inspected, Repair or Replace

The service entrance mast was installed with guy lines that the new roof installer did not reconnect.

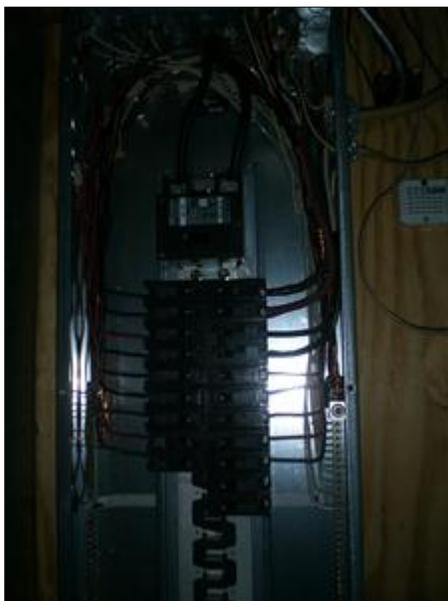


7.0 Picture 1

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: Inspected

Electrical panel is located in downstairs south west bedroom closet.



7.1 Picture 1

7.2 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Comments: Inspected, Repair or Replace

(1) Junction boxes need covers. This is a safety issue until corrected.



7.2 Picture 1 located in basement workshop

(2) All electrical splices need to be enclosed in a junction box. This is a safety issue until corrected.



7.2 Picture 2 at basement

(3) Outlet needs to be re-attached to the wall.



7.2 Picture 3

7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior

walls)

Comments: Inspected, Repair or Replace

(1) Garage outlet at ceiling needs a cover plate. The only outlets I could see in the garage were on the ceiling. I would recommend adding several more outlets at the walls for convenience.

The fridge is plugged into the ceiling outlet via an extension cord - this is a safety issue. Permanent equipment is not to be connected by temporary means - like an extension cord - they need their own outlet.



7.3 Picture 1 ceiling outlet



7.3 Picture 2 fridge plug

(2) Light to basement not working. Might just need a new light bulb.



7.3 Picture 3

(3) Could not figure out what this switch operates at front of house.



7.3 Picture 4

(4) The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current safety standards.



7.3 Picture 5

(5) Although the 3-prong outlets installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices such as switches, light fixtures and electrical outlets.

Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

(6) By modern standards, exposed bulbs in closets are considered a safety hazard and should be replaced with an enclosed fixture. Several of the closets in this house have exposed bulb fixtures.



7.3 Picture 6

(7) Junction box under kitchen sink needs cover. This is a safety hazard.



7.3 Picture 7

7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Inspected, Repair or Replace

(1) All exterior outlets need to be GFCI protected outlets. Recommend qualified electrician service & correct.



7.4 Picture 1 south side of house



7.4 Picture 2 back patio

(2) Outlet for fridge needs to be converted to a GFCI protected outlet.



7.4 Picture 3

(3) Outlets in the bathrooms need to be converted to GFCI protected outlets. I recommend having a qualified electrician repair this at the time of moving in because this is a safety hazard.



7.4 Picture 4



7.4 Picture 5

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected

7.6 SMOKE DETECTORS

Comments: Not Inspected

The smoke detectors should be tested and batteries changed at common hallway and bedrooms upon moving in to home. Make sure there are smoke detectors in all bedrooms.

7.7 CARBON MONOXIDE DETECTORS

Comments: Not Present

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

Styles & Materials

Electrical Service Conductors:
Overhead service
Extra Info : Recently updated service

Panel capacity:
200 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
CUTLER HAMMER

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for

example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

Items

8.0 HEATING EQUIPMENT

Comments: Inspected

Furnace was operational at the time of the inspection. Manufactured in 2006



8.0 Picture 1

8.1 NORMAL OPERATING CONTROLS

Comments: Inspected

8.2 AUTOMATIC SAFETY CONTROLS

Comments: Inspected

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Inspected

8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

8.6 GAS/LP FIRELOGS AND FIREPLACES

Comments: Not Inspected

If the fireplace is to be used as a wood burning fireplace I recommend having a qualified chimney sweep inspect and clean the chimney.

8.7 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

AC was operational at time of the inspection. manufactured in 2006



8.7 Picture 1

8.8 NORMAL OPERATING CONTROLS

Comments: Inspected

8.9 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

Styles & Materials

Heat Type:

Forced Air

Energy Source:

Natural Gas

Number of Heat Systems (excluding wood):

One

Heat System Brand:

CARRIER

Serial # : 4306A30377

Ductwork:

Non-insulated

Filter Type:

Disposable

Types of Fireplaces:

Vented gas logs

Operable Fireplaces:

One

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

CARRIER

Serial # : 0706E04018

Number of AC Only Units:

One

Whole House Exhaust Fan:

Yes

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Items

9.0 INSULATION IN ATTIC

Comments: Inspected, Repair or Replace

Attic is not well insulated. There is only the original insulation - much of which has been pushed around to accommodate electrical work. Adding insulation to the attic is an easy way to lower your utility bills.



9.0 Picture 1

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Present

There needs to be insulation added in the basement at the top of the foundation wall in joist pockets. This will help lower your utility bills.

9.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.3 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected, Repair or Replace

- (1) Hall and basement bath do not have a ventilation fan and need one.
- (2) The dryer vent at the exterior is blocked by the wood decking. Woos should be removed to allow for free air flow.

Styles & Materials

Attic Insulation:

Blown
Rock wool

Ventilation:

Gable vents

Exhaust Fans:

None

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Metal

Floor System Insulation:

NONE

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Items

10.0 DISHWASHER

Comments: Not Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Not Inspected

10.2 RANGE HOOD

Comments: Not Inspected

10.3 TRASH COMPACTOR

Comments: Not Present

10.4 FOOD WASTE DISPOSER

Comments: Inspected

10.5 MICROWAVE COOKING EQUIPMENT

Comments: Not Inspected

Styles & Materials

Dishwasher Brand:

KITCHEN AIDE

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

Built Into Microwave Oven

Range/Oven:

MAYTAG

Built in Microwave:

MAYTAG

Refrigerator:

KENMORE

Cooktop:

Amana

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

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General Summary



P.O. Box 25222
Overland Park, KS 66213
www.esi-inspection.com
913-523-5148

Customer
 Sample Customer 5

Address
 2,000sf House
 Leawood KS 12345

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.

4. Interiors

WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

1. There are two broken windows in the first floor north west corner room. Several windows are missing cranks. Several windows are missing locks.

Many windows are painted shut and were not able to be opened at the time of the inspection.

6. Plumbing System

PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected, Repair or Replace

2. (1) There is a section of waste pipe that looks rusted and deteriorated. This is located in the basement hall closet on the north side of the hallway next to the bathroom. Recommend having qualified plumber replace.
3. (2) The sink at the basement bathroom is leaking. Recommend qualified plumber repair.

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

6. Plumbing System

Inspected, Repair or Replace

4. (2) Water pipe is corroding at water heater because there are dissimilar materials in contact with each other. Recommend removing valve - it is not really needed.

FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Inspected

5. (2) Flexible gas line servicing water heater is not up to modern safety standards. A flexible gas line may be used in this application but it must be modern vinyl coated.

SUMP PUMP

Inspected, Repair or Replace

6. (1) Recommend adding a battery backup to the sump pump system.

7. Electrical System

BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Inspected, Repair or Replace

7. (1) Junction boxes need covers. This is a safety issue until corrected.
8. (2) All electrical splices need to be enclosed in a junction box. This is a safety issue until corrected.

CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

9. (1) Garage outlet at ceiling needs a cover plate. The only outlets I could see in the garage were on the ceiling. I would recommend adding several more outlets at the walls for convenience.

The fridge is plugged into the ceiling outlet via an extension cord - this is a safety issue. Permanent equipment is not to be connected by temporary means - like an extension cord - they need their own outlet.

10. (4) The home contained outdated, ungrounded 2-prong electrical outlets. Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing condition to meet generally-accepted current safety standards.
11. (5) Although the 3-prong outlets installed in this home typically indicate a home with grounded branch wiring, this home had no grounding system installed to protect devices such as switches, light fixtures and electrical outlets.

Although this condition may have been commonly considered safe or acceptable at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding.

12. (7) Junction box under kitchen sink needs cover. This is a safety hazard.

POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Inspected, Repair or Replace

13. (1) All exterior outlets need to be GFCI protected outlets. Recommend qualified electrician service & correct.
14. (2) Outlet for fridge needs to be converted to a GFCI protected outlet.
15. (3) Outlets in the bathrooms need to be converted to GFCI protected outlets. I recommend having a qualified electrician repair this at the time of moving in because this is a safety hazard.

9. Insulation and Ventilation

INSULATION IN ATTIC

Inspected, Repair or Replace

16. Attic is not well insulated. There is only the original insulation - much of which has been pushed around to accommodate electrical work. Adding insulation to the attic is an easy way to lower your utility bills.

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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INVOICE

ESI Property Inspection
 P.O. Box 25222
 Overland Park, KS 66213
 www.esi-inspection.com
 913-523-5148
 Inspected By: Brent C. Warner

Inspection Date: 5/23/2011
 Report ID: 2,000sf House

Customer Info:	Inspection Property:
Sample Customer 5	2,000sf House Leawood KS 12345
Customer's Real Estate Professional: World's Best Realtor	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated / Under 2,000sf	275.00	1	275.00
Radon test	99.00	1	99.00
Termite Inspection With Report	70.00	1	70.00
			Tax \$0.00
			Total Price \$444.00

Payment Method: Credit Card
Payment Status: Paid At Time Of Inspection
Note:

Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.