



Inspection Report

Sample Customer

Property Address:
10,000sf House
Parkville MO 12345



ESI Property Inspection

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Table of Contents

Cover Page.....	1
Table of Contents.....	3
Intro Page.....	4
1 Roofing.....	5
2 Exterior.....	8
3 Garage.....	12
4 Interiors.....	13
5 Structural Components.....	17
6 Plumbing System.....	19
7 Electrical System.....	22
8 Heating / Central Air Conditioning.....	27
9 Insulation and Ventilation.....	30
10 Built-In Kitchen Appliances.....	31
General Summary.....	32
Invoice.....	35
Agreement.....	36

Date: 5/17/2011	Time: 08:40 AM	Report ID: 10,000sf house
Property: 10,000sf House Parkville MO 12345	Customer: Sample Customer	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 representative

Type of building:

Single Family (2 story)

Approximate age of building:

Under 10 Years
Extra Info : Built in 2002

Home Faces:

North

Temperature:

Over 60

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain / Snow in last 3 days:

No

Radon Test:

Yes
Test ID : 62617052-2009-10

Water Test:

No

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

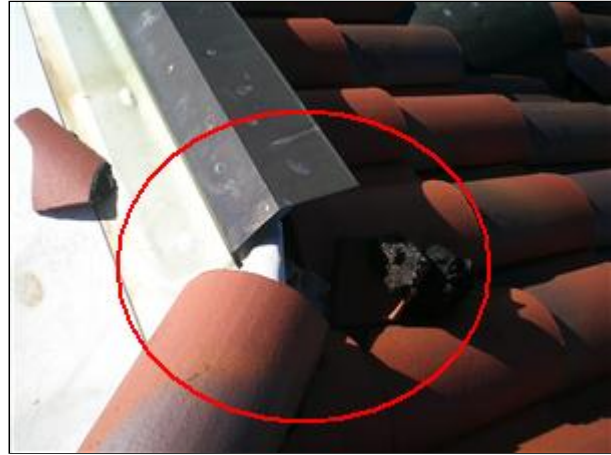
1.0 ROOF COVERINGS

Comments: Inspected, Repair or Replace

Overall tile roof and upper rubber membrane area is in very good condition. The roof just needs some maintenance to fix a few small issues like damaged flashing, several missing tiles and several cracked tiles.



1.0 Picture 1 damaged flashing & missing tiles



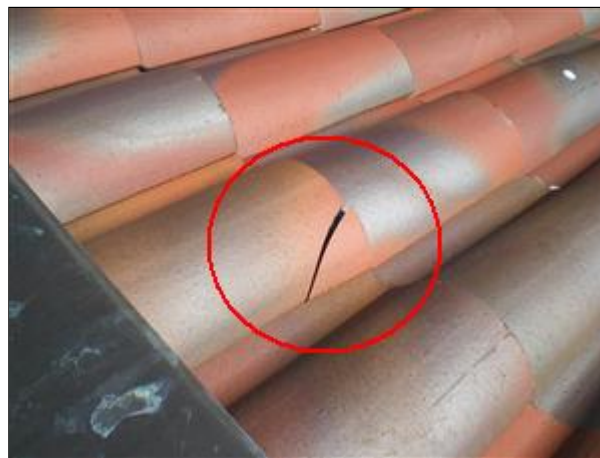
1.0 Picture 2 missing tile



1.0 Picture 3 cracked tile



1.0 Picture 4 damaged roofing membrane



1.0 Picture 5 cracked tile

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected, Repair or Replace

It appears that water is overflowing gutter near the north west corner of the house. There is evidence of excessive moisture in the area and some erosion at the ground. It is important for water to be properly diverted away from the foundation. Recommend a qualified gutter contractor investigate further. I am guessing that the gutter in this area just needs a larger splash guard. The mildew on the house in this area should be removed with lite pressure washing.



1.3 Picture 1



1.3 Picture 2 erosion

Styles & Materials

Roof Covering:

Tile

Viewed roof covering from:

Walked roof

Chimney (exterior):

Masonry Stucco

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

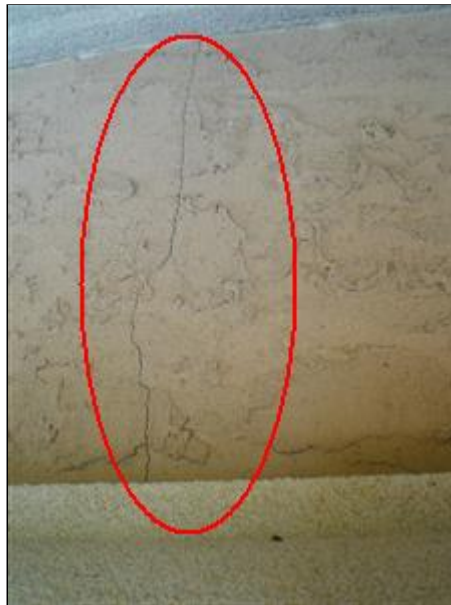
2.0 WALL CLADDING FLASHING AND TRIM

Comments: Inspected, Repair or Replace

(1) Several small cracks were found in the stucco. Both were on the north side of the house at the garage. Cracks should be sealed by a qualified contractor to prevent water from entering.



2.0 Picture 1



2.0 Picture 2

(2) Small ding at stucco on south side. Needs to be sealed by qualified contractor.



2.0 Picture 3

(3) Seam at one of the rear pillars needs re-sealing.



2.0 Picture 4



2.0 Picture 5

2.1 DOORS (Exterior)

Comments: Inspected, Repair or Replace
Metal panel at rear door needs to be reglued.



2.1 Picture 1

2.2 WINDOWS

Comments: Inspected

Overall, windows are in good condition and well sealed. There are a few areas of cracking caulk. Recommend qualified contractor re-seal exterior windows as needed.

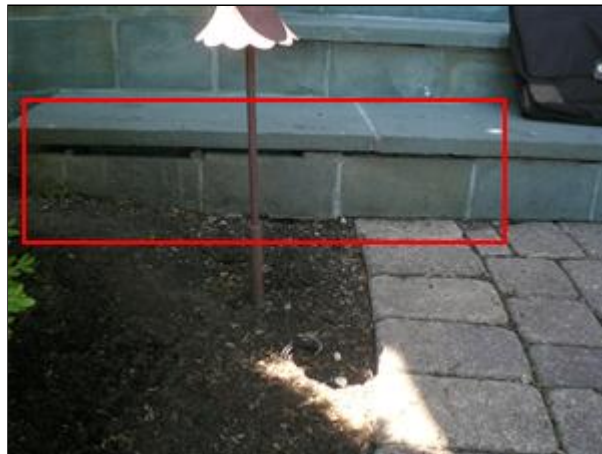


2.2 Picture 1

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

Comments: Inspected, Repair or Replace

Step at entrance is damaged and needs to be repaired. Recommend qualified contractor repair as needed.



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

2.5 EAVES, SOFFITS AND FASCIAS

Comments: Inspected

2.6 OTHER

Comments: Not Inspected

Sprinkler system is excluded from inspection.

Styles & Materials

Siding Style:

Cement stucco

Siding Material:

Cement-Fiber

Exterior Entry Doors:

Wood

Steel

Insulated glass

Appurtenance:

Balcony

Driveway:

Brick

Covered porch

Patio

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

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, Repair or Replace

Door to garage must be self-closing, typically with a spring hinge.

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

Comments: Inspected

Styles & Materials

Garage Door Type:

Four automatic

Garage Door Material:

Wood

Auto-opener Manufacturer:

LIFT-MASTER

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

4.1 WALLS

Comments: Inspected, Repair or Replace

(1) There is a hole in the (not sure what this area is - I am going to call it the dog washing station) tile wall at the bottom of the stairs. The hole leads into the data room. Recommend repair by qualified contractor.



4.1 Picture 1

(2) There is a small settlement crack at the window in the upstairs bedroom. Recommend qualified contractor repair as needed.



4.1 Picture 2

(3) There is a small settlement crack adjacent to the door in the first floor office. Recommend qualified contractor repair as needed.



4.1 Picture 3

4.2 FLOORS

Comments: Inspected, Repair or Replace
Carpet in the downstairs workout room is stained.



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, Repair or Replace

Door at upstairs bedroom does not latch



4.5 Picture 1

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

(1) A representative number of windows were opened and tested. Overall they are in good working condition. Because many appear to have not been opened in some time, several of the seals are damaged and need to be repaired or replaced. Recommend Pella authorized service technician service & correct as needed.



4.6 Picture 1 damaged seal

(2) There was a small area of deteriorated trim at a window in the dining area at the front of the house. Recommend qualified contractor repair.



4.6 Picture 2

(3) The windows at the kitchen area are missing screens.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet
Hardwood T&G
Tile

Interior Doors:

Raised panel
Wood

Window Types:

Thermal/Insulated
Casement

Window Manufacturer:

PELLA

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

All visible areas of the interior foundation looked very good. There are a few vertical cracks, but this is normal and acceptable. All concrete will crack a little as it dries and shrinks.



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:

Engineered floor joists

Wall Structure:

Not Visible

Ceiling Structure:

2X10

Roof Structure:

Stick-built

Roof-Type:

Hip

2 X 8 Rafters

Plywood
Sheathing

Method used to observe attic:

Walked

Attic info:

Attic access

Extra Info : located behind 2nd floor bookcase

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

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: Inspected, Repair or Replace

(1) Bar sink at second floor just needs discharge filter cleaned or replaced.



6.1 Picture 1

(2) There is some minor cracking at the shower base / grout joints in two of the showers. first floor guest room and second floor bedroom. Recommend qualified contractor seal around base of showers to prevent leaking.



6.1 Picture 2



6.1 Picture 3

(3) Base of tub needs to be sealed at bathroom to prevent leaking into structure. Recommend qualified contractor repair as needed.



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

Main water shut off is located in the north east corner of the mechanical room in the basement

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

Comments: Inspected

6.5 MAIN FUEL SHUT OFF (Describe Location)

Comments: Inspected

Main natural gas shut off is at meter on the west side of the house.



6.5 Picture 1

6.6 Water Conditioning Systems

Comments: Not Inspected

There is a whole house water filtration system. Recommend following the manufactures recommendation for maintenance.



6.6 Picture 1

Styles & Materials

Water Source:

Public

Water Filters:

Whole House Filter

Plumbing Water Supply (into home):

Copper

Plumbing Water Distribution (inside home):

Copper
PEX

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

(2) 50 Gallon

Manufacturer:

BRADFORD-WHITE
SN: : YH1925284 : Yh1925299

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

Service entrance is next to the garage



7.0 Picture 1

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

Comments: Inspected, Repair or Replace

(1) Main panel is located in the garage. Sub panels are located in the basement storage room, mechanical closet off the basement play room and mechanical room in the attic.



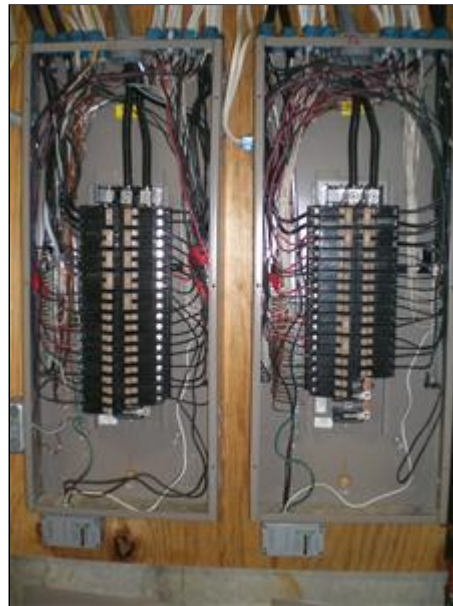
7.1 Picture 1



7.1 Picture 2 attic



7.1 Picture 3 closet off playroom

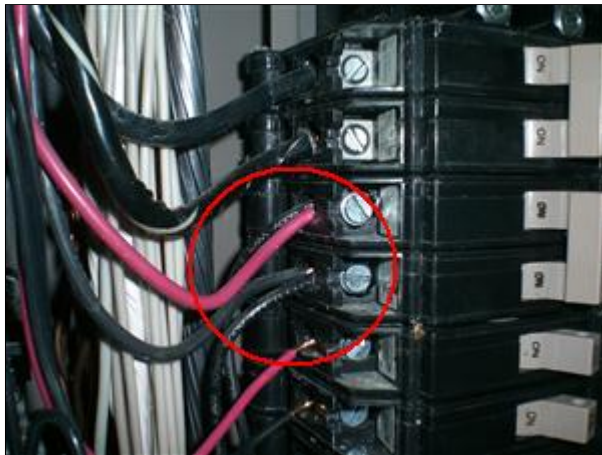


7.1 Picture 4 basement storage



7.1 Picture 5 basement storage

(2) One of the panels in the basement storage room and the panel in the basement mechanical storage room off the play room had an issue with a double tapped breaker. This is where two sets of wires are connected into one circuit breaker. This has the potential to overload the breaker and create a fire hazard. In both cases there is room in the panel for additional breakers to accommodate extra wires. Recommend qualified electrician preform all electrical work.



7.1 Picture 6



7.1 Picture 7

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

Comments: Inspected

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) There is an outlet in the data room that needs to be reattached.



7.3 Picture 1

(2) There is an outlet by the bar in the basement that was not working at the time of the inspection.



7.3 Picture 2

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

7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Inspected, Repair or Replace

There are several exterior GFCI outlets that are not working. Recommend qualified electrician service & correct.



7.5 Picture 1 front door



7.5 Picture 2 lower back



7.5 Picture 3 upper back roof

7.6 SMOKE DETECTORS

Comments: Not Inspected

The smoke detectors should be tested at common hallway and bedrooms upon moving in to home.

7.7 CARBON MONOXIDE DETECTORS

Comments: Not Inspected

Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

800 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

The second floor hv/ac system was in the process of repair during the time of the inspection (said to be needing a part). All other hv/ac systems were operational at the time of the inspection. Upon moving into the house, to familiarize yourself with the system, I recommend you contact the original installer for a consultation on proper operation of the system.

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: Inspected

8.7 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected

8.8 NORMAL OPERATING CONTROLS

Comments: Inspected

8.9 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Inspected

8.10 Whole House Humidification System

Comments: Not Inspected, Repair or Replace

(1) ESI does not inspect humidification systems. Note that these systems need to be turned on in the winter and off in the summer. On & off is located at the unit. I suggest changing the filters.



8.10 Picture 1

(2) There is mold / mildew like substance located in the mechanical room off the playroom in the basement. I can not determine the cause for the water leak for sure, but it looks like the humidifier might be clogged and backing up. I recommend a mold remediation contractor investigate further and make suggestions for abatement. Also recommend hv/ac contractor take a look at the surrounding equipment to determine the cause for the water leak.



8.10 Picture 2

Styles & Materials

Heat Type:

Hydronic
Geothermal
Radiant Under Floor

Energy Source:

Electric

Number of Heat Systems (excluding wood):

Five

Heat System Brand:

CARRIER
Water Furnace

Ductwork:

Insulated

Filter Type:

Electronic air cleaner

Types of Fireplaces:

Vented gas logs

Operable Fireplaces:

Two

Number of Woodstoves:

None

Cooling Equipment Type:

Heat Pump Forced Air (also provides warm air)

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

CARRIER

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

Attic is well insulated. Thickness averages about 14"



9.0 Picture 1



9.0 Picture 2

9.1 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

Styles & Materials

Attic Insulation:

Blown
Fiberglass

Ventilation:

Soffit Vents
Passive

Exhaust Fans:

Fan

Dryer Power Source:

220 Electric

Dryer Vent:

Metal

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: Inspected

10.1 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.2 RANGE HOOD

Comments: Inspected

10.3 FOOD WASTE DISPOSER

Comments: Inspected

10.4 MICROWAVE COOKING EQUIPMENT

Comments: Inspected

Styles & Materials

Dishwasher Brand:

BOSCH

extra info: : all dishwashers are Bosch

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

THERMADOR

Range/Oven:

GAGGENAU

Built in Microwave:

GENERAL ELECTRIC

Refrigerator:

SUB ZERO

Cooktop:

Thermador

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

Address
 10,000sf House
 Parkville MO 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.

1. Roofing

ROOF COVERINGS

Inspected, Repair or Replace

1. Overall tile roof and upper rubber membrane area is in very good condition. The roof just needs some maintenance to fix a few small issues like damaged flashing, several missing tiles and several cracked tiles.

ROOF DRAINAGE SYSTEMS

Inspected, Repair or Replace

2. It appears that water is overflowing gutter near the north west corner of the house. There is evidence of excessive moisture in the area and some erosion at the ground. It is important for water to be properly diverted away from the foundation. Recommend a qualified gutter contractor investigate further. I am guessing that the gutter in this area just needs a larger splash guard. The mildew on the house in this area should be removed with lite pressure washing.

2. Exterior

WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

2. Exterior

3. (1) Several small cracks were found in the stucco. Both were on the north side of the house at the garage. Cracks should be sealed by a qualified contractor to prevent water from entering.
4. (2) Small ding at stucco on south side. Needs to be sealed by qualified contractor.
5. (3) Seam at one of the rear pillars needs re-sealing.

DOORS (Exterior)

Inspected, Repair or Replace

6. Metal panel at rear door needs to be reglued.

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

Inspected, Repair or Replace

7. Step at entrance is damaged and needs to be repaired. Recommend qualified contractor repair as needed.

4. Interiors

WALLS

Inspected, Repair or Replace

8. (1) There is a hole in the (not sure what this area is - I am going to call it the dog washing station) tile wall at the bottom of the stairs. The hole leads into the data room. Recommend repair by qualified contractor.
9. (2) There is a small settlement crack at the window in the upstairs bedroom. Recommend qualified contractor repair as needed.
10. (3) There is a small settlement crack adjacent to the door in the first floor office. Recommend qualified contractor repair as needed.

DOORS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

11. Door at upstairs bedroom does not latch

WINDOWS (REPRESENTATIVE NUMBER)

Inspected, Repair or Replace

12. (1) A representative number of windows were opened and tested. Overall they are in good working condition. Because many appear to have not been opened in some time, several of the seals are damaged and need to be repaired or replaced. Recommend Pella authorized service technician service & correct as needed.
13. (2) There was a small area of deteriorated trim at a window in the dining area at the front of the house. Recommend qualified contractor repair.

6. Plumbing System

PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Inspected, Repair or Replace

14. (1) Bar sink at second floor just needs discharge filter cleaned or replaced.
15. (2) There is some minor cracking at the shower base / grout joints in two of the showers. first floor guest room and second floor bedroom. Recommend qualified contractor seal around base of showers to prevent leaking.
16. (3) Base of tub needs to be sealed at bathroom to prevent leaking into structure. Recommend qualified contractor repair as needed.

7. Electrical System

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

Inspected, Repair or Replace

7. Electrical System

17. (2) One of the panels in the basement storage room and the panel in the basement mechanical storage room off the play room had an issue with a double tapped breaker. This is where two sets of wires are connected into one circuit breaker. This has the potential to overload the breaker and create a fire hazard. In both cases there is room in the panel for additional breakers to accommodate extra wires. Recommend qualified electrician preform all electrical work.

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

18. (1) There is an outlet in the data room that needs to be reattached.
19. (2) There is an outlet by the bar in the basement that was not working at the time of the inspection.

OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Inspected, Repair or Replace

20. There are several exterior GFCI outlets that are not working. Recommend qualified electrician service & correct.

8. Heating / Central Air Conditioning

Whole House Humidification System

Not Inspected, Repair or Replace

21. (2) There is mold / mildew like substance located in the mechanical room off the playroom in the basement. I can not determine the cause for the water leak for sure, but it looks like the humidifier might be clogged and backing up. I recommend a mold remediation contractor investigate further and make suggestions for abatement. Also recommend hv/ac contractor take a look at the surrounding equipment to determine the cause for the water leak.

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: 5/17/2011
 Report ID: 10,000sf house

Customer Info:	Inspection Property:
Sample Customer	10,000sf House Parkville MO 12345
Customer's Real Estate Professional: World's Best Realtor	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated / Over 4,000sf	0.10	10000	1000.00
Radon test	99.00	1	99.00
Termite Inspection With Report	70.00	1	70.00
			Tax \$0.00
			Total Price \$1169.00

Payment Method:
Payment Status: Invoice Sent
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.