



Inspection Report

Sample Customer 3

Property Address:

Townhouse
Lenexa KS 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.....	7
3 Garage.....	13
4 Interiors.....	14
5 Structural Components.....	17
6 Plumbing System.....	18
7 Electrical System.....	22
8 Heating / Central Air Conditioning.....	25
9 Insulation and Ventilation.....	28
10 Built-In Kitchen Appliances.....	29
General Summary.....	30
Invoice.....	32
Agreement.....	33

Date: 6/15/2011	Time: 09:00 AM	Report ID: Townhouse
Property: Townhouse Lenexa KS 12345	Customer: Sample Customer 3	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:

Townhome

Approximate age of building:

Over 20 Years

Extra Info : Built in 1988

Home Faces:

North

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain / Snow in last 3 days:

Yes

Radon Test:

Yes

Test ID : 64302080-2010-02

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

Roof was in good condition at time of inspection

1.1 FLASHINGS

Comments: Inspected

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

Comments: Inspected

1.3 ROOF DRAINAGE SYSTEMS

Comments: Inspected, Repair or Replace

(1) Gutter at front of house is leaking and needs to be sealed. There is a mold like substance at this area that needs to be cleaned.



1.3 Picture 1

(2) Downspout at west side of house is damaged.



1.3 Picture 2

Styles & Materials

Roof Covering:

3-Tab Composite

Viewed roof covering from:

Walked roof

Sky Light(s):

None

Chimney (exterior):

Composition board

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) There is some deterioration / wood rot at some trim and at windows at the front of the house. Recommend trim above garage qualified contractor repair or replace as needed.



2.0 Picture 1 window at west side of house



2.0 Picture 2 window above garage



2.0 Picture 3 trim above garage



2.0 Picture 4



2.0 Picture 5 Trim above garage

(2) There are several areas where gaps between the trim and stucco siding need to be caulked and sealed.



2.0 Picture 6 caulk

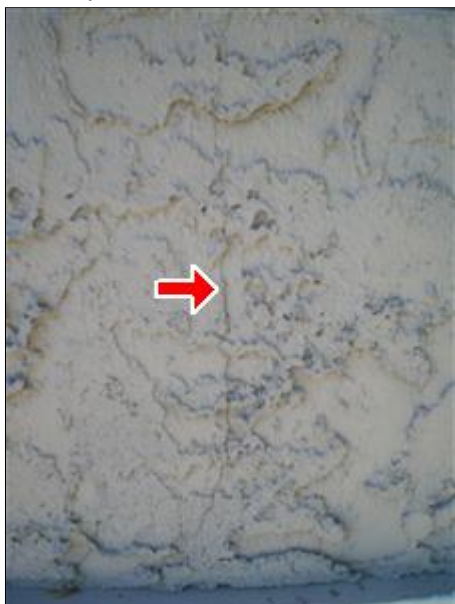


2.0 Picture 7 seal small hole above garage



2.0 Picture 8 caulk

(3) There is cracking in stucco siding in several areas. The west side at the south west corner and the chimney are two areas the I noticed. Stucco cracks need to be sealed because they allow water enter the structure. Recommend qualified contractor repair stucco as needed.



2.0 Picture 9 several cracks at the west side



2.0 Picture 10 several cracks



2.0 Picture 11 crack at chimney

(4) There is a deteriorated section of trim on the east side of the house that needs to be repaired. Recommend qualified contractor repair or replace as needed.



2.0 Picture 12

2.1 DOORS (Exterior)

Comments: Inspected

2.2 WINDOWS

Comments: Inspected
see notes in section 2.0.

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

Comments: Inspected, Repair or Replace

Gunter Pest Control found termite activity and damage at posts for stairs leading to front door. The bases of the posts are deteriorated to a point that they need to be replaced.



2.3 Picture 1



2.3 Picture 2

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

Styles & Materials

Siding Style:

Cement stucco

Siding Material:

Cement-Fiber

Exterior Entry Doors:

Steel

Insulated glass

Appurtenance:

Deck

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

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:

One automatic

Garage Door Material:

Insulated

Metal

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

4.2 FLOORS

Comments: Inspected, Repair or Replace

Grout in front of fireplace is damaged.



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

(1) Bathroom door in basement did not latch properly.



4.5 Picture 1

(2) Hatch to the attic was damaged and needs to be replaced.



4.5 Picture 2

4.6 WINDOWS (REPRESENTATIVE NUMBER)

Comments: Inspected, Repair or Replace

(1) There are several windows with damaged screens - noticed in dining room and basement office. The window in the dining room also has a damaged seal. The window is still operational but will not insulate as well as intended with a damaged seal.



4.6 Picture 1



4.6 Picture 2

(2) There is some deterioration at the window in the master bedroom. Recommend qualified contractor repair as needed.



4.6 Picture 3

Styles & Materials**Ceiling Materials:**

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet

Linoleum

Tile

Interior Doors:

Hollow core

Wood

Window Types:

Thermal/Insulated

Single-hung

Window Manufacturer:

UNKNOWN

Cabinetry:

Wood

Countertop:

Laminate

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

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:

Slab

Wall Structure:

2 X 4 Wood

Ceiling Structure:

2X10

Roof Structure:

2 X 6 Rafters

Roof-Type:

Hip

Method used to observe attic:

Walked

Attic info:

Scuttle hole

Extra Info : located in bedroom closet

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

(1) Polybutylene plastic plumbing supply lines (PB) are installed in the subject house. Polybutylene has been used in this area for many years, but has had a higher than normal failure rate, and is no longer being widely used. Copper and Brass fittings used in later years have apparently reduced the failure rate. This subject house has copper fittings.



6.1 Picture 1

(2) There are several sinks that are starting to show some cracking at the time of the inspection. None were leaking at the inspection. Recommend monitoring for future leaking.



6.1 Picture 2

(3) Recommend caulking the bottom edge of the master bathroom shower.



6.1 Picture 3

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

Comments: Inspected

Hot water heater was operational at time of inspection. Manufactured in 2001. The hot water heater was missing the temperature adjustment dial.



6.2 Picture 1



6.2 Picture 2 missing adjustment dial

6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

Comments: Inspected

Main water shut off is located in the garage in the mechanical 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 lines were tested for leaks - none found.
- (2) All visible gas lines were tested and no leaks were found.

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 vinyl coated.



6.4 Picture 1 replace

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: Not Present

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
POLY

Washer Drain Size:

2" Diameter

Plumbing Waste:

PVC

Water Heater Power Source:

Gas (quick recovery)

Water Heater Capacity:

40 Gallon (1-2 people)

Manufacturer:

ENVIROTEMP

Water Heater Location:

Off Garage

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

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

Comments: Inspected

Main electrical in located in the basement on the east wall.



7.1 Picture 1

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) 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 1

(2) There are several outlets that have the hot and neutral reversed. One is located on the east wall in the dining room, one in the north west bedroom on the east wall. Recommend qualified electrician service as needed.



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, Repair or Replace

Outlets outside house need to be a GFCI protected outlet to comply with modern safety standards. Recommend qualified electrician perform all electrical repairs.



7.4 Picture 1 front of house outlet



7.4 Picture 2 back of house outlet

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:

Below ground

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SIEMENS

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

Gas logs must only be operated with the vent open. I recommend adding a vent clamp to make sure vent is always open to avoid accidentally operating gas logs without opening vent.



8.6 Picture 1

8.7 COOLING AND AIR HANDLER EQUIPMENT

Comments: Inspected, Repair or Replace

(1) The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures at the supply and return air are between 14 degrees and 22 degrees (the greater the difference, the better) which indicates that the unit is cooling as intended. The supply air temperature on your system was 58 degrees, and the return air temperature was 76 degrees. This indicates the range in temperature drop is normal. Unit was manufactured in 1988.



8.7 Picture 1

(2) Insulating foam at outside AC lines needs to be replaced



8.7 Picture 2

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 Present

Styles & Materials

Heat Type: Forced Air	Energy Source: Natural Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: AMERICAN STANDARD Serial # : 61950FT1G	Ductwork: Non-insulated	Filter Type: Disposable
Filter Size: 16x25	Types of Fireplaces: Vented gas logs	Operable Fireplaces: One
Number of Woodstoves: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: RHEEM Serial # : 4289F1388 4661	Number of AC Only Units: One	Whole House Exhaust Fan: No

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 - there is an average of about 12" of insulation.



9.0 Picture 1

9.1 INSULATION UNDER FLOOR SYSTEM

Comments: Not Inspected

Ground floor / basement is finished - could not determine the amount of insulation.

9.2 VENTILATION OF ATTIC AND FOUNDATION AREAS

Comments: Inspected

9.3 VENTING SYSTEMS (Kitchens, baths and laundry)

Comments: Inspected

Styles & Materials

Attic Insulation:

Blown
Fiberglass

Ventilation:

Ridge vents
Soffit Vents
Passive

Exhaust Fans:

None

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible 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 RANGES/OVENS/COOKTOPS

Comments: Inspected

10.1 RANGE HOOD

Comments: Inspected

10.2 TRASH COMPACTOR

Comments: Not Present

10.3 FOOD WASTE DISPOSER

Comments: Inspected

Styles & Materials

Disposer Brand:

IN SINK ERATOR

Exhaust/Range hood:

Built Into Microwave Oven

Range/Oven:

MAYTAG

Built in Microwave:

KENMORE

Refrigerator:

FRIGIDAIRE

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.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To ESI Property Inspection

General Summary



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

Customer
 Sample Customer 3

Address
 Townhouse
 Lenexa 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.

2. Exterior

WALL CLADDING FLASHING AND TRIM

Inspected, Repair or Replace

1. (1) There is some deterioration / wood rot at some trim and at windows at the front of the house. Recommend trim above garage qualified contractor repair or replace as needed.
2. (2) There are several areas where gaps between the trim and stucco siding need to be caulked and sealed.
3. (3) There is cracking in stucco siding in several areas. The west side at the south west corner and the chimney are two areas the I noticed. Stucco cracks need to be sealed because they allow water enter the structure. Recommend qualified contractor repair stucco as needed.
4. (4) There is a deteriorated section of trim on the east side of the house that needs to be repaired. Recommend qualified contractor repair or replace as needed.

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

Inspected, Repair or Replace

5. Gunter Pest Control found termite activity and damage at posts for stairs leading to front door. The bases of the posts are deteriorated to a point that they need to be replaced.

7. Electrical System

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

6. Outlets outside house need to be a GFCI protected outlet to comply with modern safety standards. Recommend qualified electrician perform all electrical repairs.

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: 6/15/2011
 Report ID: Townhouse

Customer Info:	Inspection Property:
Sample Customer 3	Townhouse Lenexa KS 12345
Customer's Real Estate Professional: World's Best Realtor	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated / Under 3,000sf	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: Cash
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.