



INSPECTION REPORT

Client: Milo and Anna **Address:** 11708 Johnson Dr. Shawnee, KS 66218 **Performed:** 02-28-09 @ 10:30am
Weather/Temperature: Snow/25 **Delivered:** 03-01-09 @8:00am **Billed:** On Site
Agent: Cheri Kraft – Re Max **Agent Phone:** 913-709-8485
Inspector: Doug Geyer – All N One Home Inspections LLC **Inspector Phone:** 913-915-7103





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Summary of Concerns – Item(s) that were noted as concerns inside and/ or outside the house.

1. Current construction practices require smoke detectors in each bedroom and on each level. Suggest additional smoke detectors be installed.
2. Current construction practices require that GFI outlets be installed in wet areas and exterior outlets. Suggest GFI outlets be installed in all wet areas and all exterior outlets.
3. Exterior Electrical Service Entrance Wires- The wires to the house are 60-amp wires, and not secured to the house. The breaker in the interior box is a 200-amp breaker. It is recommended to upgrade the wires to the house to 200 amps. Suggest service by a qualified electrical contractor.
4. Interior Electrical- There are several outlets in the house that are ungrounded. It is recommended to properly wire to the house to assure proper grounding of the outlets. There is exposed wiring in the closet of the front, south bedroom. It is recommended to cover the wires. Suggest service by a qualified electrical contractor.
5. Electrical Wiring- There is active knob and tube wiring that was observed in the attic and the basement. This is an older type of wiring system with a hot and neutral wire wrapped with insulation. The insulation becomes brittle and the wires are exposed. It is recommended to contact a qualified electrical contractor to inspect the wiring and make repairs or replacement as needed. It is also recommended to contact your insurance provider to obtain information about coverage on a house with knob and tube wiring.
6. Gas Line- The gas line enters the house below grade and through the foundation wall. The wall can shift and damage the gas line. There is a gas odor near the main gas line on the west wall. It is recommended to move the gas line to enter the house above grade, and repair the leak. Suggest service by the gas company.
7. Exterior Fireplace- The crown is damaged, and needs to be repaired. There are no flue caps installed. It is recommended to install flue caps. Suggest service by a qualified chimney repair specialist.
8. Exterior Gutters- The gutter is damaged on the west side. It is recommended to repair the gutters to assure proper drainage of water.
9. Exterior Foundation Wall- There are cracks on the west wall that need to be sealed and repaired. Suggest service by a qualified foundation repair specialist.
10. Exterior Trees and Vegetation- The trees and vegetation need to be trimmed away from the house to assure they do not damage the house.
11. Primary Roof Covering- There are damaged shingles on the west side of the roof that need to be replaced. The flashings around the vents and fireplace need to be sealed and secured to the roof.
12. Exterior Siding- There are cracks in the siding all around the house. It is recommended to seal and repair the cracks. It is recommended to have the house inspected by a structural engineer, and make repairs as needed.
13. Exterior Driveway- The driveway slopes toward the garage. It is recommended to monitor the driveway and the drain in the basement to assure no water enters the basement.
14. Hot Water Heater- The hot water heater is old, and past its life expectancy. It is recommended to replace the hot water heater.
15. Furnace Gas Line- The gas line to the furnace is not a solid, black gas line. It is recommended to remove the gas line, and install a solid, black gas line.
16. Furnace- The furnace is old and rusted. It is recommended to replace the furnace. Suggest service by a qualified heating and cooling specialist.
17. Humidifier- The humidifier is rusted and damaged. It is recommended to install a new humidifier.
18. Air Conditioner- The unit could not be tested because the outside temperature was too cold.
19. Interior Foundation Wall- There are large, vertical cracks on the front wall, and horizontal cracks on the east and west walls. There is evidence of inward movement on the west wall. There is evidence of water entry in the basement. It is recommended to have the house inspected by a structural engineer, and make repairs as needed.
20. Foundation Floor- The floor is cracked, and displaced in areas. It is recommended to repair the floor.
21. Basement Floor Drain- There is water in the floor drain on the west wall near the laundry area. It is recommended to clean the drain.

22. Interior Floor Upstairs- There are areas where the floor is not level. It is recommended to repair the floor. It is recommended to have the house inspected by a structural engineer, and make repairs as needed.
23. Interior Walls and Ceilings Structural- There are cracks on the walls and ceilings from the house shifting. It is recommended to repair the cracks, and monitor the area for any future movement.
24. Interior Walls and Ceilings Water Damage- There is evidence of water leaking in several areas in the house. The dining room, the bedroom closets, and the living room. The areas appear to be dry now, but should be monitored for future leakage. It is recommended to repair the areas.
25. Attic Area- There is not a sufficient amount of insulation in the attic. It is recommended to install more insulation. The attic area could not be fully inspected due to visibility.
26. Kitchen Area- There is a leak under the sink that needs to be repaired. The exhaust fan does not operate, and needs to be repaired. The oven and dishwasher were not tested.
27. Bathroom- The tub faucet needs to be sealed around. There is no stopper in the tub drain. The basin sink is slow to drain, and the cold water pressure from the faucet is low. The sub floor is rotted and damaged in front of the tub and around the toilet from water leaks. It is recommended to replace all rotted wood. The vanity top is not properly secured to the cabinet, and needs to be repaired.
28. Fireplace- There are cracks in the firebrick that need to be sealed and repaired. There is creosote built up in the flue. It is recommended to clean the flue. Suggest service by a qualified chimney repair specialist.
29. Basement Duct Work- The duct work in the basement is not solid metal. It is recommended to install solid metal ducts. There is tape around the ducts that appears to be asbestos. It is recommended to have the tape tested for the presence of asbestos, and cover or remove as needed.
30. Basement Floor Tile- The tile on the floor appears to be asbestos. It is recommended to have the tile tested for the presence of asbestos, and cover or remove as needed.
31. Windows- There are several windows in the house that will not open, have broken panes of glass, and ripped screens. It is recommended to repair the windows to assure proper operation. The window frame is broken on the north window in the main floor back bedroom.
32. Front Door- The door on the south wall does not open properly, and needs to be repaired. The step out of the door is too long. It is recommended to repair the step.
33. Upstairs Area- There is no heat source upstairs. It is recommended to install a heat source upstairs.
34. Termites- There is termite evidence on the east foundation wall in the basement. It is recommended to treat the house for termites.

RATINGS

S	Satisfactory
U	Unsatisfactory, See Comments
M	Minor Deficiency, See Comments
A	As Is
B	Buyers Information, No Repair Required
N	Not Available/Not Applicable

HVAC

U	Heating System Type: Forced Air gas Manufacturer: Coleman Fuel Type: Natural gas Approximate Age: 15 +years Comment: rusted and needs replaced
S	Heating Vent Type: Metal flue pipe Comment:
S	Control (Thermostat) Type: Heating and cooling thermostat
B	Air Conditioning System Type: central air Manufacturer: Coleman Approximate Age: 10-15 years Comment: too cold to test
N	Change In Temperature (Evap Coil)
U	Exposed Duct System Material: Galvanized iron sheet metal Distribution: not all areas of property have a heat source available
U	Humidifier
N	Attic Fan (s)
N	Bath Vent Fan (s)

S **Clothes Dryer Vent**
Gas Hookup: NOT present in laundry
Electrical Outlet: 220V electrical outlet present in laundry area
Comment:

PLUMBING

Exposed Gas Line
 Material (s) Black Iron pipe and gray metal to furnace
 Comment: enters house below grade, and leaking

N **Gas Log**
N **Gas Log Lighter**
 Comment:

S **Gas Shut Off(s)**
S **Exposed Drain(s) and Vent Stacks**
 Material(s): Cast Iron
 Sewer: Public

S **Tub Drain, Waste, and Overflow Trip Lever(s)**
S **Lav Drain Pop Up Assemblies**
M **Tub(s)**
 Material: Porcelain

N **Shower Pan(s)**
 Material:

S **Shower Wall(s)**
 Material: fiberglass

N **Shower Door(s)**
 Material:

S **Main Water Shutoff Valve:** in basement on front wall
S **Exposed Entrance Water Supply Line(s)** copper
S **Exposed Water Distribution Line(s)** copper and CPVC
N **Cross Connection(s)**
 Static Water Pressure
 PSI: 50psi

N **Pressure Reduction Value**
U **Hot Water Tank**
 Type: Gas fired
 Manufacturer: American
 Approximate Age: 12 + years
 Capacity: 40 Gallon
 Comment: the unit is at the end of its life expectancy

Hot Water Tank Flue: Metal Flue

S **Pressure & Temperature Relief Valve**
N **Water Softener**
N **Water Filtration System**
M **Faucets**
S **Kitchen Sink**
 Material: stainless

S **Bathroom Lav Sink(s)**
S **Toilet(s)**
S **Showerhead(s)**
N **Sump Pump**
 Comment:

N **Whirlpool Tub**
N **Hot Tub**
N **Back Flow Preventer**
N **Water Hammer Arresting Device**
N **Other Plumbing Systems**

ELECTRICAL

U **Main Panel**
 Type: Breaker
 AMP: 200 amp
 Comment: 60 amp wires to house

S **Over Current Protection Device(s)**
 Type: Breaker
 Double Taps: Zero
 Mismatches:
 Comment:

N **Surge Protector**
U **Grounding System**
N **Sub Panel**
U **Service Entrance** Overhead
U **Outlets**
Type: 3 Prong ungrounded
M **Ground Fault Protection**
Type: circuit breaker in outlets
S **Exterior Lighting Fixtures**
U **Interior Lighting Fixtures**
Comment: knob and tube wiring
N **Doorbell**
N **Intercom**
N **Central Vac System**
N **Other Electrical Systems**

APPLIANCE

A **Range Oven**
Type: electric
Manufacturer: Roper
N **Wall Oven**
N **Cook Top**
Type:
Manufacturer:
A **Dishwasher**
Manufacturer: GE
Comment:
N **Garbage Disposal**
Manufacturer:
M **Venting Device**
Type: above oven in ceiling
Manufacturer: Broan
N **Microwave**
Manufacturer:
N **Trash Compactor**
N **Instant Hot Water Dispenser**
N **Gas Grill**
N **Garage Door Opener**
Manufacturer:
Comment:
N **Garage Door Automatic Reverse Feature**
N **Other Appliances**

ROOF

Style gable
Observation Method Walk On
of Layers one
Est. Life Remaining 6-10 years
Shingle/Covering Type composition
Comment: replace damaged shingles

ATTIC

Observation Method walk in
Hatch Location upstairs
Approx Insulation Depth 2-4"
Insulation Type Cellulose
Comment: unable to fully inspect due to visibility



Damaged shingles on roof.



Damaged crown on fireplace and no flue caps.



Damaged gutter.



60-amp box not secured to house.



Water damage on ceiling in dining room.



Knob and tube wiring in attic.



Rust on hot water heater.



Gas line entering house below grade.



Crack on foundation wall.

Content of the inspection.

The Company shall perform a visual inspection of the subject property and provide the Client with a written inspection report identifying the major deficiencies. This inspection will be of readily accessible areas of the property and is limited to visual observations of apparent condition existing at the time of the inspection only. The inspection covers only the items listed in the report for function and safety, not for code compliance. The Client is encouraged to check the opinions included in the report with a specialist prior to closing. Problems or areas of concern may be more extensive upon investigation by a specialist. The inspection includes items and systems expressly and specifically identified as follows:

Appliances (built-in)	Crawlspace	Fireplace	Interior
Attic	Drainage	Foundation	Materials of Const
Basement	Electrical	Heating	Plumbing
Central A/C	Exterior	Insulation	Roof

Some items are checked by a sample as expressly and specifically identified in the inspection report. Pressure gauges are not used to test air conditioners. Garbage disposals are checked for operation only. Only the dishwasher's ability to fill and drain properly is checked.

The inspection and report will be performed in a manner consistent with the standards of the American Society of Home Inspectors. No destructive testing of any kind will be performed. The inspection and report are performed and prepared for the sole, confidential, and exclusive use and possession of the Client. The Company accepts no responsibility for use or misinterpretation by third parties. Always check our opinions with a specialist prior to closing. Problems or areas of concern may be more extensive upon investigation by a specialist.

The inspector is not required to move personal property, debris, furniture, equipment, carpeting, or like material, which may impede access or limit visibility. Major deficiencies and defects, which are latent or concealed, are excluded from the inspection. The inspection is not intended to be technically exhaustive and does not imply that every defect will be discovered. Equipment and systems will not be dismantled.

The inspection and report do not address and are not intended to address the possible presence of, or danger from; asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances. The Client is urged to contact a reputable specialist if information, identification or testing for the above is desired. In addition, the presence or absence of rodents, termites, or other pests is not covered by this inspection.

This inspection report is not intended to be used as a guarantee or warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, item or system. The inspection and report are not intended to reflect the value of the premises, nor to make representation as to the advisability or inadvisability of purchase or the suitability for use.

The inspection and report is not a certification of any kind. The Company shall be construed as insuring against any defects or deficiencies not contained in the inspection report and subsequently discovered by the Client. This inspection report is not an insurance policy.

The parties agree that the liability for mistakes and omissions in this report is limited to a refund of the fee paid for the inspection. In addition, no liability is assumed for direct, indirect, or consequential damages under any theory of liability. Verbal comments made at the premises and the written statement in the inspection report represent the opinions of the inspector based upon cursory visual and non-invasive inspection of readily accessible building components. No warranty or guarantee of subsequent performance of inspected items or systems is made. This report does not warrant or guarantee that the items or systems inspected are in compliance with electrical, plumbing, mechanical, structural, or other building codes or zoning ordinances.

Breach of contract, any form of negligence, fraud, or misrepresentation arising out of, from or related to, this inspection report shall be submitted to final and binding arbitration under the Rules and Procedures of the Expedited Arbitration of Home Inspection Disputes of Construction Arbitration Services, Inc. The decision of the Arbitrator appointed thereunder shall be final and binding and judgment on the Award may be entered in any court of competent jurisdiction.

Items and systems not included in the inspection are as follows:

Backflow preventers	Hazardous areas	Rec. equipment	Underground utilities
Central vacuum	Inaccessible areas	Security systems	Water quality
Cesspools	Intercoms	Septic tanks	Water softeners
Cosmetic items	Playground equipment	Solar systems	Wells/springs
Detached buildings	Personal property	Sprinkler systems	Winterized equipment

Drainfields

Pools, spas, & hot tubs

Tennis courts

Elevators

Thermostats and timers are not checked for accuracy or calibration. Air conditioners cannot be safely checked when outside temperature has been below 60 degrees within 24 hours.