



INSPECTION REPORT

Client: Brad Caraway **Address:** 10965 Cleveland KC, KS 66109 **Performed:** 10-21-08 @ 12:00pm
Weather/Temperature: Cloudy/50 **Delivered:** 10-22-08 @8:00am **Billed:** By Mail
Agent: Brandon Decker – Reece and Nichols **Agent Phone:** 913-299-1600
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. The smoke detectors in the house are missing. It is recommended to replace the smoke detectors.
2. Exterior Front Sidewalk- There is crack where the walk meets the front steps. It is recommended to seal and repair the crack.
3. Exterior Driveway- The driveway is cracked and has settled away from the garage floor on the east side. It is recommended to repair the driveway in this area.
4. Exterior Deck- The rim joist is in contact with the siding. The wood-to-wood contact will rot the siding. It is recommended to seal the top of the deck to assure no water damage to the siding.
5. Exterior Fireplace- There is rotted and damaged siding on the fireplace that needs to be replaced.
6. Exterior Trees and Vegetation- The trees and vegetation need to be trimmed away from the house to assure they do not damage the house.
7. Exterior Drainage- There is a negative slope towards the foundation all around the house. It is recommended to install fill dirt against the foundation to assure for proper flow of water away from the house. Suggest service by a qualified landscape company.
8. Exterior Siding- There is rotted and damaged siding all around the house that needs to be replaced. There are overdriven nails and seams in the siding that need to be repaired. It is recommended to replace all damaged siding as needed. It should also be noted that the siding is masonite siding. There is a class action lawsuit against this type of siding.
9. Exterior Paint- There is peeling paint on the trim around the house. It is recommended to scrape, prime and repaint the trim.
10. Exterior Door- There is rotted trim around the basement door, and the screen door is damaged. It is recommended to replace the rotted trim and the door.
11. Primary Roof Covering- There are shingles on the roof that are damaged and missing. There is no sealant over the nails that secure the vents to the roof. The siding is touching the shingles in front on the west side of the garage. It is recommended to replace the damaged shingles, and replace the siding.
12. Exterior Faucet- The faucet in back of the house is leaking, and needs to be replaced.
13. Skylight- There appears to be leaking around the skylight in the upstairs hall bathroom. It is recommended to monitor the area for leakage, and repair as needed.
14. Exterior Gutters- There is no gutter installed around the front porch. The gutters need to be cleaned. It is recommended to install gutters on the roofline. There are no extensions from the downspouts to divert water away from the house. It is recommended to install extensions from the downspouts. The downspout is not secured to the house on the west side of the porch.
15. Exterior Window Trim- There is rotted trim on every window around the house. It is recommended to replace all rotted wood trim as needed.
16. Garage Area- The automatic reverse features are raised too high off the ground. It is recommended to lower the features to within 6" of the ground. The ceiling is damaged from plumbing lines leaking. The master bathroom shower is leaking onto the ceiling, and needs to be repaired. It is recommended to repair all plumbing lines to assure no leaking onto the ceiling.
17. Hot Water Heater- The unit is older and gurgling. It is recommended to drain the sediment out of the unit to assure no gurgling.
18. Furnace- There is excessive rust and debris in the burner port location of the unit. The unit is older, and does appear to have been serviced recently. It is recommended to clean and service the unit. Suggest service by a qualified heating and cooling specialist.
19. Air Conditioner- The unit is older, and does appear to have been serviced recently. The unit could not be tested because the outside temperature was below 65 degrees. It is recommended to and clean and service the unit. There is insulation missing on the large, exterior line that needs to be installed, and the outside unit is not level. Suggest service by a qualified heating and cooling specialist.
20. Interior Floor Joists and Wall- There is mold on the drywall under the basement sink, and on a few floor joists near the furnace. It is recommended to have the test inspected for the presence of mold, and remove as needed.

21. Sump Pump- There is no sump pump installed in the pit in the basement. There is water in the pit. It is recommended to install a sump pump.
22. House Plumbing- The house is plumbed with Polybutylene Plumbing, or PB 2110. This type of plumbing has been documented as being problematic and may leak at the joints. It is recommended to contact a qualified plumbing contractor to obtain more information about this product. There is a class action lawsuit against this type of plumbing.
23. Kitchen Deck Door- The door is not installed properly, and needs to be repaired. At this time the door sticks on the bottom.
24. Master Bathroom- There is a light switch outside of the shower. It is recommended to move the switch on the other side of the wall away from the shower. The shower faucet is not properly secured to the wall, and needs to be repaired. The tile around the tub needs to be sealed.
25. Upstairs Hall Bathroom- The tub handle and faucet are not installed properly or secured to the wall. It is recommended to repair the handle and faucet. The basin stopper does not operate properly, and needs to be repaired.
26. Main Floor Half Bathroom- There is a leak under the sink that needs to be repaired. There is no heat source in the bathroom. It is recommended to install a heat source.
27. Basement Bathroom- There is mold on the drywall under the sink. There is no heat source in the bathroom. It is recommended to install a heat source.
28. Fireplace- There is creosote built up in the flue that needs to be cleaned. It is recommended to clean the flue.
29. Interior Ceiling- There is evidence of water leaking in the family room, and in the garage. The areas are dry now, but should be monitored for future leakage.
30. Interior Doors- There are doors in the house that need to be adjusted. It is recommended to adjust the doors to assure proper operation.
31. Master Bedroom Closet- There are nail pops on the wall that need to be repaired.

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

M	Heating System Type: Forced Air gas Manufacturer: Rheem Fuel Type: Natural gas Approximate Age: 16-20 years
S	Heating Vent Type: Metal flue pipe
S	Control (Thermostat) Type: Heating and cooling thermostat
M	Air Conditioning System Type: Central Air conditioning system Manufacturer: Trane Approximate Age: 16-20 years Comment: too cold to test unit and install insulation on large, exterior line
N	Change In Temperature (Evap Coil)
M	Exposed Duct System Material: Galvanized iron sheet metal Distribution: not all areas of property have a heat source available
N	Humidifier
N	Attic Fan (s)
S	Bath Vent Fan (s)
S	Clothes Dryer Vent Gas Hookup: NOT present in laundry area Electrical Outlet: present in laundry area Comment: laundry room is upstairs

PLUMBING

	Exposed Gas Line Material (s) Black Iron pipe
N	Gas Log
S	Gas Log Lighter

Comment:

S Gas Shut Off(s)

S Exposed Drain(s) and Vent Stacks
 Material(s): Plastic
 Sewer: Public

S Tub Drain, Waste, and Overflow Trip Lever(s)

M Lav Drain Pop Up Assemblies

S Tub(s)
Material: Porcelain and fiberglass

S Shower Pan(s)
Material: fiberglass

S Shower Wall(s)
Material: Tile and fiberglass

S Shower Door(s)
 Material: Safety Glass

S Main Water Shutoff Valve: in basement on east wall

S Water Line Bleeder Valve

B Exposed Entrance Water Supply Line(s) Copper

B Exposed Water Distribution Line(s) PB 2110
 Comment: leak under kitchen sink

N Cross Connection(s)
Static Water Pressure
 PSI: 60 psi

N Pressure Reduction Value

M Hot Water Tank
 Type: Gas fired
 Manufacturer: American
 Approximate Age: 11-16 years
 Capacity: 40 Gallon
 Comment: unit gurgling

Hot Water Tank Flue: Metal Flue

S Pressure & Temperature Relief Valve

A Water Softener

N Water Filtration System

M Faucets

S Kitchen Sink
 Material: porcelain

S Bathroom Lav Sink(s)

S Toilet(s)

S Showerhead(s)

U Sump Pump
 Comment: no pump installed in pit

S Whirlpool Tub

A Hot Tub

N Back Flow Preventer

N Water Hammer Arresting Device

N Other Plumbing Systems

ELECTRICAL

S Main Panel
 Type: Breaker
 AMP: 200
 Comment:

S Over Current Protection Device(s)
 Type: Breaker
 Double Taps: zero
 Mismatches: All wires are compatibly sized
 Comment:

S Exterior Box

N Surge Protector

S Grounding System

N Sub Panel
Comment:

S Service Entrance underground
 Comment:

S Outlets

Type: 3 Prong grounded
Comment:
S **Ground Fault Protection**
Type: Circuit breaker in outlets
S **Exterior Lighting Fixtures**
M **Interior Lighting Fixtures**
Comment: switch near master shower
S **Doorbell**
N **Intercom**
N **Central Vac System**
N **Other Electrical Systems**

APPLIANCE

S **Range Oven**
Type: gas
Manufacturer: Whirlpool
N **Wall Oven**
Type:
Manufacturer:
N **Cook Top**
Type:
Manufacturer:
S **Dishwasher**
Manufacturer: Whirlpool
S **Garbage Disposal**
Manufacturer: ISE
S **Venting Device**
Type: above stove in microwave
Manufacturer: Whirlpool
S **Microwave**
Manufacturer: Whirlpool
N **Trash Compactor**
N **Instant Hot Water Dispenser**
N **Gas Grill**
N **Other Appliances**
Comment:

Exterior Siding

U Masonite Siding

ROOF

Style gable
Observation Method ladder
of Layers 1
Est. Life Remaining 8-12 years
Shingle/Covering Type Composition
Comment: replace damaged shingles

ATTIC

Observation Method ladder at hatch
Hatch Location bedroom closet
Approx Insulation Depth 8-10"
Insulation Type fiberglass
Comment:



Siding buckled and too close to shingles.



Rotted window trim that needs to be replaced.



Missing shingle on roof that needs to be replaced.



Rotted window trim that needs to be replaced.



No sump pump installed in pit in basement.



Mold on floor joists in basement.



Mold on drywall under basement bathroom sink.



Master bathroom shower leaking into garage.

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.