



Inspection Report

Billy Bob

Property Address:
7355 E. Anywhere Dr
Kansas City, MO MO 64114



Holmes Inspection Company

Dan Bowers, CRI
theholmescompany@hotmail.com
(816) 455-8787



Table of Contents

Cover Page0
Table of Contents.....0
Intro Page0
General Summary.....0
1 KITCHEN & LAUNDRY.....9
2 BATHROOM(S)11
3 PLUMBING SYSTEM12
4 HEATING SYSTEM14
5 ELECTRICAL SYSTEMS.....16
6 COOLING SYSTEM.....21
7 GROUNDS.....24
8 ROOFING26
9 EXTERIOR.....29
10 FOUNDATION30
11 INTERIORS32
12 GARAGE & ATTIC34
13 MISCELLANEOUS38
Attachments0
Back Page.....0

Date: 11/12/2013	Time: 02:14 PM	Report ID: Sample JG
Property: 7355 E. Anywhere Dr Kansas City, MO MO 64114	Customer: Billy Bob	Real Estate Professional: Janet Goss Platinum Realty

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments should be considered before buying or selling this property. Any recommendation to service, repair, replace or for further evaluation suggests a second opinion or further evaluation by a qualified specialist would be prudent. Any costs associated with these inspection fees, repairs or replacements should be taken into consideration before you complete the transaction.

Inspected (I) = We visually observed the system or component and in our opinion it appears to be performing its intended function at the time of the inspection in response to normal use. In our opinion it shows wear or deterioration common for age and use.

Not Inspected (NI) = This system or component was not inspected and we have no opinion of whether or not it functions as intended, or if it is in operational condition.

Not Present (NP) = This system or component was not readily visible to us or not present.

Repair or Replace (R) = The system or component was no longer performing its intended function, and in our opinion needs further evaluation OR repair by a qualified specialist. Items, systems, components or units that can be modified, repaired or restored to a satisfactory condition may not need replacement.

Maintenance Repair (MR) = We consider the comment about this system or component a routine task of ownership; or suggestion for an upgrade and/or improvement by a new owner.

SCOPE OF WORK

You have contracted with us to perform a **generalist type of inspection** in accordance with the NAHI "Standards-of-Practice" (copyright 2003.7) for the home inspection profession. Cosmetic defects, routine maintenance issues or defects that would be fairly apparent to a casual observer may not be included in the report. The basic inspection report will not detect or list every defect present, and the customer is informed that if such an inspection is desired, it would require both additional time and additional fee's. **The NAHI "SOP" contain limitations and exclusions.** These "SOP" are available at www.nahi.org

This type of inspection is different from a **specialist's inspection**, which can be costly, may take much longer (even days to complete), involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the **cursorly generalist type of inspection**, although **less detailed** is mostly completed on-site **at a fraction of the cost** and available within 24-48 hours.

A generalist type of inspection and its report may not be as detailed or comprehensive as that generated by specialists and is not intended to be. We evaluate systems/components and report on their general overall condition. A comment of **"INSPECTED"** does not mean that the item is perfect, but only that it is functional or met a reasonable standard of operation on the day of the inspection. We try and take into consideration when a structure was built and allow for the predictable deterioration that would occur through time, such as minor cracks in concrete or drywall surfaces, scuffed walls or woodwork, worn or moderately damaged floors, stiff or stuck windows, and items that do not function as well as when new. Therefore, we often ignore insignificant and predictable defects and don't note them, particularly those apparent to a casual observer or the average person without construction experience.

A building and its components are complicated and it is essential you read the entire report. **ANY** recommendations for service or for further evaluation should be completed and verified before closing (additional defects can be found that could affect your evaluation of the property).

We make a diligent effort to provide a reasonably accurate assessment of the condition of the property and components. **AND** to alert you to significant defects or conditions that we observed **AND** deemed material at the time of the inspection. However, per industry standards, we only "spot-check" similar components. What that means is that we do not test every

electrical outlet, light or switch; open every window **OR** door; look at every rafter **OR** floor joist. Because we are not specialists and our inspection is essentially visual, latent or hidden defects may well exist.

Our inspection is NOT a guarantee or warranty. It is simply a report on the general condition of a particular property, at a given point in time. *As a property owner, you should expect problems to occur. Roofs will leak, drain lines will get blocked, and other components and systems will wear out and fail without warning.* For these type of reasons, you should obtain a warranty policy on the property and the components.

If you **have been provided** with a warranty policy, read it carefully. Some policies only cover insignificant costs. The representatives of some warranty policies deny coverage on the grounds that a condition was pre-existing, or is not covered because of a code violation or manufacture's defect. Therefore, read such policies very carefully.

REPORT SUMMARY & GENERAL COMMENTS

We have enclosed a "**GENERAL SUMMARY**" which reflects our key findings at the time of our inspection on this property. This summary should not be construed as the complete report, **BUT** simply a **brief overview** of the conditions or findings most important to us that we feel are most important in making an informed buy/sell decision. *Please remember, however we are not the buyers or sellers, and you should read our entire report and then make your own decisions.*

Client Present:

Yes

Others Present:

Several Buyers Friends

Agents Present:

Buyers

Weather Condition:

Cloudy / 49 Degree's

Soil Condition:

Damp

Rain / Snow Recently:

Rain in Past 7 Days

Approximate Age Of Home:

From 60 - 70 Years

House Occupied:

No

Stories / Levels:

1.5 Story

Building Type:

Single Family

Termite Inspection:

Yes

Radon Screening:

Yes

Specialty Inspection(s):

Septic Dye

Seller Disclosure:

We DID NOT see a "Sellers Disclosure" (this limits our access to known facts)

The House Faces Mostly:

North/West

General Summary



Holmes Inspection Company

theholmescompany@hotmail.com

(816) 455-8787

Customer

Billy Bob

Address

7355 E. Anywhere Dr
Kansas City, MO MO 64114

1. KITCHEN & LAUNDRY

1.6 KITCHEN ELECTRICAL COMMENTS

Repair, Modify or Further Evaluation Recommended

- Electrical outlet hanging out of wall right of sink
- 3--prong outlet by stove ungrounded.

1.7 LAUNDRY / FIXTURES

Repair, Modify or Further Evaluation Recommended, Maintenance

- Exterior back-vent damper for dryer vent missing.
- No switch for laundry room found and light off.

2. BATHROOM(S)

2.3 TUB(S) / SHOWER(S)

Repair, Modify or Further Evaluation Recommended

- Leaking or dripping was noted at the valves at the 1st floor bath.
- The tub stopper was defective at the basement bath (didn't hold water).
- Low water volume was noted at the 2nd floor bath.
- Sealant, etc needed at large gap at wall in shower by window in 1st floor tub area.
- 2nd floor bathroom pipes are in chase open to attic (potential freeze-ups) and plumbing vent terminates in this cavity (improper).

2.4 ELECTRICAL

Repair, Modify or Further Evaluation Recommended

The 2nd floor electrical outlet) was an ungrounded 3 prong receptacle and its GFCI did not work properly.

2.6 HEAT SOURCE

Repair, Modify or Further Evaluation Recommended

The 2nd floor bath had ceiling register, but the duct run is not connected in the attic. Install a permanent heat source.

3. PLUMBING SYSTEM

3.0 MAIN SUPPLY LINE

Repair, Modify or Further Evaluation Recommended

Improperly covered up by sheetrock and behind laundry wall / not accessible.

3.2 VISIBLE DRAIN / WASTE / VENT LINES

Repair, Modify or Further Evaluation Recommended

The drain and waste lines and vents were mostly not visible for inspection (over 85%). Clean-outs were not visible and need to be uncovered.

A competent plumber should examine and service the 2nd floor bathroom plumbing in the attic chase.

4. HEATING SYSTEM

4.3 DISTRIBUTION

Repair, Modify or Further Evaluation Recommended

- There were habitable rooms at the 2nd floor with no heat source and/or the heat runs open in attic (not completed).

4.4 AIR FILTERS

Repair, Modify or Further Evaluation Recommended

The filter or blower is clogged. This leads to excess wear, deterioration and reduced efficiency of the furnace and its related components [Clean and service the furnace and its related components, such as the cooling coil].

5. ELECTRICAL SYSTEMS

5.2 SUB-PANEL / MAIN PANEL

Repair, Modify or Further Evaluation Recommended

During the examination of the electrical panel(s) we noted deficiencies, such as the following conditions:

- Neutral and ground wires were improperly installed on the same buss bar at the garage sub-panel. In case of a short, this can allow electricity to go in multiple directions and is a safety hazard.
- Unprotected opening(s) / missing wire clamps were noted at the basement panel which because of this had a dead mouse inside.
- Electrical circuits were not labeled as to their usage. Besides being inconvenient, this prevents us from determining if the circuit, wire, breaker, etc being used is correctly sized for its purpose.

5.3 BRANCH WIRING

Repair, Modify or Further Evaluation Recommended

During the examination of the electrical branch circuit we noted we noted deficiencies, such as the following conditions:

- Ungrounded 3-prong electrical outlets at multiple and various locations throughout the home.
- Reversed polarity electrical outlets at multiple various locations throughout the home.
- Loose and unsecured electrical fixtures in the attic, kitchen, etc.
- Improperly terminated wires, open junction boxes, exposed wire splices in the attic and above the basement ceiling tiles, etc.

6. COOLING SYSTEM

6.0 COOLING SYSTEM OPERATION

Not Inspected, Repair, Modify or Further Evaluation Recommended

- The disconnect box was partly blocked by the unit [there is to be 36" of space directly in front of an electrical panel].
- The freon line insulation is missing. Outside coils dirty on backside.
- We were **DID NOT** inspect the systems due to outside air temperature being below 60 degrees (operation in cooler weather can damage the compressor).
- Typical service recommended. Clean, service and check the freon levels.

8. ROOFING

8.0 ROOF COVERINGS / FLASHINGS

Repair, Modify or Further Evaluation Recommended

- There were excessively raised shingles at varied locations. It appears some are from nail pops or raised nails.
- The composition roof is installed over older deteriorated wood shingles with no visible felt paper between the layers (we're told some insurance companies frown on this practice - verify this with your company).
- There were some areas noted on the rear roof that had minor deterioration or damage (verify its not hail hits).
- Kickout flashing was not used at gable roof to wall junctions. Minor deterioration to trim boards by rear gable.
- Service as needed and verify insurability / acceptability of roofing with your insurance company prior to close..

11. INTERIORS

11.1 INTERIOR DOORS (a representative number)

Repair, Modify or Further Evaluation Recommended

One or more interior doors were missing (like at upstairs rooms). Several doors rub, bind, were missing hardware or for other reasons did not latch properly (basement, front bedroom, 1st floor bathroom). The 1st floor bathroom lock would stick and not open (2 people got stuck in the room during the inspection (unsafe).

11.2 INTERIOR WINDOWS (a representative number)

Repair, Modify or Further Evaluation Recommended

(2) There were moisture stains at one or more windows such as (front bedroom side window). Multiple windows are in need of service or repair because the window because of things like sash locks not working (several), the sash falls out of window frame (kitchen), sash not closing properly at 2nd floor window (rear of house), etc. Have competent contractor service windows to open, close and operate properly.

12. GARAGE & ATTIC

12.5 ATTIC CAVITY

Repair, Modify or Further Evaluation Recommended, Maintenance

(3)

- It looks like the plumbing vent for 2nd floor bath terminate in the attic chase cavity. This is improper and if still in use they should be extended to the exterior to get sewer gas odors, etc outside and prevent possible freeze-ups..
- We saw at least one or more cracked and broken roof rafter.

13. MISCELLANEOUS

13.6 PRIVATE WASTE DISPOSAL SYSTEMS

Not Inspected, Maintenance

We were told that a private waste system of some type may be present (septic - did not locate it). We are not licensed to do "open tank" septic system pumping or interior tank examinations, and **DID NOT** perform "open tank" pumping, excavation or analysis or other intrusive septic system examination. Consultation and evaluation by a competent and licensed specialist in private waste water systems "prior to closing" can provide pumping and intrusive testing of the system to verify proper function of the system and its components.

1. KITCHEN & LAUNDRY

Reference the section on **INTERIORS** in regards to walls, floors, doors, windows, ceilings, cabinets, etc.

Styles & Materials

RANGE/OVEN:
ELECTRIC

HOOD-FAN:
PRESENT

LAUNDRY/FIXTURES:
120v Outlet
240v Outlet
Dryer Vent

Items

1.0 CABINETS / COUNTERTOPS (a representative number)

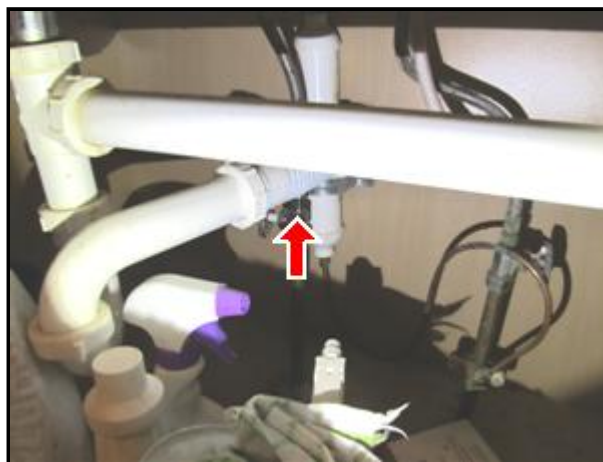
Inspected

1.1 KITCHEN SINK

Inspected, Maintenance

One or more of the pipes under the sink have rust or corrosion.

There is an improper "accordion" type drain line under the sink. Drain lines are to be smooth bore so they don't trap hair, soap, etc and over time slow down or clog drains. at the sink. You may want to change or modify this.



1.1 Picture 1

1.2 GARBAGE DISPOSAL

Not Present

1.3 RANGES / OVEN(S)

Inspected

FYI - The anti-tilt device was not installed. This is a device that prevents the range from tilting forward and accidentally spilling hot liquids or food. Even on brand new appliances, installer's forget to connect them OR they leave them in the bag with the instructions for the owner to install if desired. This is a simple and recommended safety device that a new owner may want to install.

1.4 VENT / HOOD / EXHAUST

Inspected

1.5 DISHWASHER

Not Present

1.6 KITCHEN ELECTRICAL COMMENTS

Repair, Modify or Further Evaluation Recommended

- Electrical outlet hanging out of wall right of sink
- 3--prong outlet by stove ungrounded.

1.7 LAUNDRY / FIXTURES

Repair, Modify or Further Evaluation Recommended, Maintenance

- Exterior back-vent damper for dryer vent missing.
- No switch for laundry room found and light off.



1.7 Picture 1



1.7 Picture 2

1.8 MAINTENANCE / UPGRADE / IMPROVEMENT

Maintenance

FYI - When this property was built, GFCI outlets were not in use. At least one or more electrical outlet(s) at the kitchen (a wet area) did not have GFCI protection. Current safety standards would recommend them at these areas. These are a beneficial safety improvement that a new owner should install.

2. BATHROOM(S)

Reference the section on **INTERIORS** for other information on doors, walls, ceilings, windows, etc.

Styles & Materials

BATHROOM(s):

1st Floor - Tub/Shower
2nd Floor - Tub/Shower
Basement - Tub/Shower

Items

2.0 TOILET(S)

Inspected

2.1 SINK(S) / BASIN(S)

Inspected, Maintenance

There were dry moisture stains or deterioration under the 1st and 2nd floor sinks.

2.2 CABINET(S) / TOP(S) / VANITY(S) (a representative number)

Inspected

2.3 TUB(S) / SHOWER(S)

Repair, Modify or Further Evaluation Recommended

- Leaking or dripping was noted at the valves at the 1st floor bath.
- The tub stopper was defective at the basement bath (didn't hold water).
- Low water volume was noted at the 2nd floor bath.
- Sealant, etc needed at large gap at wall in shower by window in 1st floor tub area.
- 2nd floor bathroom pipes are in chase open to attic (potential freeze-ups) and plumbing vent terminates in this cavity (improper).

2.4 ELECTRICAL

Repair, Modify or Further Evaluation Recommended

The 2nd floor electrical outlet) was an ungrounded 3 prong receptacle and its GFCI did not work properly.

2.5 VENTILATION

Inspected

2.6 HEAT SOURCE

Repair, Modify or Further Evaluation Recommended

The 2nd floor bath had ceiling register, but the duct run is not connected in the attic. Install a permanent heat source.

3. PLUMBING SYSTEM

Styles & Materials

WATER SOURCE:
PUBLIC

WATER SUPPLY LINES:
COPPER
PLASTIC
NOT VISIBLE

WASTE DISPOSAL:
PRIVATE

DRAIN / WASTE / VENT:
PLASTIC
NOT VISIBLE

WATER HEATER:
ELECTRIC

ESTIMATED SIZE:
40 GAL

ESTIMATED AGE:
1-5 YRS

MAIN VALVE LOCATION:
BASEMENT
LAUNDRY ROOM

OUTSIDE HOSE BIBBS:
Yes

Items

3.0 MAIN SUPPLY LINE

Repair, Modify or Further Evaluation Recommended

Improperly covered up by sheetrock and behind laundry wall / not accessible.



3.0 Picture 1

3.1 VISIBLE SUPPLY LINES

Inspected, Maintenance

The supply pipes were mostly not visible for inspection (over 85%).

3.2 VISIBLE DRAIN / WASTE / VENT LINES

Repair, Modify or Further Evaluation Recommended

The drain and waste lines and vents were mostly not visible for inspection (over 85%). Clean-outs were not visible and need to be uncovered.

A competent plumber should examine and service the 2nd floor bathroom plumbing in the attic chase.

3.3 OUTSIDE HOSE FAUCETS

Inspected

3.4 FUEL SYSTEM

Not Present

3.5 WATER HEATER(S)

Inspected, Maintenance

FYI - The electric water heater did not have a disconnect within eyesight NOR a lock-out breaker at the electric panel. Current building standards recommend this feature for safety when servicing the unit. The new owner may want to install this as an improvement or upgrade.



3.5 Picture 1

3.6 MAINTENANCE / UPGRADE / IMPROVEMENT

Not Inspected, Maintenance

Based on the inspection industry's definition of a recommended water test for "functional flow" in a plumbing system, the plumbing drainpipes appear operational at this time. We also performed a **"Dye Flush"** on the system. There was no slow draining, backups, nor leakage noted and we ran water for over 1.5 hours at the kitchen sink and bathtubs. However, only a video-scan of the interior of drainpipes and drain lines can fully confirm their actual condition. When the plumbing system is older it can be prudent to have the drain lines "video-scanned" prior to closing.



3.6 Picture 1

4. HEATING SYSTEM

The **NAHI** and the Kansas **Standards-of Practice** for home inspectors both exclude the examination of any of the following: Heat exchangers; The interior of chimneys or flues; Heating system accessories, like humidifiers, air purifiers or cleaners, UV or electronic air filters, motorized dampers, heat reclaimers; Fresh air ventilators; OR Solid fuel heating systems. The home inspector is **NOT** required to inspect or operate a masonry fireplace or manufactured solid-fuel burning system used for central heating. Therefore these are not within the scope of this Inspection and are **NOT** inspected as part of the basic home inspection. If any comments are made on these, it is only done as a **COURTESY** for the customer. The Customer agrees and understands the Inspection Company assumes no liability for the costs of repairing any defects or deficiencies as related to the fore-mentioned systems or components.

Styles & Materials

HEAT TYPE:

FORCED AIR BASEMENT
2nd Floor WALL HEATER

FUEL:

ELECTRIC

DISTRIBUTION:

DUCTS
REGISTERS

NUMBER OF HEAT SYSTEMS:

TWO

ESTIMATED AGE:

1-5 YRS
UNKNOWN

Items

4.0 COMBUSTION AIR / VENTILATION

Not Present

4.1 HEATING SYSTEM CONTROLS

Inspected

4.2 HEATING SYSTEM OPERATION

Inspected

Courtesy view of the heating system(s).



4.2 Picture 1

4.3 DISTRIBUTION

Repair, Modify or Further Evaluation Recommended

- There were habitable rooms at the 2nd floor with no heat source and/or the heat runs open in attic (not completed).



4.3 Picture 1



4.3 Picture 2

4.4 AIR FILTERS

Repair, Modify or Further Evaluation Recommended

The filter or blower is clogged. This leads to excess wear, deterioration and reduced efficiency of the furnace and its related components [Clean and service the furnace and its related components, such as the cooling coil].

4.5 ADDITIONAL COMMENTS

Repair, Modify or Further Evaluation Recommended

Have a competent and licensed heating specialist read the report; review the system conditions; then service, modify or repair any defect(s) as needed to safely and properly correct them.

4.6 MAINTENANCE / UPGRADE / IMPROVEMENT

Maintenance

(1)

- The electrical service wires at the furnace were not in conduit.
- The condensate line was not properly trapped.
- Part of return plenum in basement was wood (conducive to mold, water damage, etc).
- Service and improve as needed.

(2) If it can't be shown that furnace has had a full diagnostic service or maintenance inspection within the last twelve months, we recommend a complete system evaluation by a licensed heating and cooling professional. Such an inspection may involve partial dismantling of the furnace to facilitate inspection of the heat exchanger, cooling coils and other areas that are not readily visible. It can also include leak checking coils; checking freon levels, etc. Afterwards we recommend annual servicing and regular homeowner monitoring and maintenance.

5. ELECTRICAL SYSTEMS

Styles & Materials

SERVICE ENTRANCE:

UNDERGROUND
OVERHEAD
120/240 VOLT

SIZE OF SERVICE:

200 AMP

SUB PANEL:

YES

MAIN DISCONNECT:

BREAKERS
OUTSIDE DISCONNECT

MAIN CABLE:

ALUMINUM

BRANCH WIRE 120 VOLT:

COPPER

BRANCH WIRE 240 VOLT:

ALUMINUM
COPPER

MAIN GROUNDING:

DRIVEN ROD OUTSIDE
NOT VISIBLE IN HOUSE

WIRING METHODS:

3-PRONG OUTLETS
ROMEX
OTHER

DOORBELL:

NONE

Items

5.0 SERVICE ENTRY

Inspected

Courtesy View Of Main Electrical Entry.



5.0 Picture 1

5.1 MAIN OUTSIDE DISCONNECT

Inspected

Courtesy view of 200a outside disconnect



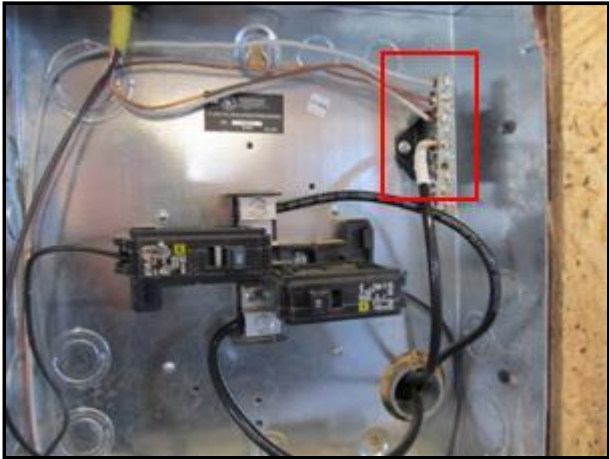
5.1 Picture 1

5.2 SUB-PANEL / MAIN PANEL

Repair, Modify or Further Evaluation Recommended

During the examination of the electrical panel(s) we noted deficiencies, such as the following conditions:

- Neutral and ground wires were improperly installed on the same buss bar at the garage sub-panel. In case of a short, this can allow electricity to go in multiple directions and is a safety hazard.
- Unprotected opening(s) / missing wire clamps were noted at the basement panel which because of this had a dead mouse inside.
- Electrical circuits were not labeled as to their usage. Besides being inconvenient, this prevents us from determining if the circuit, wire, breaker, etc being used is correctly sized for its purpose.



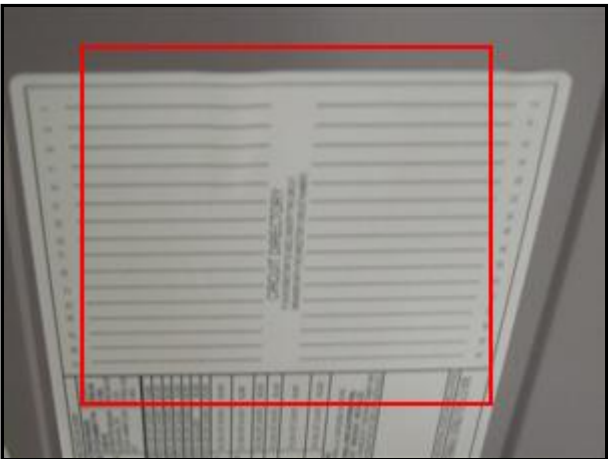
5.2 Picture 1 Garage Sub-Panel



5.2 Picture 2 Basement Panel



5.2 Picture 3



5.2 Picture 4



5.2 Picture 5

5.3 BRANCH WIRING

Repair, Modify or Further Evaluation Recommended

During the examination of the electrical branch circuit we noted we noted deficiencies, such as the following conditions:

- Ungrounded 3-prong electrical outlets at multiple and various locations throughout the home.
- Reversed polarity electrical outlets at multiple various locations throughout the home.
- Loose and unsecured electrical fixtures in the attic, kitchen, etc.
- Improperly terminated wires, open junction boxes, exposed wire splices in the attic and above the basement ceiling tiles, etc.



5.3 Picture 1



5.3 Picture 2



5.3 Picture 3

5.4 DOORBELL

Not Present

5.5 SMOKE DETECTORS

Maintenance

Smoke alarms should be installed at all sleeping rooms, on every level of building (including the basement), on ceilings or high on walls. They should be tested once a month, according to manufacturer's instructions. Batteries should be replaced every 6 months or sooner if the smoke alarm "chirps," indicating the battery is low. Smoke alarms should be replaced every 10 years, even those that are hard-wired, or labeled "long life," 10-year battery-types.

We suggest installing a CO-monitor as a safety upgrade [at sleeping areas or any equipment rooms without one].

5.6 ADDITIONAL COMMENTS

Repair, Modify or Further Evaluation Recommended

Have a competent and licensed electrician read ALL electrical comments anywhere in the report; review the electrical system conditions present; then service, modify or repair any defects or unreliable conditions as necessary to properly and safely correct them.

5.7 MAINTENANCE / UPGRADE / IMPROVEMENT

Maintenance

- (1) **FYI** - At the time this property was built, GFCI's (ground fault interrupter circuits) were not in common use at "**wet areas**" (wet areas are locations like kitchens, baths, exterior, garage, laundry, wet bars, etc). One or more of the electrical outlet(s) at the "**wet areas**" did not have GFCI protection. Current safety standards recommend these at these type of areas. It would be prudent for a new owner to install GFCI's at ALL applicable areas as a safety improvement.
- (2) **FYI** - Under current safety standards AFCI outlets would be recommended as a safety improvement at the bedroom areas.
- (3) **FYI** - Although commonly seen in older buildings, one or more light fixture(s) were closer to the closet shelving than is recommended by current safety standards. Current safety and electrical standards would not allow the use of exposed incandescent light bulbs in a closet near combustibles. It would be prudent for a new owner to modify the lights (by using recessed lights, globes, fluorescent lights, etc)

(4) **FYI** - One or more light fixtures were inoperative at varied locations at the home. To start with, verify that the applicable utility is on to the fixture. Then check the bulbs, etc. If the fixture still doesn't work, call a competent contractor for repair.

(5) **FYI** - There were light extension cord(s) being used for permanent wiring at the garage ceiling. This is a common but improper practice.



5.7 Picture 1

(6) **FYI** - No light for basement walkout door present. There should be.



5.7 Picture 2

6. COOLING SYSTEM

The **NAHI** and the Kansas **Standards-of Practice** for home inspectors both indicate the home inspector is **NOT** required to operate equipment or systems if the outside temperature is **below 60 degrees Fahrenheit** or when other circumstances are not conducive to safe operation or could damage equipment. The Customer agrees and understands that if outside temperatures were below 60 degrees (or other conditions were not conducive to safe operation), the system or equipment was **NOT** operated or tested; Is **excluded** the scope of our inspection; **AND** the Inspection Company assumes no liability for the costs of repairing any defects or deficiencies that may exist in these systems.

Styles & Materials

COOLING EQUIPMENT TYPE:

CENTRAL A/C
WINDOW UNIT (not inspected)

FUEL:

ELECTRIC SPLIT SYSTEM
ELECTRIC

NUMBER OF A/C UNITS:

TWO

ESTIMATED AGE:

OUTSIDE / 1-5 YRS
WINDOW A/C - UNKNOWN

CEILING FAN(S):

YES

WHOLE HOUSE FAN:

YES

Items

6.0 COOLING SYSTEM OPERATION

Not Inspected, Repair, Modify or Further Evaluation Recommended

- The disconnect box was partly blocked by the unit [there is to be 36" of space directly in front of an electrical panel].
- The freon line insulation is missing. Outside coils dirty on backside.
- We were **DID NOT** inspect the systems due to outside air temperature being below 60 degrees (operation in cooler weather can damage the compressor).
- Typical service recommended. Clean, service and check the freon levels.



6.0 Picture 1



6.0 Picture 2



6.0 Picture 3



6.0 Picture 4

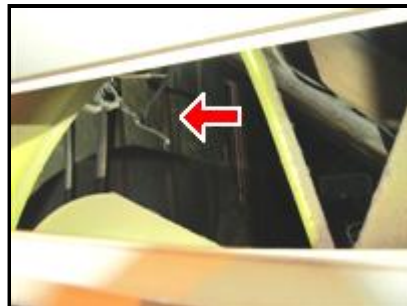
6.1 WHOLE HOUSE FANS

Not Inspected, Maintenance

The whole house fan was not operational. It was covered or winterized with a wood cover plate screwed into the wall. Wires were disconnected and not properly terminated (bare wire ends visible). Service and correct.



6.1 Picture 1



6.1 Picture 2

6.2 CEILING FANS

Inspected

6.3 MAINTENANCE / UPGRADE / IMPROVEMENT

Maintenance

(1) Courtesy view of air conditioning unit.

(2) If it can't be shown that the units have not had a full diagnostic service or inspection within the last twelve months, we recommend a complete system evaluation by a licensed heating and cooling professional. Such an inspection may involve partial dismantling of the A/C units, furnace, etc to facilitate inspection of the heat exchanger, cooling coils and other areas that are not readily visible. It can also include leak checking coils; checking freon levels, etc. Afterwards we recommend annual servicing and regular homeowner monitoring and maintenance.

7. GROUNDS

Styles & Materials

DRIVES:
ASPHALT

WALKWAYS:
CONCRETE
BRICK

RETAINING WALL:
CONCRETE

PORCH / STOOP:
CONCRETE
WOOD

PATIO TYPE:
CONCRETE

REAR DECK:
WOOD

Items

7.0 DRIVES

Inspected

7.1 WALKWAYS

Inspected

7.2 RETAINING WALLS

Inspected, Maintenance

(1) Drainage openings were not present. Typical cracks noted at the retaining wall. Monitor for future movement and repair as needed.

(2) **FYI** - Guardrails were not present on the retaining walls that were over 30" tall. These are not required by most building standards or codes unless there is a paved drive or walk next to them. Even so, some owners like to install them as a safety improvement.

7.3 GRADING / DRAINAGE

Maintenance

(1) There was at least one or more locations around the perimeter of the building where the grading is either flat, low or slopes backward toward the structure. The drainage should be improved so that the soil slopes away from the foundation at least 6" in the first 10' on all sides.

When the ground next to the foundation is flat or slopes back to the structure, it causes the soil to stay moist. Wet soil can double or triple the stress on a foundation wall. This combined with expansive or heaving sub-soils can lead to cracks, movement, and potential leakage. The grading and/or drainage should be modified to prevent this.

(2) Installing window wells will help keep soil and water away from windows and allow for grading to be raised or improved at those areas.

(3) Foundation drain tiles were visible in window well(s), but we did not locate where or if they come to daylight. They need to be uncovered and cleaned out if present. Underground piping is beyond the scope of a visual inspection and not tested. We recommend verifying the correct operation and adequate drainage with the owner prior to closing.



7.3 Picture 1



7.3 Picture 2



7.3 Picture 3

7.4 PATIO / SLAB

Inspected

7.5 WOOD DECK / STAIRS

Repair, Modify or Further Evaluation Recommended, Maintenance

- The deck was not bolted to the building.
- Joist hangers were missing at recommended locations.
- No visible flashing noted at the deck to house wall.
- The post would benefit by installing footings.



7.5 Picture 1



7.5 Picture 2



7.5 Picture 3

7.6 MASONRY PORCHES / STOOPS / STEPS

Inspected

8. ROOFING

Styles & Materials

ROOF COVERING:
COMPOSITION SHINGLES
2 +/- LAYERS

ROOF SLOPE:
STEEP

ROOF VENTILATION:
ROOF VENTS

ROOF INSPECTED BY:
LADDER (Inspections is limited)

GUTTER TYPE:
METAL

SKYLIGHT(s):
MULTIPLE
FIXED PANE

ROOF TYPE:
GABLE

Items

8.0 ROOF COVERINGS / FLASHINGS

Repair, Modify or Further Evaluation Recommended

- There were excessively raised shingles at varied locations. It appears some are from nail pops or raised nails.
- The composition roof is installed over older deteriorated wood shingles with no visible felt paper between the layers (we're told some insurance companies frown on this practice - verify this with your company).
- There were some areas noted on the rear roof that had minor deterioration or damage (verify its not hail hits).
- Kickout flashing was not used at gable roof to wall junctions. Minor deterioration to trim boards by rear gable.
- Service as needed and verify insurability / acceptability of roofing with your insurance company prior to close..



8.0 Picture 1



8.0 Picture 2



8.0 Picture 3 Wood Shingles Under

8.1 SKYLIGHT(S)

Inspected

8.2 GUTTERS AND DOWNSPOUTS

Maintenance

(1)

- Missing downspouts were noted at the rear of the building.
- We noted some downspouts depositing the roof run-off water close to the building. This can lead to leaks or foundation movement. We recommend extending them further away from the building.

(2) The gutters and downspouts appear to be in functional overall condition. However, without water in them for testing, it is difficult to fully determine if they will leak OR judge if they are correctly sloped in order to direct water into the downspouts. We recommend observing them in a strong rain to see if they are acceptable or not.

8.3 ADDITIONAL COMMENTS

Repair, Modify or Further Evaluation Recommended

Have a competent and licensed roofing contractor read the report: review the roofing system, its accessories and the conditions; and then service, repair, modify or replace any defects as needed to properly correct them.

8.4 MAINTENANCE / UPGRADE / IMPROVEMENT

Not Inspected, Maintenance

In accordance with industry standards for inspections, *a visual inspection service does not include a guarantee against leaks*. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. The sellers or the occupants will generally have the most intimate knowledge of the roof. We recommend asking them about its history and then schedule regular maintenance service and inspections by a competent roofing contractor.

9. EXTERIOR

The NAHI and the Kansas **Standards-of-Practice** for home inspectors, both exclude the examination or inspection of the **INTERIOR** of **flues** (for chimneys, fireplaces, heating equipment, etc). Therefore these are not within the scope of this Inspection and are **NOT** inspected as part of the basic home inspection. If a comment about them is made at all, it is only done as a **COURTESY** to the customer. The customer agrees and understands the Inspection Company assumes no liability or responsibility for any defects or deficiencies OR any property damage or bodily injury related to the interior of any type flue, chimney, etc.

Styles & Materials

EXTERIOR WALLS:

WOOD FRAME

WALL COVERING:

FIBROUS SIDING

EXTERIOR TRIM:

WOOD

CHIMNEY TYPE:

N/A

Items

9.0 EXTERIOR FOUNDATION

Inspected, Maintenance

Minor cracks in the concrete at the foundation walls noted. In our opinion this is typical for this age and type of construction, combined with our expansive soils. We recommend keeping any crack, gap or utility penetration caulked and sealed to be able to monitor for future movement or leaking. If either condition should ever occur, repairs could be needed.

9.1 WALL COVERING

Inspected

9.2 TRIM / SOFFIT / FASCIA

Inspected

9.3 MAINTENANCE / UPGRADE / IMPROVEMENT

Maintenance

FYI - There were gaps, cracks or unsealed areas around areas like: trim, windows, doors, the joint where 2 different building materials meet, utility penetrations, siding laps, flashings, etc. This is very typical. Ongoing homeowner maintenance includes keeping these areas caulked, well sealed, filled, and painted if needed.

10. FOUNDATION

Styles & Materials

FOUNDATION TYPE:
BASEMENT

FOUNDATION WALLS:
CONCRETE
WOOD FRAME

FOUNDATION FLOOR:
CONCRETE

OBSERVED BY:
ENTERED BASEMENT

SUB FLOOR SYSTEM:
WOOD JOISTS
NOT MOSTLY VISIBLE

SUPPORT COLUMNS:
STEEL
SUPPORTING WALLS
MOSTLY NOT VISIBLE

SUPPORT SYSTEM:
WOOD GIRDER(s)
MOSTLY NOT VISIBLE

SUMP PUMP:
NO

FOUNDATION WATER CONTROL SYSTEM:
NOT VISIBLE

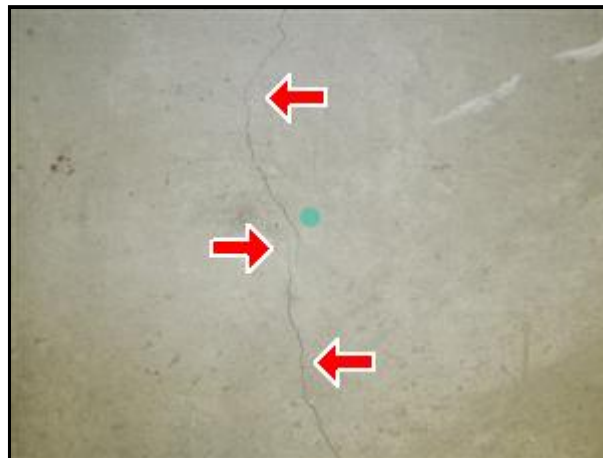
FOUNDATION VENTILATION:
WINDOWS

Items

10.0 VISIBLE FOUNDATION WALLS

Inspected, Maintenance

Minor cracks in the concrete at the foundation walls noted. In our opinion this is typical for this age and type of construction, combined with our expansive soils. However, we always recommend keeping any crack, gap or utility penetration caulked and well sealed to be able to monitor for future movement or leaking. If either condition should ever occur, repairs could be needed.



10.0 Picture 1

10.1 VISIBLE FOUNDATION FLOORS

Inspected, Maintenance

There were cracks or movement of the slabs that in our opinion are common for this type of construction, and our expansive soils. Keep these sealed to prevent leaks and monitor them for future movement.

10.2 VENTILATION

Inspected

10.3 VAPOR BARRIER

Inspected

10.4 INSULATION

Inspected

10.5 VISIBLE SUB-FLOOR / WALL FRAMING

Not Inspected

We were unable to inspect most of the subfloor and framing due to finish surfaces, ceiling tiles, etc.

10.6 WATER ENTRY

Inspected, Maintenance

There were no active moisture leaks noted at the time of our inspection. There is evidence of previous moisture leakage at walls (like by water lines to outside hose bibb. These should be sealed to help prevent water leakage and monitor the areas in the future.



10.6 Picture 1

10.7 SUMP PUMP

Not Present

10.8 ADDITIONAL COMMENTS

Not Inspected, Maintenance

We were unable to fully view the foundation walls, floor slabs and structural components at many locations due to finish materials, etc. This prevents the inspector from seeing, testing or having access to every area or component. In brief, it prevents the inspector from accessing and checking everything. Concealed defects are not within the scope of our inspection. We recommend that you do a careful check and a final walk-through of this area prior to closing.

10.9 MAINTENANCE / UPGRADE / IMPROVEMENT

Maintenance

Minor cracks in the concrete at the foundation walls and/or floor slab were noted. In our opinion this is typical for this age and type of construction, combined with our expansive soils. However, we always recommend keeping any crack, gap or utility penetration caulked and well sealed to be able to monitor for future movement or leaking. If either condition should ever occur, repairs could be needed.

11. INTERIORS

The NAHI or the Kansas **Standards-of-Practice** for home inspectors, both exclude the examination or inspection of the **INTERIOR** of **fireplace flues** or **chimneys**. Therefore these are not within the scope of this Inspection and are **NOT** inspected as part of the basic home inspection. If a comment about them is made at all, it is only done as a **COURTESY** to the customer. The customer agrees and understands the Inspection Company assumes no liability or responsibility for any defects or deficiencies OR any property damage or bodily injury related to the interior of fireplace or chimney flues, etc.

Styles & Materials

WINDOW TYPE:
THERMAL PANE
VINYL

INTERIOR WALLS:
DRYWALL

INTERIOR CEILINGS:
DRYWALL
CEILING TILE

Items

11.0 EXTERIOR DOORS

Inspected

Examining screen doors and/or storm doors is not part of the home inspection.

11.1 INTERIOR DOORS (a representative number)

Repair, Modify or Further Evaluation Recommended

One or more interior doors were missing (like at upstairs rooms). Several doors rub, bind, were missing hardware or for other reasons did not latch properly (basement, front bedroom, 1st floor bathroom). The 1st floor bathroom lock would stick and not open (2 people got stuck in the room during the inspection (unsafe).



11.1 Picture 1



11.1 Picture 2

11.2 INTERIOR WINDOWS (a representative number)

Repair, Modify or Further Evaluation Recommended

(1) Screen and storm windows are not examined as part of the home inspection.

(2) There were moisture stains at one or more windows such as (front bedroom side window). Multiple windows are in need of service or repair because the window because of things like sash locks not working (several), the sash falls out of window frame (kitchen), sash not closing properly at 2nd floor window (rear of house), etc. Have competent contractor service windows to open, close and operate properly.

11.3 INTERIOR WALLS (a representative number)

Maintenance

There were movement cracks at varied walls and minor damage (like behind bathroom door) that in our opinion are not uncommon for a house of this age. We consider these a cosmetic issue at this time.

11.4 INTERIOR CEILINGS (a representative number)

Maintenance

We noted cracks or movement that in our opinion are fairly typical for a house of this age. We consider these a cosmetic issue at this time.

There is evidence of past moisture stains at several rooms. The water stains were dry at this time, but monitor them in the future.

11.5 INTERIOR FLOORS

Maintenance

The 1st floor hall by the bathroom had a slightly concave or spongy feel. We also noted sag or sloping at varied floor areas that in our opinion is not uncommon for a house of this age. The floors were covered with finishes like carpet or tile above, and there were finishes like ceiling tile and insulation batts obstructing the view of framing or joists below the sub-floor ((obstructed visibility prevents a full inspection). If the sag or soft feel of a floor is a concern to a buyer they should do an intrusive check of areas prior to close.

11.6 INTERIOR STAIRS / HANDRAILS

Inspected, Maintenance

FYI - Under current safety standards, there was limited headroom over both sets of stairs, which creates a hazard due to the low ceiling height. The steps are steeper than we would build today.



11.6 Picture 1 Example

11.7 FIREPLACE(S)

Maintenance

11.8 ADDITIONAL COMMENTS

Repair, Modify or Further Evaluation Recommended, Maintenance

Have a competent contractor or specialist read the report as it pertains to the "Interior Components"; then review the applicable system or components and the conditions present; then service, modify, or repair any defect(s) as needed to properly correct them.

12. GARAGE & ATTIC

Styles & Materials

GARAGE TYPE:
DETACHED

ROOF COVERINGS:
COMPOSITION SHINGLE

ATTIC DESCRIPTION:
PARTIAL
MULTIPLE

ROOF / CEILING FRAME:
RAFTERS & JOISTS

ATTIC INSPECTED BY:
ENTERED
VIEWED FROM ACCESS
NO ACCESS TO SOME AREAS

INSULATION:
LOOSE FLOOR
BLOWN FLOOR
BATT WALL
COMBINATION

INSULATION DEPTH / FLOOR:
0 to 3 INCHES +/-

Items

12.0 DETACHED GARAGE VIEW

Inspected, Maintenance

(1) Courtesy View



12.0 Picture 1

(2) There were at least one or more area(s) where the soil level was too high at the building. Good building practices recommend that there is at least 6" to 8" clearance between the soil and the siding to help prevent moisture damage or pest entry. Regrade the applicable areas as needed.



12.0 Picture 2



12.0 Picture 3

12.1 GARAGE ROOF

Inspected

12.2 GARAGE WALLS / CEILING / FLOOR

Inspected

Courtesy view of garage area.



12.2 Picture 1

12.3 EXTERIOR DOOR

Inspected

12.4 VEHICLE DOOR(S)

Inspected, Maintenance

The door with the electronic operator reversed when tested, but needs adjustment (kept going back up).

12.5 ATTIC CAVITY

Repair, Modify or Further Evaluation Recommended, Maintenance

(1) Courtesy view of various attic areas. The access with a ceiling hatch access is damaged (replace it).

There were minor moisture stains in attic that were dry at this time. Monitor this in the future.



12.5 Picture 1



12.5 Picture 2



12.5 Picture 3



12.5 Picture 4

(2) **FYI** - There was minimal attic ventilation. We recommend installing more ventilation for energy efficiency.

FYI - There was minimal insulation installed. We recommend installing more insulation for energy improvement and efficiency.

FYI - Some rafters in the newer front part of the attic have sagged and been repaired or scabbed with short wood blocks. Also older repairs noted at roof decking.



12.5 Picture 5



12.5 Picture 6

(3)

- It looks like the plumbing vent for 2nd floor bath terminate in the attic chase cavity. This is improper and if still in use they should be extended to the exterior to get sewer gas odors, etc outside and prevent possible freeze-ups..
- We saw at least one or more cracked and broken roof rafter.



12.5 Picture 7



12.5 Picture 8



12.5 Picture 9

(4) In accordance with **NAHI** home inspection industry standards, we do not attempt to enter an attic where there is no solid walkway or standard flooring designed for normal walking; if walking the attic in the inspectors opinion could be unsafe for himself or possibly damage the ceiling below; or if his movement is restricted by air ducts or his path is obscured by insulation covering the joists; or when ceiling heights are under 60" tall. These conditions exist here. In such cases we will examine the visible attic cavity as best we can from the access hatch, with no commentary or evaluations made of any areas not readily viewed from the hatch area.

13. MISCELLANEOUS

Items

13.0 REPAIR / REPLACE / FURTHER EVALUATION

Repair, Modify or Further Evaluation Recommended

Always have any repair, replacement or further evaluations performed by a competent, insured and licensed contractor specializing in that trade or profession. They should read the report; review the component or system conditions present; then service, modify, repair or replace any defects or unreliable conditions as necessary to properly and safely correct them. You should get at least 3 written estimates on any major work, AND all repairs or work should follow the Manufacture Installation Guidelines; and applicable National, State, or Local building codes.

We recommend that any work be completed, inspected and verified before the close of escrow. Further evaluation for any service, repair or replacement should take place before the end of the inspection contingency period.

13.1 TERMITES

Inspected

The Termite Report was performed by a Pest Control Company and will be sent under separate cover.

13.2 ASBESTOS

Not Inspected

Due to the age of the building (70 Yrs +/-), it is always possible that some materials or components could contain ACM (asbestos containing materials). A visual home inspection can not verify the absence or presence of asbestos, and we **DID NOT** perform any type of sampling or testing for ACM.

13.3 LEAD PAINT

Not Inspected

Due to the age of the building (70 +/- Yrs), it always possible interior or exterior paint could be lead based somewhere. A visual inspection alone can not verify the absence or presence of lead based paint. We are **NOT** licensed lead paint specialists and **DID NOT** perform any type of sampling or testing for lead paint.

13.4 MOLD/MILDEW

Not Inspected

We noted what in our opinion looks like construction mold. It is not uncommon for this type to have been present since the structure was built and is not typically harmful. Mold types and its significance can only be discovered through sampling and laboratory analysis. Monitor this for new growth. If new growth is noted or if you are concerned about potential health concerns, get this sampled or tested by a mold or air quality specialist. We **DID NOT** perform any mold tests or mold / air sampling or testing at this property. A visual inspection alone can not verify the absence or presence of mold.



13.4 Picture 1

13.5 EXCLUSIONS

Not Inspected

(1) An alarm or security system of some type was present. We are not specialists in these and **DID NOT** perform any analysis, operation or other type testing on the system. Consultation and evaluation by a competent and licensed specialist in security systems can provide information or testing of the system to verify the operation and proper function of the system and its components.



13.5 Picture 1

(2) Outbuildings, detached buildings or storage sheds are not included in our Standards-of-Practice for a visual inspection (other than the newer garage), and therefore **ARE NOT** inspected as part of a General Inspection unless under a separate agreement and additional fee.

13.6 PRIVATE WASTE DISPOSAL SYSTEMS

Not Inspected, Maintenance

We were told that a private waste system of some type may be present (septic - did not locate it). We are not licensed to do "open tank" septic system pumping or interior tank examinations, and **DID NOT** perform "open tank" pumping, excavation or analysis or other intrusive septic system examination. Consultation and evaluation by a competent and licensed specialist in private waste water systems "prior to closing" can provide pumping and intrusive testing of the system to verify proper function of the system and its components.

13.7 BARN / OUTBUILDINGS

Not Inspected

13.8 BUILDING PERMITS / ADDITIONS

Not Inspected, Maintenance

FYI - It would be prudent to view the municipal inspection records and permit information for this property. They could contain information on remodels, upgrades, addition, renovation, change-outs, etc. which were not a part of our inspection process, nor were they performed by our company.

In our opinion, the property shows signs of remodeling, renovation, change-outs or addition after the original construction. This work may or may not have been performed by a licensed contractor(s) with permits and code inspections, etc. We recommend verifying with the seller permits were obtained, and getting copies of these. If not

available or if not on file at the city or county, etc it would be prudent to have the local code authority determine the work was done properly and conforms to building standards applicable at that time.

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Holmes Inspection Company

theholmescompany@hotmail.com

(816) 455-8787

Report Attachments

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[Buyers Pre-Closing Check List](#)



Holmes Inspection Company

Dan Bowers, CRI

theholmescompany@hotmail.com
(816) 455-8787

