

Inspection Report

Prepared For: John Smith

Property Address:
4206 W 59th Street
Fairway KS 66205



CC Home Inspection LLC

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Table of Contents

Cover Page.....	1
Table of Contents.....	2
Intro Page.....	3
1 Structural Components.....	4
2 Exterior.....	6
3 Roofing.....	8
4 Plumbing.....	9
5 Electrical System.....	12
6 Heating.....	14
7 Air Conditioning.....	15
8 Interiors.....	16
9 Insulation and Ventilation.....	17
10 Built-In Kitchen Appliances.....	18
Repair.....	19
Investigate.....	22
Back Page.....	23

Date: 8/31/2010	Time:	Report ID:
Property: 4206 W 59th Street Fairway KS 66205	Customer: John Smith	Real Estate Professional:

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. Not Present items will be noted only in the Report and will NOT be in the Summary. Please read the entire report and consider items or components that are not present.

Repair = 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.

Investigate = refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed.

Standards of Practice:

NAHI National Association of Home Inspectors

In Attendance:

Customer and their agent

Type of building:

Single Family (1 story)

Style of Home:

Ranch

Approximate age of building:

Over 25 Years

Home Faces:

South

Temperature:

Over 60

Weather:

Clear

Ground/Soil surface condition:

Dry

Rain in last 3 days:

No

1. 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.

Styles & Materials

Foundation:

Rock

Floor Structure:

2 X 10

Wall Structure:

2 X 4 Wood

Ceiling Structure:

2X6

Roof Structure:

2 X 6 Rafters

Roof-Type:

Gable

Method used to observe attic:

From entry

Attic info:

Attic access

No Storage


IN NI NP

1.0	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.)	X		
1.1	WALLS (Structural)	X		
1.2	COLUMNS OR PIERS	X		
1.3	FLOORS (Structural)	X		
1.4	CEILINGS (structural)	X		
1.5	ROOF STRUCTURE AND ATTIC	X		

IN NI NP

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Comments:

 **1.0** The stone foundation wall(s) have experienced some movement. The movement is most commonly associated with expansive soils. Regardless, such movement has caused some openings in the stone walls that need to be tuck pointed, or otherwise stabilized. See the south foundation wall(s) as a representation of this situation.

🔧 1.2 The front porch has settlement that should be serviced by a qualified contractor. The porch has settled and the support posts are loose at this time.



1.2 Picture 1

1.5 The roof appears to have three layers of roofing material. The next time the roof is replaced, it will need to have layers removed.



1.5 Picture 1

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.

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.

Styles & Materials

Siding Style:

Brick
Wood shakes

Siding Material:

Wood

Exterior Entry Doors:

Wood
Single pane

Appurtenance:

Covered porch

Driveway:

Asphalt

Garage Door Type:

One automatic

Garage Door Material:

Wood

Auto-opener Manufacturer:

SEARS

		IN	NI	NP
2.0	WALL CLADDING FLASHING AND TRIM	X		
2.1	DOORS (Exterior)	X		
2.2	WINDOWS	X		
2.3	DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS	X		
2.4	VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)	X		
2.5	EAVES, SOFFITS AND FASCIAS	X		
2.6	GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)	X		

IN NI NP

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Comments:

🔧 **2.2** The window frame deteriorated at front of home. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.



2.2 Picture 1



2.2 Picture 2

2.6 The garage door will reverse when met with resistance.

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. 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.

Styles & Materials

Roof Covering:

3-Tab fiberglass

Viewed roof covering from:

Ladder

Walked roof

Chimney (exterior):


Brick

		IN	NI	NP
3.0	ROOF COVERINGS	X		
3.1	FLASHINGS	X		
3.2	SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS	X		
3.3	ROOF DRAINAGE SYSTEMS	X		

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Comments:

 **3.1** The chimney flashing need to be properly sealed by a qualified roofing contractor to prevent moisture infiltration.



3.1 Picture 1

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.

4. Plumbing

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.

Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): Copper	Plumbing Water Distribution (inside home): Galvanized Copper
Plumbing Waste: Cast iron	Water Heater Power Source: Gas (quick recovery)	Water Heater Capacity: 40 Gallon (1-2 people)
Water Heater Location: Basement	Manufacturer: A.O. SMITH	

		IN	NI	NP
4.0	PLUMBING DRAIN, WASTE AND VENT SYSTEMS	X		
4.1	PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES	X		
4.2	HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS	X		
4.3	MAIN WATER SHUT-OFF DEVICE (Describe location)	X		
4.4	MAIN FUEL SHUT OFF (Describe Location)	X		
4.5	SUMP PUMP	X		

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Comments:

🔧 4.0 (1) The plumbing waste line rusted and deteriorated below bathroom in the basement. Repairs are needed. A qualified licensed plumber should repair or correct as needed.



4.0 Picture 1

🔍 (2) The laundry appears to drain to the storm sewer system and should be evaluated by a qualified plumber.



4.0 Picture 2

🔧 4.1 The shower head is damaged at the hall bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

🔍 4.2 The gas feed pipe to the water heater is missing a drip leg and should be upgraded by a plumber.

4.3 The main shut off is the knob located in the basement. This is for your information.

4.4 The main fuel shut off is at gas meter outside

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.

5. 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.

Styles & Materials

Electrical Service Conductors:

Overhead service

Panel capacity:

100 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

Unknown

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:


Romex

		IN	NI	NP
5.0	SERVICE ENTRANCE CONDUCTORS	X		
5.1	SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS	X		
5.2	BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE	X		
5.3	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)	X		
5.4	POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE	X		
5.5	OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)	X		
5.6	LOCATION OF MAIN AND DISTRIBUTION PANELS	X		
5.7	SMOKE DETECTORS	X		
5.8	CARBON MONOXIDE DETECTORS			X

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Comments:

 **5.2** The main panel has missing knock out blanks which is a safety concern due to exposed electrical connections, a condition which should be corrected. The main panel does not have thirty-six inches of clear space in front of the panel cover. This condition should be corrected by a qualified contractor.

The main panel is located in a closet which can be hazardous due to combustible materials, hangers and lack of access. This configuration is not presently allowed and you may wish to have an electrician elaborate on this concern.



5.2 Picture 1

5.6 (1) The main panel box is located at the basement.

(2) The main panel box is located at the basement.

5.7 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

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.

6. Heating

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.

Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): One
Heat System Brand: LENNOX	Ductwork: Non-insulated	Filter Type: Disposable
Filter Size: 16x20	Types of Fireplaces: Conventional	Operable Fireplaces: One

Number of Woodstoves:


None

		IN	NI	NP
6.0	HEATING EQUIPMENT	X		
6.1	NORMAL OPERATING CONTROLS	X		
6.2	AUTOMATIC SAFETY CONTROLS	X		
6.3	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X		
6.4	PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM	X		
6.5	CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)	X		
6.6	SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)	X		
6.7	GAS/LP FIRELOGS AND FIREPLACES			X

IN NI NP

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Comments:

 **6.5** The clay liner in chimney for fireplace at the Living room was only partially visible.

If creosote is not cleaned a chimney or house fire could result

. A qualified licensed electrical contractor should inspect further and repair as needed A qualified contractor should inspect and repair as needed.

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.

7. Air Conditioning

Styles & Materials

Cooling Equipment Type:

Air conditioner unit

Cooling Equipment Energy Source:

Electricity

Central Air Manufacturer:

LENNOX

Number of AC Only Units:

One

		IN	NI	NP
7.0	COOLING AND AIR HANDLER EQUIPMENT	X		
7.1	DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	X		
7.2	PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM	X		
7.3	NORMAL OPERATING CONTROLS	X		

IN NI NP

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8. 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.

Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Drywall

Floor Covering(s):

Wood

Interior Doors:

Wood

Window Types:

Double-hung

Window Manufacturer:

UNKNOWN

Cabinetry:

Metal

Countertop:

Laminate

		IN	NI	NP
8.0	CEILINGS	X		
8.1	WALLS	X		
8.2	FLOORS	X		
8.3	STEPS, STAIRWAYS, BALCONIES AND RAILINGS	X		
8.4	COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS	X		
8.5	DOORS (REPRESENTATIVE NUMBER)	X		
8.6	WINDOWS (REPRESENTATIVE NUMBER)	X		

IN NI NP

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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.

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.

Styles & Materials

Attic Insulation:

Fiberglass

Ventilation:

Gable vents
Passive

Dryer Power Source:

220 Electric

Dryer Vent:

Flexible Vinyl

Floor System Insulation:

NONE

		IN	NI	NP
9.0	INSULATION IN ATTIC	X		
9.1	INSULATION UNDER FLOOR SYSTEM	X		
9.2	VAPOR RETARDERS (ON GROUND IN CRAWLSPACE OR BASEMENT)			X
9.3	VENTILATION OF ATTIC AND FOUNDATION AREAS	X		
9.4	VENTING SYSTEMS (Kitchens, baths and laundry)	X		
9.5	VENTILATION FANS AND THERMOSTATIC CONTROLS (ATTIC)	X		

IN NI NP

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Comments:

9.0 is about eight inches thick or just over 29 R-Value.



9.0 Picture 1

9.3 I recommend increasing the ventilation to promote the life expectancy of roof covering.

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.

Styles & Materials

Dishwasher Brand:

NONE

Disposer Brand:

SEARS

Range/Oven:


GENERAL ELECTRIC

		IN	NI	NP
10.0	DISHWASHER			X
10.1	RANGES/OVENS/COOKTOPS	X		
10.2	FOOD WASTE DISPOSER	X		

IN NI NP

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Comments:

 **10.1** The left rear coil element (on cook top) did not work when tested. I recommend repair as needed.

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 CC Home Inspection LLC

Repair

CC Home Inspection LLC

3965 W 83rd St Suite 142
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913-648-6000

Customer
John Smith


Address
4206 W 59th Street
Fairway KS 66205

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. As used in the Summary, "Repair" refers to a system or component that is not functioning as intended and is in need of Repair or Replacement; and "Investigate" refers to a system or component that needs additional investigation by a specialist to determine if repairs are needed. ***This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.***

1. Structural Components


1.0 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.)

Inspected

-  The stone foundation wall(s) have experienced some movement. The movement is most commonly associated with expansive soils. Regardless, such movement has caused some openings in the stone walls that need to be tuck pointed, or otherwise stabilized. See the south foundation wall(s) as a representation of this situation.

1.2 COLUMNS OR PIERS


Inspected

-  The front porch has settlement that should be serviced by a qualified contractor. The porch has settled and the support posts are loose at this time.

2. Exterior

2.2 WINDOWS

Inspected


-  The window frame deteriorated at front of home. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed.

3. Roofing

3.1 FLASHINGS

3. Roofing


Inspected

-  The chimney flashing need to be properly sealed by a qualified roofing contractor to prevent moisture infiltration.

4. Plumbing


4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

-  (1) The plumbing waste line rusted and deteriorated below bathroom in the basement. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

4.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES


Inspected

-  The shower head is damaged at the hall bath. Repairs are needed. A qualified licensed plumber should repair or correct as needed.

5. Electrical System

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

Inspected

-  The main panel has missing knock out blanks which is a safety concern due to exposed electrical connections, a condition which should be corrected. The main panel does not have thirty-six inches of clear space in front of the panel cover. This condition should be corrected by a qualified contractor.

The main panel is located in a closet which can be hazardous due to combustible materials, hangers and lack of access. This configuration is not presently allowed and you may wish to have an electrician elaborate on this concern.

10. Built-In Kitchen Appliances

10.1 RANGES/OVENS/COOKTOPS

Inspected

-  The left rear coil element (on cook top) did not work when tested. I recommend repair as needed.

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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Investigate

CC Home Inspection LLC

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Prairie Village KS 66208
913-648-6000

Customer
John Smith

Address
4206 W 59th Street
Fairway KS 66205

4. Plumbing

4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Inspected

- 🔍 (2) The laundry appears to drain to the storm sewer system and should be evaluated by a qualified plumber.

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

Inspected

- 🔍 The gas feed pipe to the water heater is missing a drip leg and should be upgraded by a plumber.

6. Heating

6.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Inspected

- 🔍 The clay liner in chimney for fireplace at the Living room was only partially visible.

If creosote is not cleaned a chimney or house fire could result

. A qualified licensed electrical contractor should inspect further and repair as needed A qualified contractor should inspect and repair as needed.

9. Insulation and Ventilation

9.3 VENTILATION OF ATTIC AND FOUNDATION AREAS

Inspected

- 🔍 I recommend increasing the ventilation to promote the life expectancy of roof covering.

CC Home Inspection LLC

Cris Cohen

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