



# Inspection Report

## Sample Customer 4

**Property Address:**  
5,000sf House  
Overland Park KS 12345



### ESI Property Inspection

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|   |                                       |  |
|---|---------------------------------------|--|
| <b>Date:</b> 5/25/2011                                      | <b>Time:</b> 02:00 PM                 | <b>Report ID:</b> 5,000sf House                          |
| <b>Property:</b><br>5,000sf House<br>Overland Park KS 12345 | <b>Customer:</b><br>Sample Customer 4 | <b>Real Estate Professional:</b><br>World's Best Realtor |

**Comment Key or Definitions**

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Standards of Practice:**

Kansas Home Inspection Registration Board  
- Standards of Practice

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

Under 10 Years  
Extra Info : Built in 2004

**Home Faces:**

North

**Temperature:**

Over 65

**Weather:**

Light Rain

**Ground/Soil surface condition:**

Staurated

**Rain / Snow in last 3 days:**

Yes

**Radon Test:**

No

**Water Test:**

No

**Termite Inspection:**

Yes, By Gunter Pest Management

## 1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

### Items

#### 1.0 ROOF COVERINGS

**Comments:** Not Inspected, Repair or Replace

Roof is in the process of being replaced due to hail damage. There is considerable damage on all sides of roof.

#### 1.1 FLASHINGS

**Comments:** Inspected

#### 1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Inspected

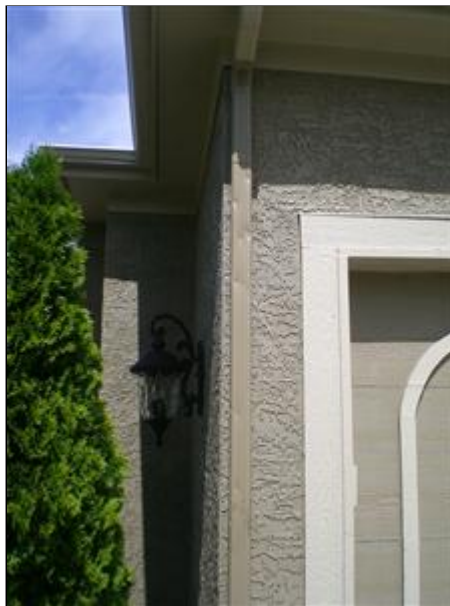
#### 1.3 ROOF DRAINAGE SYSTEMS

**Comments:** Inspected, Repair or Replace

(1) Much of the gutter and downspout system is damaged by hail. Recommend replacement.



1.3 Picture 1



1.3 Picture 2



1.3 Picture 3



1.3 Picture 4



1.3 Picture 5

(2) Downspout at back needs a splash block to properly divert water away from the foundation.



1.3 Picture 6

**Styles & Materials**

**Roof Covering:**

3-Tab Composite  
Architectural

**Viewed roof covering from:**

Ladder

**Sky Light(s):**

None

**Chimney (exterior):**

N/A

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The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

### Items

#### 2.0 WALL CLADDING FLASHING AND TRIM

**Comments:** Inspected, Repair or Replace

(1) There is evidence of hail damage at much of the stucco siding. Recommend re-painting to properly protect the siding.



2.0 Picture 1



2.0 Picture 2

(2) Trim at front entry way is hail damaged and needs to be repaired.



2.0 Picture 3



2.0 Picture 4



2.0 Picture 5

(3) Trim around garage window at front is hail damaged. The top edge and base also need to be re-caulked.



2.0 Picture 6



2.0 Picture 7



2.0 Picture 8



2.0 Picture 9



2.0 Picture 10 re-caulk bottom edge



2.0 Picture 11 re-caulk top edge

(4) Exterior rear electrical outlet need to be caulked at top.



2.0 Picture 12

(5) To insure the longevity of window trim, it is important to keep all joints caulked and painted. Joints between trim and stucco also need to be caulked to prevent water from entering the structure. I recommend it be part of yearly maintenance to caulk and paint as needed.



2.0 Picture 13



2.0 Picture 14



2.0 Picture 15



2.0 Picture 16

(6) There are several small cracks in the stucco. Recommend qualified stucco contractor repair as needed.



2.0 Picture 17



2.0 Picture 18

**2.1 DOORS (Exterior)**

**Comments:** Inspected, Repair or Replace  
Step plate at rear door is damaged.



2.1 Picture 1

**2.2 WINDOWS**

**Comments:** Inspected, Repair or Replace  
There is a window at the front of the house on the second floor that has hail damage.



2.2 Picture 1

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

**Comments:** Inspected

Crack at front step needs to be sealed.



2.3 Picture 1

**2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)**

**Comments:** Inspected, Repair or Replace

There is an area in the back yard that was saturated from the morning rain. Because most of the adjacent yards shed water towards this location, I recommend installing a french drain to aid in carrying water towards the street.



2.4 Picture 1

**2.5 EAVES, SOFFITS AND FASCIAS**

**Comments:** Inspected

**2.6 OTHER**

**Comments:** Inspected

(1) Fence gate on east side of house needs to be re-hung.



2.6 Picture 1

(2) Underground sprinkler system is excluded from this inspection. The night / landscape lighting is also excluded from this inspection.

**Styles & Materials**

**Siding Style:**

Cement stucco

**Siding Material:**

Cement-Fiber

**Exterior Entry Doors:**

Wood

Steel

Insulated glass

**Appurtenance:**

Patio

**Driveway:**

Concrete

---

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

Items

3.0 GARAGE CEILINGS

Comments: Inspected

3.1 GARAGE WALLS (INCLUDING FIREWALL SEPARATION)

Comments: Inspected

3.2 GARAGE FLOOR

Comments: Inspected

3.3 GARAGE DOOR (S)

Comments: Inspected, Repair or Replace

(1) Garage doors have sustained hail damage and need to be repainted.



3.3 Picture 1



3.3 Picture 2



3.3 Picture 3

(2) Gap at garage door needs to be sealed.



3.3 Picture 4

**3.4 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME**

**Comments:** Inspected

**3.5 GARAGE DOOR OPERATORS (Report whether or not doors will reverse when met with resistance)**

**Comments:** Inspected

**Styles & Materials**

**Garage Door Type:**

Two automatic

**Garage Door Material:**

Wood

**Auto-opener Manufacturer:**

LIFT-MASTER

## 4. Interiors

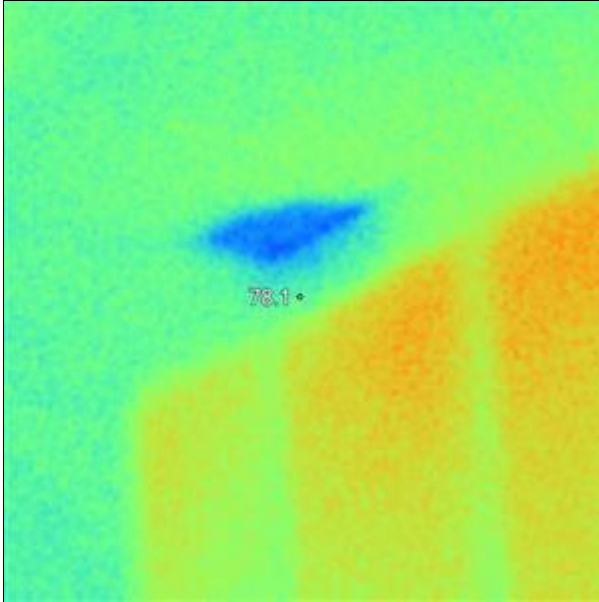
The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Items

#### 4.0 CEILINGS

**Comments:** Inspected, Repair or Replace

(1) There is evidence of moisture intrusion at the ceiling of the master bedroom. The first photo is a thermal image - the blue areas indicate moisture. The second photo was taken from the same vantage point as the thermal image.



4.0 Picture 1



4.0 Picture 2

(2) The seam at the ceiling in the master closet is damaged and needs to be repaired. There are also some nail pops at this area in need of repair.



4.0 Picture 3

#### 4.1 WALLS

**Comments:** Inspected

All inside walls adjacent to the exterior were scanned with a thermal imaging camera. No moisture issues were found.

#### 4.2 FLOORS

**Comments:** Inspected

There was a small stain at the entrance of the first floor office.



4.2 Picture 1

**4.3 STEPS, STAIRWAYS, BALCONIES AND RAILINGS**

**Comments:** Inspected

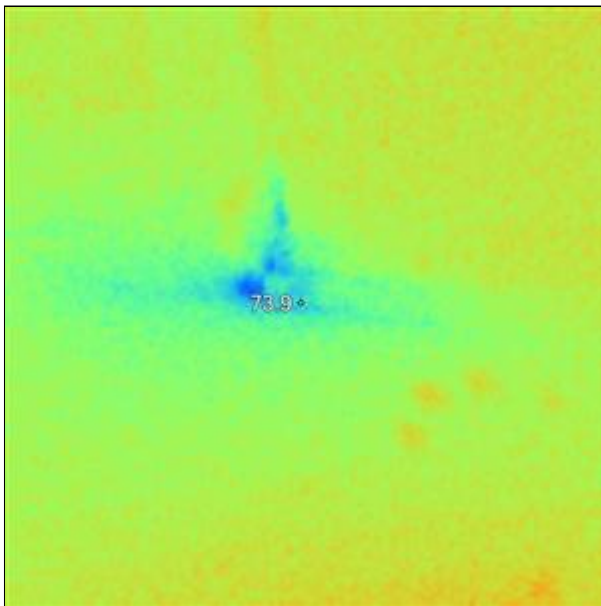
**4.4 COUNTERTOPS AND A REPRESENTATIVE NUMBER OF CABINETS**

**Comments:** Inspected

**4.5 DOORS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected, Repair or Replace

There is evidence of moisture coming at the bottom corners of the exterior door leading to the back patio. The first photo is a thermal image - the blue areas indicate moisture. The second photo was taken from the same vantage point as the thermal image.



4.5 Picture 1



4.5 Picture 2

**4.6 WINDOWS (REPRESENTATIVE NUMBER)**

**Comments:** Inspected, Repair or Replace

Basement window is missing screen.



4.6 Picture 1

**Styles & Materials**

**Ceiling Materials:**

Gypsum Board

**Wall Material:**

Gypsum Board

**Floor Covering(s):**

Carpet  
Hardwood T&G  
Tile

**Interior Doors:**

Raised panel  
Wood

**Window Types:**

Thermal/Insulated  
Casement

**Window Manufacturer:**

UNKNOWN

**Cabinetry:**

Wood

**Countertop:**

Granite

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**5. Structural Components**

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

**Items**

**5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

**Comments:** Inspected

There was one small foundation crack in the basement storage room to the east. Because the crack is so small at this time I do not recommend any corrective action. The crack should be monitored on a yearly basis for movement. If the crack should ever grow to over a 1/4" in width, an engineer should be consulted. If the drainage issue mentioned in section 2.4 is addressed, this should not turn into an issue.



5.0 Picture 1

**5.1 WALLS (Structural)**

**Comments:** Inspected

**5.2 COLUMNS OR PIERS**

**Comments:** Inspected

**5.3 FLOORS (Structural)**

**Comments:** Inspected

**5.4 CEILINGS (structural)**

**Comments:** Inspected

**5.5 ROOF STRUCTURE AND ATTIC**

**Comments:** Inspected

**Styles & Materials**

**Foundation:**

Poured concrete

**Floor Structure:**

2 X 10

**Columns or Piers:**

Steel lally columns

**Ceiling Structure:**

2X10

**Roof Structure:**

2 X 6 Rafters

**Roof-Type:**

Hip

**Method used to observe attic:**

Walked

**Attic info:**

Scuttle hole

Extra Info : located in bedroom closet

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Items

#### 6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Inspected

#### 6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

**Comments:** Inspected, Repair or Replace

Need to re-grout tile at entrance of master bathroom shower.



6.1 Picture 1

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

**Comments:** Inspected

#### 6.3 MAIN WATER SHUT-OFF DEVICE (Describe location)

**Comments:** Inspected

Main water shut off is located in the basement storage room on the west wall.

#### 6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

**Comments:** Inspected

All visible natural gas were tested for leaks - none found.

#### 6.5 MAIN FUEL SHUT OFF (Describe Location)

**Comments:** Inspected

The main fuel shut off is at gas meter outside

#### 6.6 SUMP PUMP

**Comments:** Inspected

Sump pump has been sealed to contain radon gas under slab. Pump was operational at time of inspection. Recommend adding a battery backup to protect basement finishes.



6.6 Picture 1

**6.7 Water Conditioning Systems**

**Comments:** Not Inspected

Water conditioning system is excluded from inspection.



6.7 Picture 1

**6.8 Radon Mitigation System**

**Comments:** Inspected

Radon system was operational at time of the inspection. The unit should be inspected yearly to make sure fan is operating.



6.8 Picture 1

**Styles & Materials**

**Water Source:**

Public

**Water Filters:**

Whole house conditioner  
(We do not inspect filtration systems)

**Plumbing Water Supply (into home):**

Copper

**Plumbing Water Distribution (inside home):**

PEX

**Washer Drain Size:**

2" Diameter

**Plumbing Waste:**

PVC

**Water Heater Power Source:**

Gas (quick recovery)

**Water Heater Capacity:**

50 Gallon (2-3 people)

**Manufacturer:**

BRADFORD-WHITE

**Water Heater Location:**

Basement

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The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**7. Electrical System**

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

**Items**

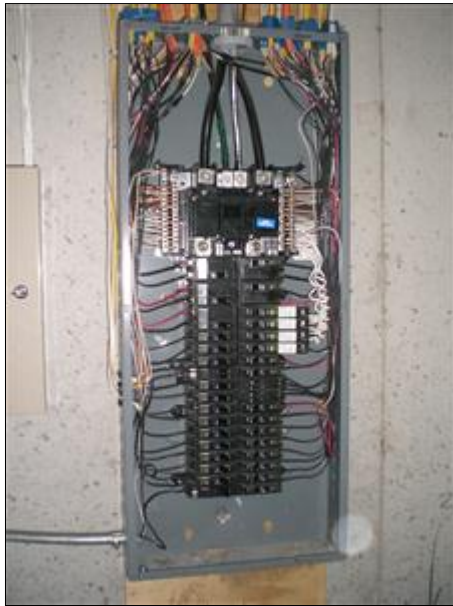
**7.0 SERVICE ENTRANCE CONDUCTORS**

**Comments:** Inspected

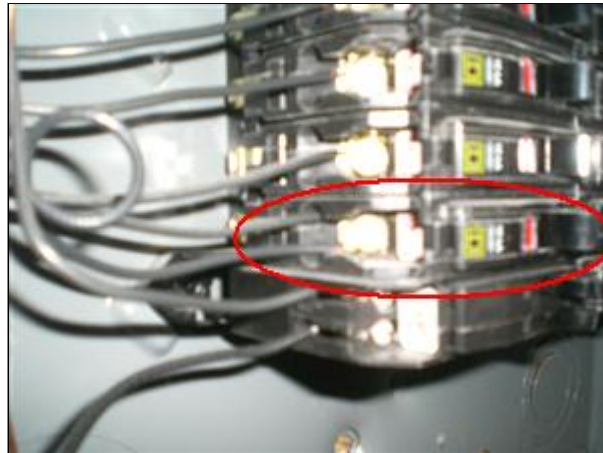
**7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS**

**Comments:** Inspected, Repair or Replace

The main panel is located in the basement on the west wall. There was just on issue - one of the breakers that is designed for one wire has two wires connected to it. The circuit breaker needs to be replaced with one that is intended for two wires.



7.1 Picture 1



7.1 Picture 2

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

**Comments:** Inspected

**7.3 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)**

**Comments:** Inspected, Repair or Replace

(1) Puck lights under basement bar were not working at the time of the inspection.



7.3 Picture 1

(2) Junction box in basement storage needs a cover.



7.3 Picture 2

(3) There are several rooms with two switches. The second switch would operate a ceiling fan if one is installed in the future.



7.3 Picture 3

(4) Basement theater system is excluded for the inspection.



7.3 Picture 4

**7.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE**

**Comments:** Inspected

**7.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**

**Comments:** Inspected

**7.6 SMOKE DETECTORS**

**Comments:** Not Inspected

The smoke detectors should be tested and batteries changed at common hallway and bedrooms upon moving in to home.

**7.7 CARBON MONOXIDE DETECTORS**

**Comments:** Not Present

There is no carbon monoxide detector found in home. It is recommended that one be installed according to the manufacturer's instructions.

**Styles & Materials**

**Electrical Service Conductors:**

Below ground

**Panel capacity:**

200 AMP

**Panel Type:**

Circuit breakers

**Electric Panel Manufacturer:**

SQUARE D

**Branch wire 15 and 20 AMP:**

Copper

**Wiring Methods:**

Romex

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

### Items

#### 8.0 HEATING EQUIPMENT

**Comments:** Inspected

Furnace was operational at the time of the inspection. Both units were manufactured in 2005.



8.0 Picture 1



8.0 Picture 2

#### 8.1 NORMAL OPERATING CONTROLS

**Comments:** Inspected

#### 8.2 AUTOMATIC SAFETY CONTROLS

**Comments:** Inspected

#### 8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

**Comments:** Inspected

#### 8.4 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

**Comments:** Inspected

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

**Comments:** Inspected

#### 8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove)

**Comments:** Not Present

#### 8.7 GAS/LP FIRELOGS AND FIREPLACES

**Comments:** Inspected

#### 8.8 COOLING AND AIR HANDLER EQUIPMENT

**Comments:** Inspected

The ambient air test was performed by using thermometers on the air handler of both Air conditioners to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 54 degrees on one unit and on the other one read 55 degrees, and the return air temperature was 74 degrees on one unit and on the other one read 76 degrees. This indicates the range in temperature drop is normal. Both units were manufactured in 2004.



8.8 Picture 1

**8.9 NORMAL OPERATING CONTROLS**

**Comments:** Inspected

**8.10 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM**

**Comments:** Inspected

**8.11 Whole House Humidification System**

**Comments:** Not Inspected

ESI does not inspect humidification systems. Note that these systems need to be turned on in the winter and off in the summer. On & off is located at the unit. Filter needs to be changed.



8.11 Picture 1

**Styles & Materials**

**Heat Type:**

Forced Air

**Energy Source:**

Natural Gas

**Number of Heat Systems (excluding wood):**

Two

**Heat System Brand:**

TRANE

**Ductwork:**

Non-insulated

**Filter Type:**

Disposable

Serial # : Downstairs unit: 4313NS11G Upstairs Unit:  
4203YD51G

**Filter Size:**

16x25

Extra Info : both units take same size

**Types of Fireplaces:**

Vented gas logs

**Operable Fireplaces:**

Two

**Number of Woodstoves:**

None

**Cooling Equipment****Type:**

Air conditioner unit

**Cooling Equipment Energy Source:**

Electricity

**Central Air Manufacturer:**

TRANE

**Number of AC Only****Units:**

Two

**Whole House Exhaust Fan:**

No

Serial # : Downstairs unit: 5162NS45F Upstairs Unit:  
5164NBD4F

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The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**9. Insulation and Ventilation**

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

**Items**

**9.0 INSULATION IN ATTIC**

**Comments:** Inspected

Attic is well insulated. Thickness averages from 12-14".



9.0 Picture 1



9.0 Picture 2

**9.1 INSULATION UNDER FLOOR SYSTEM**

**Comments:** Inspected

**9.2 VENTILATION OF ATTIC AND FOUNDATION AREAS**

**Comments:** Inspected

**9.3 VENTING SYSTEMS (Kitchens, baths and laundry)**

**Comments:** Inspected, Repair or Replace

Exterior dryer vent is damaged and needs to be replaced.



9.3 Picture 1

**Styles & Materials**

**Attic Insulation:**

Blown  
Cellulose

**Ventilation:**

Ridge vents  
Soffit Vents  
Passive

**Dryer Power Source:**

220 Electric

**Dryer Vent:**

Flexible Metal

**Floor System Insulation:**

Batts at top of foundation perimeter

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The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**10. Built-In Kitchen Appliances**

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

**Items**

**10.0 DISHWASHER**

**Comments:** Inspected

**10.1 RANGES/OVENS/COOKTOPS**

**Comments:** Inspected

**10.2 TRASH COMPACTOR**

**Comments:** Inspected

**10.3 FOOD WASTE DISPOSER**

**Comments:** Inspected

**10.4 MICROWAVE COOKING EQUIPMENT**

**Comments:** Inspected

**Styles & Materials**

**Dishwasher Brand:**

JENN AIR

**Disposer Brand:**

IN SINK ERATOR

**Range/Oven:**

JENN AIR

**Built in Microwave:**

MAYTAG

**Trash Compactors:**

JENN AIR

**Refrigerator:**

GENERAL ELECTRIC

**Cooktop:**

Jenn-Air

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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.

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## General Summary



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

**Customer**  
 Sample Customer 4

**Address**  
 5,000sf House  
 Overland Park KS 12345

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

### 1. Roofing

#### ROOF COVERINGS

##### Not Inspected, Repair or Replace

1. Roof is in the process of being replaced due to hail damage. There is considerable damage on all sides of roof.

#### ROOF DRAINAGE SYSTEMS

##### Inspected, Repair or Replace

2. (1) Much of the gutter and downspout system is damaged by hail. Recommend replacement.
3. (2) Downspout at back needs a splash block to properly divert water away from the foundation.

### 2. Exterior

#### WALL CLADDING FLASHING AND TRIM

##### Inspected, Repair or Replace

4. (1) There is evidence of hail damage at much of the stucco siding. Recommend re-painting to properly protect the siding.
5. (2) Trim at front entry way is hail damaged and needs to be repaired.
6. (3) Trim around garage window at front is hail damaged. The top edge and base also need to be re-caulked.

## 2. Exterior

7. (4) Exterior rear electrical outlet need to be caulked at top.
8. (5) To insure the longevity of window trim, it is important to keep all joints caulked and painted. Joints between trim and stucco also need to be caulked to prevent water from entering the structure. I recommend it be part of yearly maintenance to caulk and paint as needed.
9. (6) There are several small cracks in the stucco. Recommend qualified stucco contractor repair as needed.

### DOORS (Exterior)

#### Inspected, Repair or Replace

10. Step plate at rear door is damaged.

### WINDOWS

#### Inspected, Repair or Replace

11. There is a window at the front of the house on the second floor that has hail damage.

### VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

#### Inspected, Repair or Replace

12. There is an area in the back yard that was saturated from the morning rain. Because most of the adjacent yards shed water towards this location, I recommend installing a french drain to aid in carrying water towards the street.

### OTHER

#### Inspected

13. (1) Fence gate on east side of house needs to be re-hung.

## 3. Garage

### GARAGE DOOR (S)

#### Inspected, Repair or Replace

14. (1) Garage doors have sustained hail damage and need to be repainted.
15. (2) Gap at garage door needs to be sealed.

## 4. Interiors

### CEILINGS

#### Inspected, Repair or Replace

16. (1) There is evidence of moisture intrusion at the ceiling of the master bedroom. The first photo is a thermal image - the blue areas indicate moisture. The second photo was taken from the same vantage point as the thermal image.
17. (2) The seam at the ceiling in the master closet is damaged and needs to be repaired. There are also some nail pops at this area in need of repair.

### DOORS (REPRESENTATIVE NUMBER)

#### Inspected, Repair or Replace

18. There is evidence of moisture coming at the bottom corners of the exterior door leading to the back patio. The first photo is a thermal image - the blue areas indicate moisture. The second photo was taken from the same vantage point as the thermal image.

## 6. Plumbing System

### PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

#### Inspected, Repair or Replace

19. Need to re-grout tile at entrance of master bathroom shower.

## 7. Electrical System

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

#### Inspected, Repair or Replace

20. The main panel is located in the basement on the west wall. There was just one issue - one of the breakers that is designed for one wire has two wires connected to it. The circuit breaker needs to be replaced with one that is intended for two wires.

### 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)

#### Inspected, Repair or Replace

21. (1) Puck lights under basement bar were not working at the time of the inspection.  
22. (2) Junction box in basement storage needs a cover.

## 9. Insulation and Ventilation

### VENTING SYSTEMS (Kitchens, baths and laundry)

#### Inspected, Repair or Replace

23. Exterior dryer vent is damaged and needs to be replaced.

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# INVOICE

ESI Property Inspection  
 P.O. Box 25222  
 Overland Park, KS 66213  
 www.esi-inspection.com  
 913-523-5148  
 Inspected By: Brent C. Warner

Inspection Date: 5/25/2011  
 Report ID: 5,000sf House

|   |   |
|---|---|
| <b>Customer Info:</b>   | <b>Inspection Property:</b>             |
| Sample Customer 4   | 5,000sf House<br>Overland Park KS 12345 |
| <b>Customer's Real Estate Professional:</b><br>World's Best Realtor |   |

**Inspection Fee:**

| Service                        | Price | Amount | Sub-Total                   |
|--------------------------------|-------|--------|-----------------------------|
| Heated / Over 3,000sf          | 0.10  | 4000   | 400.00                      |
| Termite Inspection With Report | 70.00 | 1      | 70.00                       |
|                                |       |        | <b>Tax \$0.00</b>           |
|                                |       |        | <b>Total Price \$470.00</b> |

**Payment Method:** Credit Card  
**Payment Status:** Paid At Time Of Inspection  
**Note:**



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

## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Inspection Agreement](#)

## Inspection Agreement

This inspection was performed in accordance with and under the terms of a Pre-Inspection Agreement. The agreement was signed and agreed upon before the preparation of this report and a signed copy of the agreement is available upon request. An unsigned copy of the agreement may be attached to this report for your information or it may also be available on the company web site.