



1311 Hillcrest
Newton KS 67114
316-283-1072

Home Inspection Report

Prepared For:

Sample Report
Your Town Kansas

January 1, 2018

Report # 1



Certified Member of The American Society Of Home Inspectors

OVERVIEW

The overall condition of this home is normal for its age, with a good overall foundation and structure and recent improvements to the roof.

Several conditions were observed that could use improvement, those listed below are the ones that in my opinion are most important. Please read the details on the appropriate page. This is not an all inclusive list, please read the entire report.

Please feel free to call if you have questions. Thanks!

Brent Voran
Voran Home Inspections, Inc.

Summary of Repair or Maintenance Items:

- *chimney stucco and roof trim repair..... page 3**
- *dryer vent cleaning. page 5**
- *water powered sump pump repair. page 6**
- *furnace service needed / ducts and fan cabinet. page 7**
- *humidifier not working..... page 7**
- *basement comments / leaning wall, leaks, water damage..... page 9**

Not Inspected

- *the security system was not inspected**
- *general limitations are listed in the “inspection agreement”**

Aging Systems

- *furnace (1992 / normal life is 30 years)**

Vorán Home Inspections, Inc

Thank you for selecting us to inspect this home. Your report is broken down into categories which should make it easier to read and understand. The following condition definitions are used throughout the report for the various components of the house.

- ✓ **Functional** Item appears to be functioning properly at the time of inspection.
- ✓ **Marginal** Item is currently performing it's intended function, but due to it's age and/or condition, long term service should not be expected. Also used for items built to less than normal construction standards.
- ✓ **Problem Noted** Item is not operating, is in poor condition, or is considered a safety hazard.
- ✓ **Maintenance** Used for items needing minor repairs or general maintenance.
- ✓ **N.A. / N.I.** These initials stand for not applicable (NA) to the house and not inspected (NI)

General Information

Bldg. Type:	*Patio home	# of Stories:	*1	Weather/Temp.	*Clear / 45-50°
Main entry faces:	*West	Bedrooms:	*3	People Present:	*Buyer & Realtor
Year Built:	*1981	Baths:	*3.5		
Con. Class:	*Frame	Estimated Sq.Feet:	*3200		
Foundation:	*Basement	House Occupied:	*No		

Grounds & Drainage

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance	Topography: *Flat lot Soil Condition *Dry Fence Type: *Metal Driveway: *Concrete Sidewalks: *Concrete	Gutters/Downspouts: *Metal Downspout Extensions: *Yes Yard Light Type: *Electric lamps on patio wall																																																			
<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">1</th> <th style="width: 10%;">2</th> <th style="width: 10%;">3</th> <th style="width: 10%;">4</th> <th style="width: 20%;">ITEM</th> <th style="width: 50%;">COMMENTS</th> </tr> </thead> <tbody> <tr> <td style="text-align: center;">x</td> <td></td> <td></td> <td></td> <td>General Drainage</td> <td rowspan="4" style="vertical-align: top;"> <i>Drainage</i> Overall good. There has been some problems with basement wall movement on the south side in the past but the drainage on this side looks good. The only improvement would be to add a downspout extension at the SW corner of the garage. </td> </tr> <tr> <td style="text-align: center;">x</td> <td></td> <td></td> <td></td> <td>Drainage @ Dwelling</td> </tr> <tr> <td></td> <td></td> <td></td> <td style="text-align: center;">x</td> <td>Gutters/Downspouts</td> </tr> <tr> <td style="text-align: center;">x</td> <td></td> <td></td> <td></td> <td>Sidewalks/Driveway</td> </tr> <tr> <td></td> <td style="text-align: center;">x</td> <td></td> <td></td> <td>Concrete Patio</td> <td rowspan="5" style="vertical-align: top;"> <i>Patio</i> The patio in back has settled a bit, creating a slight bowl shape. There is a one inch ledge at the walkway as you go out to the grass that might be a trip hazard for elderly people. </td> </tr> <tr> <td style="text-align: center;">x</td> <td></td> <td></td> <td></td> <td>Fence</td> </tr> <tr> <td style="text-align: center;">NI</td> <td></td> <td></td> <td></td> <td>Sprinklers</td> </tr> <tr> <td style="text-align: center;">x</td> <td></td> <td></td> <td></td> <td>Yard Lights</td> </tr> <tr> <td style="text-align: center;">x</td> <td></td> <td></td> <td></td> <td>Trees & Shrubs</td> </tr> </tbody> </table>	1	2	3	4	ITEM	COMMENTS	x				General Drainage	<i>Drainage</i> Overall good. There has been some problems with basement wall movement on the south side in the past but the drainage on this side looks good. The only improvement would be to add a downspout extension at the SW corner of the garage.	x				Drainage @ Dwelling				x	Gutters/Downspouts	x				Sidewalks/Driveway		x			Concrete Patio	<i>Patio</i> The patio in back has settled a bit, creating a slight bowl shape. There is a one inch ledge at the walkway as you go out to the grass that might be a trip hazard for elderly people.	x				Fence	NI				Sprinklers	x				Yard Lights	x				Trees & Shrubs
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Privacy Wall

The brick wall on the south side of the patio is for privacy. One of the bricks on top is loose and needs to be repaired, there are some other cracks in mortar joints that will need maintenance.

Roofing

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance				Inspected: *On roof Primary Shingle: *DaVinci shakes (vinyl) No. of Layers: *1 Estimated Age: *5 years Normal Life: *50 years	Roof Style: *Gable Roof Pitch: *Average Valley Type: *Metal valleys Other Roofing Types: *Metal roof over eyebrow area Chimney Type: *Stucco with metal flues (2)
1	2	3	4	ITEM	COMMENTS
x				Primary Roofing	Shingles The shingles on this roof are a vinyl product that are very hail resistant and long lasting. They are slick to walk on, especially when wet. Overall condition is good, I found no problems.
x				Valleys	
x				Flashings	
x				Plumbing Vents	
			x	Other Roofing	
			x	Chimney (above roof)	
x				Roof Deck	

Chimneys

Both chimneys above the roof need some repair:

- 1) *The stucco on the west chimney is cracked in several places, water entry is the concern.*
- 2) *Caulking is needed where the metal flashing meets the stucco on the east chimney (see photo).*

Eyebrow roof

Over the front bedroom windows is a little round top roof area covered with sheetmetal. The two sides of this structure are made of plywood and it is water damaged and swollen on both sides. Replacement of this plywood is recommended.

Attic & Roof Structure

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance				Method of Inspection: *In attic Location of Access: *Garage hatch Insulation Type (s): *Fiberglass batts Thickness / R-Value: *10" / R-30 Vapor Barrier? *Yes	Roof Framing Method: *2x6 rafters on 24" centers Sheathing Type: *Plywood sheathing Attic Vent Types: *Roof top Power Attic Vent? *No Whole House Fan? *No
1	2	3	4	ITEM	COMMENTS
x				Roof Framing	No problems were noted with the structure or ventilation in the attic. No active leaks were noted. <i>Insulation</i> Overall good. There are some heat loss areas over the kitchen and around can lights in the attic that should be corrected. Insulation is missing or thin in these areas.
x				Roof Sheathing	
			x	Attic Insulation	
x				Attic Ventilation	
x				Water Stains / Leaks	
NA				Power Fans	

Exterior Walls

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance				Wall Construction: *2x4 Wood Framing Wall Insulation: *Yes Siding Types: *Brick Trim Type: *Wood Soffit/Facia: *Wood	Window Type: *Wood casement Glass: *Dual pane Storm Windows? *No Door Types: *Wood & aluminum Door Bell? *Yes
1	2	3	4	ITEM	COMMENTS
x				Exterior Wall Structure	<i>Bricks</i> The south wall bricks and some of the short walls around the patio have cracks in mortar joints that need general maintenance. <i>Caulking</i> Gaps between windows and brick can let water in, they need to be caulked. Windows...are mostly older but in good condition, with no rot. The front bedroom window has been replaced.
NA				Siding	
			x	Brick Veneer	
x				Trim	
x				Facia & Soffit	
			x	Paint & Caulking	
x				Windows / Trim	
x				Doors / Trim	
x				Doorbell	
NA				Wood Deck	
x				Porch / Railing / Steps	

Garage

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance				Garage Type: *Double attached Floor: *Concrete Roof Type: *Same as house Estimated Age: *Same as house	Door Type: *Wood Door opener: *Yes Reversing Method: *Light beam & Pressure reversal Other Buildings: *NA
1	2	3	4	ITEM	COMMENTS
x				Structure	Garage door The big overhead door has a gap in the lower section where it appears the frame is coming apart slightly. It does not affect function but is worth noting.
x				Concrete	
x				Roofing	
x				Garage Door	
x				Opener/Safety Test	
NA				Other Structures	

Interior Rooms / Bathrooms

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance				Walls/Ceilings: *Drywall Floors: *Tile / Carpet / Wood Finish Level: *Average	Bath #1: *Main floor / full bath with jet tub Bath #2: *Master / full bath with tile shower Bath #3: *Basement / full bath with shower Bath #4: *Laundry / half bath Bath #5: *NA
1	2	3	4	ITEM	COMMENTS
x				Walls/Ceilings	Overall good. Carpet is new and paint has recently been done. The house has a bit of a smoke odor that will likely go away as you remodel.
x				Floor Coverings	
x				Light Fixtures/Fans	Stuck Windows Some of the window will not open because they are painted shut. Cutting the paint at the joints and gently working the windows loose is recommended if you want them to be operational.
NI				Smoke Alarms	
			x	Window Function	
x				Doors	
x				Stairways/Rails	
x				Bath Walls/Ceilings	
x				Bathroom Ventilation	

Kitchen & Utility

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance				Cabinet Quality: *Average Counter Tops: *Solid surface Dishwasher: *Built in Oven: *Electric cooktop & oven Range Hood: *Vented through roof Disposal: *Yes	Laundry Facilities Location: *Main floor Dryer Power Source: *Electric Laundry vent: *Outside Laundry sink: *Yes
1	2	3	4	ITEM	COMMENTS
x				Cabinets / Counters	Kitchen Inspections Kitchen inspections include running the sink and attached components, testing outlets, checking cabinets and counters, running the dishwasher if applicable, and testing the oven and exhaust fans. Refrigerators, microwaves, and other portable appliances are not tested. The washer and dryer are not tested.
x				Flooring/Finishes	
x				Sink & Plumbing	
x				Disposal	
x				Oven / Range	Remodeling You will be remodeling so I did not spend a lot of time on the kitchen.
x				Exhaust Hood	
x				Dishwasher	
			x	Laundry Room	

Dryer vent

The dryer vent was completely plugged with lint today, we tried to clean it out but did not get all of it. The main duct from the inside needs to be brushed out. Clogged vents can be a increased risk for fire.

Wood or Gas Burning Appliances & Chimneys

1) Functional	Living Room:	*Factory built fireplace	Family Room:	*Factory built fireplace
2) Marginal	Fuel:	*Wood	Fuel:	*Wood
3) Problem Noted	Chimney Type:	*Metal double wall	Chimney Type:	*Metal double wall
4) Maintenance	Chimney Cap?	*Yes	Chimney Cap?	*Yes

1	2	3	4	ITEM	COMMENTS
x				Living Room	Fireplaces Both fireplaces are wood burners with gas log starters. The dampers and log starters were tested, the chimneys are clean.
x				Family Room	
x				Gas Starters	
x				Dampers	Hearths The amount of floor protection between the firebox and the carpet in both rooms is minimal, flying embers on the carpet are a fire hazard.
			x	Chimney / Flue Liner	
x				Chimney Cap	

Extra Chimney

A metal chimney from the basement to the attic is present. As we discussed, it should be sealed on top and on the bottom to keep air from leaving the house. This is a big hole in the house.

Plumbing System & Water Heater

1) Functional	Water Source:	*Public	Supply pipe type:	*Copper
2) Marginal	Sewage Disposal:	*Public	Drain pipe type:	*Plastic
3) Problem Noted	Well Location:	*NA	Gas pipe type:	*Black
4) Maintenance	Septic Location:	*NA	Water Heater:	*Natural gas / 50 gallon / 2011
	Main shutoff:	*Basement / NW corner	Main Gas Shutoff:	*On the gas meter

1	2	3	4	ITEM	COMMENTS
x				Main Water Shutoff	General No leaks were noted from the visible supply and drain pipes, pressure was good to the fixtures even with more than one on at the same time, and the pipes appear to be supported well where needed. No opinions can be offered on underground supply and sewer pipes, they are hidden from view.
x				Water Pressure	
x				Supply Pipes	
x				Drain Pipes / Vents	
x				Gas Piping	Sump pumps <i>The electric sump pump runs fine. The water powered unit makes a loud noise and will not shut itself off when tested, it needs to be looked at by a plumber.</i>
x				Water Heater & Flue	
x				Exterior Hose Faucets	Plumbing fixtures The bath fixtures are old but functional. It is my understanding you will be remodeling these rooms, the fixtures may be valuable on the resale market.
			x	Sump Pump / Drain Tiles	
NA				Lift Pump	
NA				Water Well	Sewer...was checked today by Reddi Rooter.
x				Toilets	
x				Sinks	
x				Tubs & Showers	

Air Conditioning System

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance	Manufacturer: *Trane Estimated Age: *2011 Fuel: *Electricity System Type: *Conventional Split System Compressor Size: *5 tons	Evaporator Location: *Furnace Mount Condenser Location: *South of house Incoming Temp: *NI Outgoing Temp: *NI			
1	2	3	4	ITEM	COMMENTS
x				General Operation	Limited Test I gave the system a short run test today to make sure the fan and compressor would start, which they did. It is too cool outside to get a good read on how well it will perform in hot weather.
x				Exterior Condenser	
NI				Evaporator	
x				Freon Lines	
x				Condensate Line	

Heating System

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance	System Type: *Central Forced Air Fuel: *Natural Gas Manufacturer: *Trane Estimated Age: *1992 Size: *140,000 btu Chimney Type: *Type b metal Distribution: *Galvanized & flex ducts	Returns: *Each area Filter Type: *Disposable / 5" pleated / 20x25 Location: *Near furnace Other Heat: *NA			
1	2	3	4	ITEM	COMMENTS
x				General Operation	Inspection Methods This is a modern furnace with automatic pilot flame lighting and a fan assisted exhaust system. The furnace access panels were removed and all visible component parts checked. With this type of furnace, the heat exchangers are not visible without dismantling the furnace, so we rely on electronic exhaust and carbon monoxide testing to determine if the unit is functioning safely. Air flow to the room registers was checked. Operation The furnace is running properly and safely. No carbon monoxide problems or exhaust problems were detected. Maintenance <i>The lower fan cabinet area needs to be cleaned. There is an old dirty (and perhaps moldy) filter pad under the fan assembly and the side walls of the fan cabinet and return duct are dirty. The odor in the house (cigarette smoke) is present in this area and cleaning here and in the ducts is recommended. Also, duct cleaners can "seal" the inside of the ducts with various products and you should consider doing that.</i>
			x	General Maintenance	
x				Burners	
x				Exhaust System	
x				Combustion Air	
x				Fan and Motor	
x				Filter	
x				Gas Lines/Valves	
			x	Distribution / Ductwork	
x				Thermostat	
x				Heat Source in Each Room?	
		x		Humidifier	
NA				Other Heat Sources	

Humidifier

The humidifier is not currently functioning, it is unplugged and the water is turned off. The water valve is rusted and stuck, the evaporator pad is very dirty. Repair or replace the unit.

Age

While the furnace is aging, it is still running properly and safely. Normal life is around 30 years.

Electrical System

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance	Service Enters: *Underground Wire Type/Size: *#4/0 aluminum Volts: *120/240 volt Capacity: *200 amps Service Ground: *Ground rod Main Disconnect? *Yes	Main Panel Type/Location: *Fuses / outside east Sub Panels / Location: *Breakers / Kitchen closet Circuit wiring: *Copper Romex Receptacles: *Grounded GFCI Receptacles: *Yes			
1	2	3	4	ITEM	COMMENTS
x				Service Entrance	System Inspections Electrical system inspections include removing the distribution panel covers and examining wiring and overcurrent protection devices, checking as many outlets as possible for proper wiring and grounding, operating lights and fans, and examining exposed circuit wires. <i>Main Disconnect Panel</i> Lifting the panel cover on the main disconnect outside exposes you to live electrical components (see photo). A snap lock on the panel cover is recommended to keep people out of this panel.
x				Service Ground	
			x	Main Panel	
x				Other Panels	
x				120 Volt Circuit Wiring	
x				240 Volt Circuit Wiring	
x				Outlets / Switches	
x				Fans / Fixtures	
x				Exterior Items	

Foundation & Floor Structure

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance				Foundation Type: *Basement Construction Type *Poured Concrete Floor Joist Support: *Steel I-beam and posts Floor Joists: *2x10 joists on 16" centers Floor Decking: *Plywood				Crawl Space Access: *NA Method of Inspection: *NA			
1	2	3	4	ITEM	COMMENTS						
x				Foundation Walls	General The basement is mostly visible and the walls are in good overall condition. There has been some movement of the south wall and some water damage in the NW corner of the basement, see the comments below.						
x				Support Walls / Beams							
	x			Floor Joists & Sheathing							
x				Floors Level?							
x				Concrete Floor							
x				Basement Finishes							
	x			Seepage / Moisture Problems							

Water Damage

Repairs have been done recently to the west facing bedroom window and wall. Below this window in the basement it is apparent that the water that was leaking through damaged the floor sheathing and the "rim joist" of the floor framing system. The carpenters did a good job of repairing the damage but there is still some water damaged floor sheathing visible from the basement. It is directly below the outside wall and not really fixable due to the location. The other question is whether there is damaged inside the wall that is not visible. The carpenter was called during the inspection and they stated that there was not damage inside the wall when they removed the window. I am ok with this assessment, no further repairs are needed.

South Wall Cracks / Anchors

The south basement wall in the west room has I-beam "anchors" on the inside that are designed to hold the wall from leaning any further inward. This condition is always caused by heavy wet soil pushing on the walls outside. The key to minimizing future problems is to keep the soil dry outside. I think they are doing a good job of that now but at one time the situation may have been different.

The full height anchors are beneficial, I'm not so sure about the small ones bolted to the floor joists up high on the ceiling. They can't hurt. The diagonal cracks that resulted from the leaning wall have been repaired.

Water leaks

In the NW corner are some water stains on the floor and wall and some minor cracks. Again, keeping the water away from the foundation outside is key to minimizing future seepage.