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Home Inspection Report

Prepared For:

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Report # Sample



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OVERVIEW

The overall condition of this home is normal for its age, with a good for it age 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!

Dan Epp
Home Inspections @ 316 LLC

Summary of Repair or Maintenance Items:

*damage under window wrap.....	page 4
*door beams tied up.....	page 4
*seepage comments	page 8

Not Inspected

*general limitations are listed in the “inspection agreement”

Aging Systems

- *water heater (2005)
- *air conditioner (2005)

Home Inspections @ 316 LLC

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:	*Single Family	# of Stories:	*2	Weather/Temp.	*Clear / 67°
Main entry faces:	*East	Bedrooms:	*6	People Present:	*Owner
Year Built:	*1938	Baths:	*3		
Con. Class:	*Frame	Estimated Sq.Feet:	*2500		
Foundation:	*Basement	House Occupied:	*Yes		

Grounds & Drainage

1) Functional	Topography: *Flat lot	Gutters/Downspouts: *Metal
2) Marginal	Soil Condition *Dry	Downspout Extensions: *Yes
3) Problem Noted	Fence Type: *Wood (partial)	Yard Light Type: *Electric
4) Maintenance	Driveway: *Concrete / Gravel	
	Sidewalks: *Concrete	

1	2	3	4	ITEM	COMMENTS
x				General Drainage	Rainwater Drainage Drainage away from the house appears to be good on all sides. The downspouts on the gutters have good extensions to move roof water away from the house. This is very important in preventing seepage and foundation problems. Keep the gutters clean, you may consider gutter guards to make that job easier.
x				Drainage @ Dwelling	
x				Gutters/Downspouts	
	x			Sidewalks/Driveway	
	x			Concrete / Paver Patio	Trip Hazard The concrete patio has settled over the years, leaving ledges that could be a trip hazard. This is a potential liability, and should be corrected. Lifting the slab, installing mortar to smooth out the ledge, or replacement of the section are your options.
x				Fence	
x				Sprinklers	
x				Yard Lights	
x				Trees & Shrubs	

Lawn Sprinklers / Well

The lawn sprinklers were run through a manual cycle and each zone was checked to make sure sprinklers came on and the heads were not damaged. Underground pipes are not visible for inspection. Water is provided by a well, the zone valves are located in underground boxes, the control box is located by the well.

Lifted Sidewalks

The concrete sidewalk in front and side of the house has a couple of sections that are lifted by tree roots, creating a trip hazard. This is a potential liability that may eventually be your responsibility (the city does not pay for walks and can force you to replace them). Replacement of the affected sections is about the only option.

Roofing

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance				Inspected: *On roof Primary Shingle: *Heritage Style asphalt No. of Layers: *1 Estimated Age: *0-5 years Normal Life: *25-30 years	Roof Style: *Gable Roof Pitch: *Average Valley Type: *Cut valleys Other Roofing Types: *Metal on lean too Chimney Type: *Brick	
1	2	3	4	ITEM	COMMENTS	
x				Primary Roofing	Shingles The shingles are a laminated asphalt material, often known as a “Heritage” style. They are a double thickness, designed to look more like a wood roof. The different layers give a nice look and provide better wind and hail resistance. The shingles are in normal condition with no visible storm damage. All tabs checked are sealed down, flashings around projections are water tight.	
x				Valleys		
x				Flashings		
x				Plumbing Vents		
x				Other Roofing		
x				Chimney (above roof)		
x				Roof Deck		

Attic & Roof Structure

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance				Method of Inspection: *In attic Location of Access: *Hallway hatch Insulation Type (s): *Blown fiberglass Thickness / R-Value: *10-12" / R-30 Vapor Barrier? *No	Roof Framing Method: *2x4 rafters on 24" centers Sheathing Type: *Wafer board sheathing Attic Vent Types: *Rooftop / Gable Power Attic Vent? *No Whole House Fan? *No	
1	2	3	4	ITEM	COMMENTS	
x				Roof Framing	No problems were noted with the structure, insulation, or ventilation in the attic. No active leaks were noted.	
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: *Vinyl Trim Type: *Wrapped Soffit/Facia: *Vinyl / Wrapped	Window Type: *Wood double hung Glass: *Single pane Storm Windows? *Yes Door Types: *Wood & aluminum Door Bell? *NA
1	2	3	4	ITEM	COMMENTS
x				Exterior Wall Structure	General The exterior walls and components are in good condition, and will require very little paint maintenance. The siding requires no painting, the trim pieces on windows and facia boards are wrapped in metal, and the windows are in good condition. Note... there is a little damage a hole or two in various locations. No repairs are needed but wanted to point it out. Windows Under some of the window wrap we noted damage to sills. Options are to maintain them by caulking seams, or replace damaged sills.
x				Siding	
x				Brick / Stone	
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: *Single detached Floor: *Concrete Roof Type: *Same as house Estimated Age: *Same as house	Door Type: *Fiberglass Door Opener? *Yes Reversing Method: *Light beam & Pressure reversal Other Buildings: *Shed
1	2	3	4	ITEM	COMMENTS
	x			Structure	<i>Door Reversal Beam</i> The door reversal beam system is designed to reverse the door if anything interrupts the light beam between the two receivers. These receivers are supposed to be on each side of the door, about 6 inches from the ground. In this case, they were installed above the opener pointing at each other, which is an improper installation. Moving them to the proper position is recommended. The door did reverse when I applied pressure, but the beam is better for pets and small children.
	x			Concrete	
x				Roofing	
x				Garage Door	
			x	Opener/Safety Test	
x				Other Structures	

Garage

The garage has some problems typical of an older structure. The floor has settled and cracked, the walls lean, the garage door opening is out of square. Correcting these issues can be expensive, contact a general contractor if you want to make improvements. As it is, the building is functional.

Interior Rooms / Bathrooms

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance	Walls/Ceilings: *Drywall / Plaster Floors: *Tile / Carpet / Wood / Vinyl Finish Level: *Average	Bath #1: *Main floor / full bath with tub Bath #2: *2nd floor / full bath with tile shower Bath #3: *Basement / full bath with shower Bath #4: *NA				
1	2	3	4	ITEM	COMMENTS	
x				Walls/Ceilings	Interior Inspections Interior inspections include checking walls and ceilings for cracks and stains, testing accessible outlets for proper wiring and polarity, operating lights and ceiling fans, operating accessible doors and windows, and checking the floorings for obvious problems. Furniture and personal property is not disturbed, so not all the floors and walls are always visible.	
x				Floor Coverings		
x				Light Fixtures/Fans		
x				Smoke Alarms		
x				Window Function		
x				Doors		Plaster On the main floor walls and ceilings are finished with lath and plaster, and there are cracks present in most rooms. Plaster cracks are related to sagging and settlement of the structure over the years, and from the weight of the plaster itself. Repairs can be done, but if the plaster is loose on the lath it may have to be removed and replaced.
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: *Gas Range Hood: *Vented Disposal: *NA	Laundry Facilities Location: *Basement Dryer Power Source: *Gas 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	
NA				Disposal	
x				Oven / Range	
x				Exhaust Hood	
x				Dishwasher	
x				Laundry Room	

Wood or Gas Burning Appliances & Chimneys

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance				Main Floor: *Masonry Fuel: *NA Chimney Type: *Masonry Chimney Cap? *Yes	Other: *Manufactured gas fireplace Fuel: *Natural Gas Chimney Type: *Metal direct vent Chimney Cap? *Yes
1	2	3	4	ITEM	COMMENTS
x				Main Floor	Fireplace Not in Use The fireplace used to have a gas burning standing appliance, with the exhaust going up a masonry chimney. The appliance is gone, and the gas is shut off. This will never be a wood burner, and only with alterations to the chimney could it be used for gas burning logs or appliances.
x				Basement	
x				Gas Starter	
NA				Damper	
x				Chimney / Flue Liner	
x				Chimney Cap	

Gas Fireplace / Basement

The fireplace is a modern natural gas burning unit, with a sealed firebox and outside combustion air. The gas valve is located in the lower section of the fireplace, the switch to turn on the flames located on the wall. It has a standing pilot flame that can be turned off in the summer. The unit was run for about ten minutes, no problems were noted.

Plumbing System & Water Heater

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance				Water Source: *Public Sewage Disposal: *Public Well Location: *Front yard Septic Location: *NA Main shutoff: *Basement / behind shower	Supply pipe type: *Plastic (PEX) Drain pipe type: *Plastic Gas pipe type: *Black Water Heater: *Natural gas / 50 gallon / 2005 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. Aging Water Heater The water heater is functioning properly at this time, but is nearing the end of a normal life expectancy and should be monitored closely for leaks around the bottom of the tank. Sumps 1) There is an exterior sump and pump with drain tiles on the SE corner of the house in the garden next to house. 2) There is a sump in the basement by the furnace. This was installed to pick up ground water during high rain events, when the water table in the neighborhood gets higher than the basement floor.
x				Water Pressure	
x				Supply Pipes	
x				Drain Pipes / Vents	
x				Gas Piping	
x				Water Heater & Flue	
x				Exterior Hose Faucets	
x				Sump Pump / Drain Tiles	
NA				Lift Pump	
x				Water Well	
x				Toilets	
x				Sinks	
x				Tubs & Showers	

Air Conditioning System

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance	Manufacturer: *Rheem Estimated Age: *2005 Fuel: *Electricity System Type: *Conventional Split System Compressor Size: *3 tons	Evaporator Location: *Furnace Mount Condenser Location: *North side Incoming Temp: *75 degrees Outgoing Temp: *55 degrees			
1	2	3	4	ITEM	COMMENTS
x				General Operation	Operation The air conditioner ran properly, temperatures coming out of the ducts were in the proper range. Regular maintenance includes cleaning the coils on the outside unit.
x				Exterior Condenser	
NI				Evaporator	
x				Freon Lines	
x				Condensate Line	

Aging Unit

The air conditioner unit has reached or surpassed the normal life expectancy (15-20 years). Older units may require more repairs as they get older, and I cannot predict how long it will last. Make sure it is checked yearly.

Heating System

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance	System Type: *Central Forced Air Fuel: *Natural Gas Manufacturer: *Rheem Estimated Age: *2005 Size: *75,000 btu Chimney Type: *Plastic side wall Distribution: *Galvanized ducts	Returns: *Each room Filter Type: *Disposable Location: *Beside 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.
x				General Maintenance	
x				Burners	
x				Exhaust System	
x				Combustion Air	Operation The furnace is running properly, no problems were noted.
x				Fan and Motor	
x				Filter	
x				Gas Lines/Valves	
x				Distribution / Ductwork	
x				Thermostat	
x				Heat Source in Each Room?	
x				Humidifier	

Humidifier Maintenance

Humidifiers are a high failure system, and need to be checked regularly. Replacement of the evaporator pad should be done at least every other year. Listen for water flow when the system is running, the electric water valve is easily clogged. Make sure you check the housing of the unit for mold growth and wipe it clean as needed. Open the air flow damper for the winter, close it in the summer, and always turn off the unit in the summer. We recommend running it at 40-50% in the winter.

Electrical System

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance	Service Enters: *Overhead Wire Type/Size: *#2 copper Volts: *120/240 volt Capacity: *100 amps Service Ground: *Ground rod Main Disconnect? *Yes	Main Panel Type/Location: *Breakers / Stairway Sub Panels / Location: *NA Circuit wiring: *Copper Romex Receptacles: *Grounded & Ungrounded 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.
x				Service Ground	
x				Main Panel	
NA				Other Panels	
x				120 Volt Circuit Wiring	Outlets This home has a combination of 2 & 3-hole (ungrounded) and 3-hole (grounded) outlets. The grounded outlets are found in the key areas (sinks and other wet locations) and represent a good upgrade.
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: *Concrete Block *Poured Concrete Floor Joist Support: *Block Bearing wall Floor Joists: *2x8 joists on 16" centers Floor Decking: *Solid board	Crawl Space Access: *NA Method of Inspection: *NA			
1	2	3	4	ITEM	COMMENTS
x				Foundation Walls	General The visible portions of the basement walls are in good overall condition for there age, with no signs of significant movement or tilting.
x				Support Walls / Beams	
x				Floor Joists	
x				Floors Level?	
x				Concrete Floor	
x				Basement Finishes	
	x		x	Seepage / Moisture Problems	

Seepage

Owners stated some (minor) seepage in the basement storage room, also during very high rain events, high water table has pushed water through floor in the basement living areas. A interior sump was added to help with this issue, since adding have not had issues. While I make no promises about future seepage, you can help minimize it by making sure the gutters are always clean, the extensions are on the downspouts, and the grade outside is sloping away from the house.