

Home Detective Property Inspections



xxxxxxxxxxxxxxxxxxxx, Olathe KS, 66061
Inspection prepared for: xxxxxxx xxxxxxx
Agent: xxxxxxxxxxx -

Inspection Date: 3/2/2012 Time: 8:00 AM
Age: 14 yrs Size: 4,192 sq ft
Weather: Rain/Snow/42 degrees

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Report Summary

Defect pictures may be a representation of multiple similar issues in the same category e.g. Wood decay of exterior window frames noted around the home.

Defects that are rated as marginal will not generally include a picture, but will be identified within the specific room e.g. electrical switch cover is broken- replace.

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Plumbing Notice - Homes that have had the water shutoff/winterized for extended periods of time, may develop leaking problems once the water is back in service, and the homeowner begins using water on a regular basis. It is suggested that the buyer be aware and check for leak development (sinks, faucets, hot water tanks and all plumbing fixtures). This can/will happen after the inspection has been completed and no noted defects at the time

| Grounds | | |
|----------------|--------------------------------|---|
| Page 3 Item: 1 | Driveway and Walkway Condition | <ul style="list-style-type: none"> • Minor settlement or "hairline" cracks in driveways are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. |
| Page 4 Item: 3 | Vegetation Observations | <ul style="list-style-type: none"> • Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects. • Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness. • Recommend removal of foliage and ensure 2 to 3 inches spacing between brick siding and ground cover |

Inspection Details

A Home Inspection is a non-invasive visual examination of a residential dwelling, performed for a fee, which is designed to identify observed material defects within specific components of said dwelling. Components may include any combination of mechanical, structural, electrical, plumbing, or other essential systems or portions of the home, as identified and agreed to by the Client and Inspector, prior to the inspection process.

A home inspection is intended to assist in evaluation of the overall condition of the dwelling. The inspection is based on observation of the visible and apparent condition of the structure and its components on the date of the inspection and not the prediction of future conditions.

A home inspection will not reveal every concern that exists or ever could exist, but only those material defects observed on the day of the inspection.

A material defect is a condition with a residential real property or any portion of it that would have a significant adverse impact on the value of the real property or that involves an unreasonable risk to people on the property. The fact that a structural element, system or subsystem is near, at or beyond the end of the normal useful life of such a structural element, system or subsystem is not by itself a material defect.

An Inspection report shall describe and identify in written format the inspected systems, structures, and components of the dwelling and shall identify material defects observed. Inspection reports may contain recommendations regarding conditions reported or recommendations for correction, monitoring or further evaluation by professionals, but this is not required.

A. Acceptable: No defect found; with limitations and conditions cited herein, no major structural or mechanical defect, which has rendered the property uninhabitable in that particular aspect, has been noted at this time. Structural and mechanical issues appear new, or nearly new, and/or in proper working order. Functional with no signs of defect at this time.

B. Marginal: Structural and/or mechanical defect(s), with the limitations and conditions cited herein, has been noted in which that particular item is in a state of deterioration, and although the condition requires and/or maintenance to protect or return the item to its proper structural integrity or mechanical function, it has not rendered the property uninhabitable in that particular aspect at this time. Item is not fully functional, and needs repair, service, maintenance and/or cleaning.

C. Defective: Structural and/or mechanical defect(s), with the limitations and conditions cited herein, have been noted which may have rendered the property uninhabitable in that particular aspect at this time, and which requires replacement, restructuring, major repair and/or maintenance to return the area or item to its proper structural integrity or mechanical function. Item/area needs immediate repair and/or replacement item/area is unable to perform its intended function.

| | |
|----------------------|--|
| 1. Inspection Number | #1203-022 |
| 2. Inspection Fee | \$xxx - Whole house, termite and radon reports. Paid by CK #xxxx |
| 3. Geography | Slope: North to South Home Faces: East |
| 4. Attendance | In Attendance: Client present • Buyer Agent present |
| 5. Home Type | Single Family Home |
| 6. Occupancy | Vacant |

Grounds

| | | |
|---|--------------------------|-------------------------------------|
| 1. Driveway and Walkway Condition | | |
| A | M | D |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |
| Materials: Concrete driveway noted. • Concrete sidewalk noted. | | |
| Observations: | | |
| • Minor settlement or "hairline" cracks in driveways are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary. | | |



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2. Grading

| | | |
|-------------------------------------|--------------------------|--------------------------|
| A | M | D |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

3. Vegetation Observations

| | | |
|--------------------------|--------------------------|-------------------------------------|
| A | M | D |
| <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> |

Observations:

- Prune or remove any plants that are in contact or proximity to home to eliminate pathways of wood destroying insects.
- Tree limbs within 10 feet of roof should be trimmed away to provide air and sunlight to roof, while minimizing debris & dampness.
- Recommend removal of foliage and ensure 2 to 3 inches spacing between brick siding and ground cover



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4. Main Gas Valve Condition

| | | | |
|-------------------------------------|--------------------------|--------------------------|----------------------|
| A | M | D | Materials: East side |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

5. Retaining Wall Condition

| | | | |
|-------------------------------------|--------------------------|--------------------------|--|
| A | M | D | Materials: Stone condition No noted defects at time of inspection |
| <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |

6. Drainage

| | | | |
|--------------------------|--------------------------|--------------------------|--|
| A | M | D | Observations: • Noted: Lift station for sewer line to pump sewage up to the main sewer line. This is not a part of the home inspection. |
| <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | |



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