



1311 Hillcrest
Newton KS 67114
316-283-1072

Home Inspection Report

Prepared For:

Your Name Here
Address and City

Date

Report #000000



Certified Member of The American Society Of Home Inspectors

OVERVIEW

The overall condition of this home is average for its' age, with a good overall structure and recent improvements to the roof and water heater.

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...in some cases we are recommending additional inspections and repairs by a qualified technician. This is not an all inclusive list, please read the entire report.

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

Brent Voran and Dan Epp
Voran Home Inspections, Inc.

Summary of Significant Repair or Maintenance Items:

*drainage around house	page 2
*caulking on roof flashing	page 3
*marginal insulation in attic	page 3
*front porch brick repair	page 4
*oven not working	page 5
*main sewer line clogged / other plumbing repairs	page 6
*heating & air conditioner duct repairs	page 7
*oversized fuses in main panel	page 8

Not Inspected

- *the septic system was not inspected
- *the water purifier system was not tested
- *no water well quality or quantity tests were done
- *limitations are listed in the "inspection agreement"

Aging Systems

- *air conditioner (1980)
- *furnace (1980)

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:	*Single Family	# of Stories:	*1	Weather/Temp.	*Clear / 80°
Main entry faces:	*South	Bedrooms:	*4	People Present:	*Realtor
Year Built:	*1965	Baths:	*2		
Con. Class:	*Frame	Estimated Sq.Feet:	*1900		
Foundation:	*Crawl space	House Occupied:	*Yes		

Grounds & Drainage

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance	Topography: *Flat lot Soil Condition *Muddy Fence Type: *Wire Driveway: *Concrete Sidewalks: *Concrete	Gutters/Downspouts: *Metal Downspout Extensions: *Splashblocks & extensions Yard Light Type: *Electric in back																																																
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Yard Light

The back yard light is disconnected and not functional.

Septic System

The septic tank and lateral pipe system were not inspected, they are underground and hidden from view. No opinions are given on the condition of the tank or how well the system works. I recommend you consult with the current owner regarding the last time the tank was pumped (3-5 years is standard) and talk to anyone who has serviced it (septic pumping company) to inquire about it's condition.

Roofing

1) Functional	Inspected:	*On roof	Roof Style:	*Gable
2) Marginal	Primary Shingle:	*3-tab asphalt	Roof Pitch:	*Average
3) Problem Noted	No. of Layers:	*1	Valley Type:	*No valleys
4) Maintenance	Estimated Age:	*New years	Other Roofing Types:	*NA
	Normal Life:	*20 years	Chimney Type:	*NA

1	2	3	4	ITEM	COMMENTS
x				Shingles	Shingles The shingles are in new with no signs of storm damage. <i>Please note one item of repair:</i> <i>On the furnace exhaust pipe above the roof line, the rain shield was not caulked after the roofers finished. This is a common leak point, caulking around the shield is an easy job.</i>
x				Valleys	
			x	Flashings	
x				Plumbing Vents	
NA				Other Roofing	
NA				Chimney (above roof)	
x				Roof Deck	

Comment on Roof Deck

The deck or surface of the roof is not perfectly level, which is not uncommon. There is a dip on the north side where the patio roof ties into the house roof, and some high spots on the south side toward the east end where an addition was done. In the attic, no signs of damaged rafters were noted, they are simply sagging or were built this way. No repairs are recommended.

Attic & Roof Structure

1) Functional	Method of Inspection:	*In attic	Roof Framing Method:	*Site built trusses on 24" centers
2) Marginal	Location of Access:	*Garage hatch	Sheathing Type:	*Plywood
3) Problem Noted	Insulation Type (s):	*Fiberglass batts	Attic Vent Types:	*Roof top and soffit
4) Maintenance	Thickness / R-Value:	*4" / R-11	Power Attic Vent?	*No
	Vapor Barrier?	*Yes	Whole House Fan?	*No

1	2	3	4	ITEM	COMMENTS
x				Roof Framing	Framing...see comments on roof section regarding the roof surface. <i>Insulation</i> <i>Insulation in the attic is marginal, which makes it harder to cool the house in the summer and allows heat loss in the winter. There is only 4" of insulation in the ceiling, 8-10" is preferred. Adding more insulation is suggested as a future improvement.</i>
x				Roof Sheathing	
	x			Attic Insulation	
x				Attic Ventilation	
x				Water Stains / Leaks	
NA				Power Fans	

One note: It looks like a cat was up in the attic at one time, there are some piles of cat dung on the insulation. It is not recent activity.

Exterior Walls

1) Functional	Wall Construction: *2x4 Wood Framing			Window Type:	*Wood double hung
2) Marginal	Wall Insulation: *Unknown			Glass:	*Single pane
3) Problem Noted	Siding Types: *Brick veneer			Storm Windows?	*Yes
4) Maintenance	Trim Type: *Wood			Door Types:	*Wood & aluminum
	Soffit/Facia: *Wood			Door Bell?	*Yes
1	2	3	4	ITEM	COMMENTS
x				Exterior Wall Structure	General The exterior walls and related components are in good overall condition. The brick veneer is an excellent low maintenance siding, and the mortar between the bricks is tight and good in all areas. No rotted wood was noted on windows or trim.
NA				Siding	
x				Brick Veneer	
x				Trim	
			x	Facia & Soffit	Soffit The soffit (overhang) panel around the front porch / garage area has a small area of water damage...replace or repair as needed.
x				Paint & Caulking	
x				Windows / Trim	
x				Doors / Trim	
x				Doorbell	
		x		Porches / Rails / Steps	

Porch Bricks

The bricks around the front porch are deteriorated and are flaking off, which is normally the result of moisture. These bricks need to be repaired or replaced.

Garage

1) Functional	Garage Type: *Double attached			Door Type:	*Fiberglass (2)
2) Marginal	Floor: *Concrete			Door Opener?	*Yes (1)
3) Problem Noted	Roof Type: *Same as house			Reversing Method:	*Light beam
4) Maintenance	Estimated Age: *Same as house			Other Buildings:	*Tool shed
1	2	3	4	ITEM	COMMENTS
x				Structure	Limited Access The garage is full of stuff for a garage sale, and much of the floor and walls is not visible. No problems were noted with the visible areas.
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: *Vinyl / Carpet / Wood / Tile Finish Level: *Average	Bath #1: *Main floor / full bath with tub-shower Bath #2: *Laundry / full bath with shower Bath #3: *NA																																											
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Closet Doors

The master bedroom closet (NE room) has a hole in the closet door. Some of the other closet doors need general adjustment so they close properly.

Kitchen & Utility

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance	Cabinet Quality: *Average Counter Tops: *Laminate Dishwasher: *Built in Oven: *Electric free standing *Electric built in oven Range Hood: *Ventless Disposal: *No	Laundry Facilities Location: *Laundry room Dryer Power Source: *Electric Laundry vent: *Outside Laundry sink: *No																																																	
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Dishwasher

Some of the plastic / chrome trim on the dishwasher door is loose and peeling.

Plumbing System & Water Heater

1) Functional	Water Source:	*Private well	Supply pipe type:	*Plastic and copper
2) Marginal	Sewage Disposal:	*Septic	Drain pipe type:	*Plastic
3) Problem Noted	Well Location:	*Back yard	Gas pipe type:	*Black
4) Maintenance	Septic Location:	*Back yard	Water Heater:	*Natural gas / 40 gallon / 2006
	Main shutoff:	*Water heater room	Main Gas Shutoff:	*On the gas meter

1	2	3	4	ITEM	COMMENTS	
x				Main Water Shutoff	<i>Drain Pipes</i> 1) The main sewer line leaving the house is clogged, water was dumping back into the crawl space today through the air conditioner condensation P-trap. I am not sure if the cause is the drain pipe or the septic tank. Contact a plumber for further inspection and repairs. 2) In the crawl space, the main sewer line has a low spot in it that may be a point of clogging...pipes are supposed to be sloped and this one is not in this location. Again, have it corrected by a plumber. 3) The hall bathroom fixtures do not appear to have trap or "vents" through the roof, you will notice that the water gurgles and makes noise when draining. Vents also prevent sewer gas from entering the house.	
x				Water Pressure		
x				Supply Pipes		
		x		Drain Pipes / Vents		
x				Gas Piping		
	x			Water Heater & Flue		
x				Exterior Hose Faucets		
NA				Sump Pump / Lift Pump		
			x	Water Well		<i>Toilets</i> 1) The laundry room toilet is loose on the floor, but not leaking. Tighten the bolts. 2) The hall bath toilet tank flapper is getting old, you have to hold it for a few seconds to get it to flush properly. This is a \$10 item.
			x	Toilets		
x				Sinks		
x				Tubs & Showers		

Water Heater Location

The water heater is nearly new, but installed on the floor of the garage, which is no longer allowed by most codes. The only difference in this situation is that it is built inside a small closet that does have connection to the attic for combustion air. I am not sure if the gas company would raise a concern with this or not, but the tank was installed by a plumbing contractor, so I assume it is ok. Do not store chemicals or gasoline in the closet.

Water Well

All the well components appear to be functioning properly at this time. The well switched on and off at regular intervals, which indicates the pressure tank is good, and the pump quickly fills up the tank, indicating good flow. I did not do any water quality or quantity tests.

Well Location / Sanitary Seal

The well is below ground under a man hole cover in the back yard. The casing does not have a very good cap on it, which can allow contaminants into the well. Installing a better cap is recommended.

Air Conditioning System

1) Functional	Manufacturer: *Snyder General	Evaporator Location: *Furnace Mount
2) Marginal	Estimated Age: *1991	Condenser Location: *South of house
3) Problem Noted	Fuel: *Electricity	
4) Maintenance	System Type: *Conventional Split System	Incoming Temp: *75 degrees
	Compressor Size: *4 tons	Outgoing Temp: *55 degrees

1	2	3	4	ITEM	COMMENTS
x				General Operation	Operation The air conditioner ran properly with no problems, temperatures coming out of the ducts were in the proper range. Regular maintenance includes cleaning the coils on the outside unit, and keeping the bushes trimmed away from it so air can flow easily.
x				Exterior Condenser	
NI				Evaporator	
x				Freon Lines	
		x		Condensate Line	

Aging Unit

The air conditioner unit has reached 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.

Condensation Pipe

Water was running out of the main plenum below the furnace today, which is related to either a clogged condensation pipe or from water backing up from the clogged sewer. Either way, it needs to be corrected. If the sewer water has been backing up into the ductwork, there may be some contamination of the ducts that would require replacement or cleaning of the main plenum. Contact a heating contractor for further inspection.

Heating System

1) Functional	System Type: *Central Forced Air	Returns: *2 central returns
2) Marginal	Fuel: *Natural Gas	Filter Type: *Disposable (2) in the return grates
3) Problem Noted	Manufacturer: *Comfortmaker / Snyder	Location: *In furnace fan cabinet
4) Maintenance	Estimated Age: *1990 Size: *100,000 btu	
	Chimney Type: *Metal double wall	Other Heat: *NA
	Distribution: *Galvanized & flex ducts	

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 I 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. Normal maintenance includes changing the filter 3-4 times a year and having the system checked by a heating contractor each fall. The filters are located in the return grates. One is in the kitchen, the other in the hall.
x				General Maintenance	
x				Burners	
x				Stovepipe/Flue/Chimney	
x				Combustion Air	
x				Fan and Motor	
x				Filters	
x				Gas Lines/Valves	
		x		Distribution	
x				Thermostat	
x				Heat Source in Each Room?	

Ductwork

Directly below the furnace in the crawl space, the duct work is rusty and there are some joints that are leaking air due to duct tape falling off. This appears to be related to the leaking or backed up condensation pipe of the air conditioning system.

Electrical System

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance	Service Enters: *Overhead Wire Type/Size: *#1 copper Volts: *120/240 volt Capacity: *150 amps Service Ground: *Ground rod Main Disconnect? *No	Main Panel Type/Location: *Fuses / garage closet Other Panels / Location: *Breakers / garage closet Circuit wiring: *Copper Romex Receptacles: *Grounded & ungrounded GFCI Receptacles: *No			
1	2	3	4	ITEM	COMMENTS
x				Service Entrance	Overall The electrical system is in good overall condition. Capacity is good, wiring is copper, fans and fixtures are functional. Main Panel <i>Most of the screw in fuses in the main panel are too large for the wires they are serving. Oversized fuses are a fire and safety hazard because they do not protect the wires that are connected to them from overheating. The fuses are supposed to be the weakest link in the system, and in this case they are not. If subjected to a heavy electrical load, the wires will heat up and possibly fail before the fuse blows. Replacement with the appropriate size fuses is recommended, I marked the correct sizes on the panel cover.</i>
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	

Outlets

This home has a combination of 2-hole (ungrounded) and 3-hole (grounded) outlets. The grounded outlets are found in the kitchen, garage, and laundry.

Foundation & Floor Structure

1) Functional 2) Marginal 3) Problem Noted 4) Maintenance	Foundation Type: *Crawl space Construction Type: *Poured concrete Floor Joist Support: *Wood center beam / concrete piers Floor Joists: *2x10 joists on 16" centers Floor Decking: *Plywood	Crawl Space Access: *Garage hatch Method of Inspection: *In the space			
1	2	3	4	ITEM	COMMENTS
x				Crawl Space Walls	Crawl Space The overall condition of the crawl space foundation and floor structure is good. Clearance from the dirt to the wood framing is between 3' and 4', the foundation walls show no signs of leaning or buckling with only minor cracks, and the ground is dry in all areas (except where the plumbing drain pipe leaks are). Maintenance of a crawl space includes keeping the foundation vents open to allow excess moisture a chance to escape, and checking it occasionally for leaking pipes and other problems. Note: There are lots of spider webs...we suggest treatment if it has not already been done.
x				Support Posts / Beams	
x				Floor Joists	
x				Floors Level?	
NA				Concrete Floor	
NA				Basement Windows	
NA				Basement Finishes	
		x		Seepage / Moisture Problems	
NA				Outside Foundation Walls	

Interior Floor / Wall Structure

Though many of the individual structural components were inaccessible to inspection, the overall structure appears to be holding its shape well.