



## Home Inspection Report

Prepared For:

**John Sample**

1234 Any Street

Any Town, Kansas



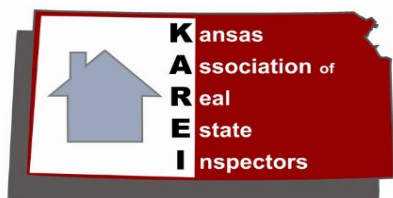
Date:

Harder Certified Home Inspections

P.O. Box 182

Newton, Kansas 67114

316-284-3811



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# Overview

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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 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.

## Summary of Safety or Repair Items:

<u>Outside receptacle lack GFCI protection</u>	<u>Page: 4</u>
<u>Garage receptacles lack GFCI protection</u>	<u>Page: 4</u>
<u>Most of the house lacks a ground wire in receptacles</u>	<u>Page: 4</u>
<u>East wall of kitchen lacks GFCI protection</u>	<u>Page: 5</u>
<u>Lack of interconnected smoke alarms in bedrooms, hallway &amp; basement</u>	<u>Page: 5 &amp; 6</u>
<u>Bedroom windows don't meet current egress requirements</u>	<u>Page: 5</u>
<u>Sewer pipe leaking in the crawl space</u>	<u>Page: 6 &amp; 12</u>
<u>Federal Pacific breaker panel</u>	<u>Page: 7 &amp; 13</u>
<u>Deck board spacing</u>	<u>Page: 8</u>
<u>Exposed light bulbs in closets</u>	<u>Page: 9</u>
<u>Electrical light switch in hall bath tub/shower</u>	<u>Page: 9</u>
<u>Can light lacks light lens over hall bath tub/shower</u>	<u>Page: 9</u>
<u>Electrical junction boxes that lack cover plates</u>	<u>Page: 11 &amp; 12</u>
<u>Water heater &amp; furnace gas line lacks sediment trap</u>	<u>Page: 11 &amp; 12</u>
<u>Flex gas line running into furnace should be hard gas pipe</u>	<u>Page: 12</u>
<u>Electrical switch cover plate lacks filler in stairway</u>	<u>Page: 12</u>

*General Information:*

Building Type: Single Family Front Faces: East Year Built: 1959 Building Type: Wood Frame Foundation: Basement	Bedrooms: 3 Bathrooms: 2 # of Stories: 1 Approx. Sq. Ft.: 1536 Occupancy: No	Attending Inspection: Buyer Part of Day: Morning Weather: Sunny Temperature: 36° Precipitation Last 3 Days: No
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*Grounds/Exterior:*

Driveway: Concrete Sidewalks: Concrete Patio/Deck: Wood Fence: None Drainage: Sloped	Siding Type: Hardboard Trim Type: Wood Fascia Type: Wood Window Type: Wood Door Type: Wood	Storm Door: Yes Door Bell: Yes Retaining Wall: No Gutters/Downspouts: Aluminum Downspout Extensions: Yes
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*Comments:*

All outside receptacles lack GFCI protection. Consult with a licensed electrician.

*Roof:*

Method of Inspection: On Roof Shingle Type: Architectural Roof Style: Gable	Roof Pitch: Sloped Valley Type: Metal No. of Layers: 1	Estimated Age: 10 years Life Expectancy: 24-30 years Chimney Type: Masonry
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*Comments:**Attic:*

Method of Inspection: From attic access Access Location: Garage Insulation Type: Loose Fill Cellulose	Insulation Thickness: 8 Approx. R-Value: 26.4 Roof Framing Type: Stick Built	Sheathing Type: Plywood Attic Ventilation: Gable/Roof Vent Whole House Fan: No
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*Comments:**Garage:*

Garage Type: Single attached Garage Door Type: Metal	Floor: Concrete Door Type: Wood	Garage Door Opener: Yes Window Type: Wood/Stationary
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*Comments:*

All garage receptacles should be GFCI protected. Consult with a licensed electrician.

*Interior:*

Walls/Ceilings: Drywall Door Type: Hollow core	Smoke Alarms: Yes Stairs/Railings: Wall	Window Type: Awning Window Glazing: Double Pane
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*Comments:*

The house electrical receptacles all lack a ground wire except the addition on the back of the house. Homes built before 1965 lacked the ground wire. Consult with a licensed electrician.

*Fireplace:*

Location: Family Room  
 Fuel Type: Natural Gas / Wood  
 Chimney Type: Clay/Masonry

Location #2: NA  
 Fuel Type #2: NA  
 Chimney Type #2: NA

*Comments:*

The gas fireplace logs wouldn't light & the gas line seemed to be on. Have a chimney company check this out & also check if the chimney should be cleaned before converting back to wood burning.

*Kitchen/Utility:*

Dishwasher: Yes  
 Range/Oven: Yes  
 Cooktop: No  
 Exhaust Hood: Vented to Attic

Disposal: Yes  
 Counter Tops: Laminate  
 GFCI's: Yes / No  
 Kitchen Floor: Carpet

Dryer Power Source: Electric  
 Laundry Vent: Outside  
 Laundry Sink: Yes  
 Utility Floors: Carpet

*Comments:*

The east wall countertop receptacle lacked being GFCI protected. Dishwasher when tested was very loud. It is also an older dishwasher as is the stove & microwave.

*Hall Bath:*

Bath Type: Full  
 Vanity Tops: Laminate

GFCI: Yes  
 Exhaust Fan: Yes

Floors: Carpet  
 Bathe Type: Tub/Shower

*Comments:**Bedrooms:*

Door Type: Hollow core  
 Windows: Awning

Closet: Yes  
 Smoke Alarms: No

Floors: Carpet  
 AFCI's: No

*Comments:*

All bedrooms should have interconnected smoke alarms. All exposed light bulbs in closets should be in enclosed fixtures. Bedroom windows don't meet current egress requirements.

*Master Bedroom: Front Bedroom*

Door Type: Hollow core  
 Windows: Awning

Closet: Yes  
 Smoke Alarms: No

Floors: Carpet  
 AFCI's: No

*Comments:*

All bedrooms should have interconnected smoke alarms. All exposed light bulbs in closets should be in enclosed fixtures. Bedroom windows don't meet current egress requirements.

*Utility Room Bath:*

Bath Type: 3/4 bath  
 Vanity Tops: Cultured Marble  
 Number of Bowls: 1

GFCI's: Yes  
 Exhaust Fan: Yes  
 Whirlpool: No

Floors: Carpet  
 Bathe Type: Shower  
 Windows: Double hung

*Comments:*

The utility room toilet handle sticks down when flushed. Make sure it comes back up or the water will continue to run water.



*Electrical System:*

Service Entrance: Overhead Wire Size/Type: #2/0 Alum. Volts: 120/240 Amperage: 125 amps	Service Ground: Ground Rod Smoke Alarms: Yes GFCI's: Yes / No AFCI's: No	Main Panel Location: Garage Electric Panel Mfr: Federal Pacific Sub Panel Location: NA Circuit Wire Type: Romex Copper
<i>Comments:</i> All bedrooms should have interconnected smoke alarms that are also interconnected to a carbon monoxide/smoke alarm in the hallway & basement.		

*Plumbing System:*

Main Shutoff: Basement Bath Water Supply Pipe: CPVC Waste Pipe Type: ABS Water Heater Energy Source: Natural Gas	Water Source: Public Waste Disposal: Public Water Pressure: Average Size: 40 gallon	Sump Pump: No Water Temperature: 118° Water Heater Mfr: Bradford White Age: 2001
<i>Comments:</i> Water heaters on average last 8 to 12 years. Homeowner took very good care of the water heater as he flushed it every few months. Budget for replacement. Pic #27 shows a sewage pipe that is leaking into the crawl space. The sewage and contaminated soils under this pipe should be removed by professionals who have the experience and proper equipment to work in such hazardous conditions.		

*Heating System:*

System Type: Forced Air Manufacturer: York System Location: Basement Heat Equipment Size: 80,000 General Distribution: Ductwork	Energy Source: Natural Gas Approx. Age: 1996 Filter Type: Disposable Filter Location: Next to Furnace Filter Size: 20 x 25 x 1	Air Supply/Returns: Most Rooms Humidifier: Yes Carbon Monoxide Alarm: No Incoming Air: 102° Outgoing Return Air: 70°
<i>Comments:</i> Furnace systems on average last 15 - 20 years. Annual maintenance will help to make this furnace last even longer. Budget for replacement.		
<i>This inspection of the heating system is a visual inspection using only the normal operating controls for the system. The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the interior components of the heating system is beyond the scope of a home inspection. We do not operate the heating system when the air temperature is too hot, to prevent damaging the unit. Annual inspection and service by a qualified HVAC professional should be performed.</i>		

*Cooling:*

System Type: System Location:	Manufacturer: Energy Source:	Approximate Age: Cooling Equipment Size:      tons
<i>Comments:</i> Air conditioning systems on average last 10 - 15 years. Annual maintenance will help to make the AC last even longer. Budget for replacement.		
<i>This inspection of the cooling system is a visual inspection using only the normal operating controls for the system. The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspection of the cooling system is general and not technically exhaustive. A detailed evaluation of the interior components of the cooling system is beyond the scope of a home inspection. We do not operate the cooling system when the air temperature is too cold, to prevent damaging the unit. Annual inspection and service by a qualified HVAC professional should be performed.</i>		

*Foundation/Substructure:*

7

Foundation Type: Basement Foundation Materials: Poured Concrete	Subfloor: Plywood Floor Joists: 2 x 10	Interior Wall Support: 2 x 4 Crawl Space Access: Basement/Outside
<i>Comments:</i>		

<i>Additional Comments:</i>	Generally, asbestos containing materials do not have to be removed from any residential property. In fact, asbestos containing material does not have to be removed from any residential structure unless it will be disturbed during renovations or demolition activities. As long as the asbestos containing material is in good condition, intact and will not be disturbed, it does not pose a significant health risk. The only time an issue should be made of asbestos is when it's exposed and friable, flaking or crumbling, and that it's likely to become airborne.
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*Basement Family Room:*

Floors: VCT Door Type: Hollow core	Windows: NA Window Well: No	Smoke Alarms: Yes
<i>Comments:</i>  The top few steps in the stairway lacks a hand rail being installed.		

*Basement Bedroom:*

Door Type: NA Windows: NA	Closet: NA Smoke Alarms: NA	Floors: NA AFCI's: NA
<i>Comments:</i>		

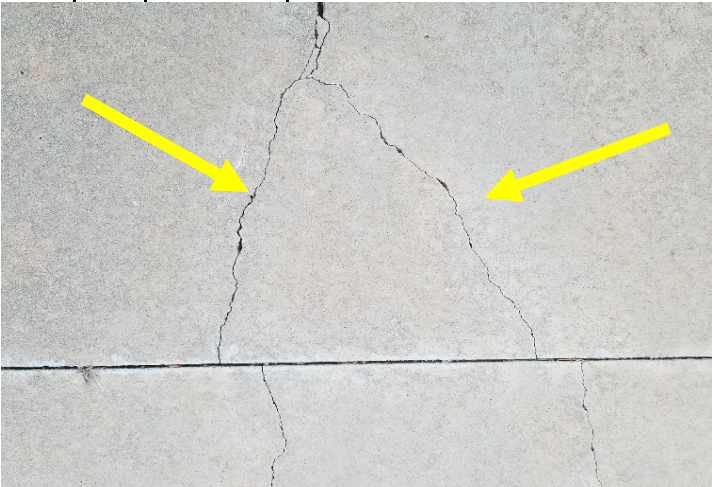
*Basement Bathroom:*

Bath Type: 1/2 bath Vanity Tops: Laminate	GFCI: Yes Exhaust Fan: Yes	Floors: Carpet Bathe Type: NA
<i>Comments:</i>  The basement toilet also has a handle that sticks down & needs to be lifted up after flushing or water will continue to run. The bathroom door also hits the door frame when closing the door.		

<i>Comments:</i>  Federal Pacific breaker panels. Multiple tests done on the breakers since the 1980s have proven that one in four Stab-Lok breakers are defective and will not properly trip off. Unfortunately, when the testing began in the early 1980s, a New Jersey court later ruled that Federal Pacific committed testing fraud and a cover-up, labeling the breakers as meeting the standards set by UL when in reality, they were defective. In 1983, the Consumer Product Safety Commission closed its two-year investigation and felt it impossible to create a product recall at the time because of budget issues, even as Federal Pacific panels and breakers continued to be installed in millions of homes that to this day still run the risk of an electrical fire. An estimated 2,800 fires each year directly result from Federal Pacific panel breaker malfunction. Federal Pacific Electric has been out of business for many years, but the danger and damage caused by their negligence continues.
<i>Paint; If your home was built before 1978, when lead paint was banned, your home may have lead paint in it. Virtually all house paint contained some form of lead, until it was banned as an additive in 1978. I recommend further evaluation by an lead paint specialist.</i> <i>If your home was built before the 1980's then your house "may contain asbestos". I recommend further evaluation by an asbestos specialist.</i>

✓	M	Stands for Maintenance. Item needing minor repair or general maintenance.
✓	R	Stands for Repair/Replace. Item needs to be repaired or replaced.

1



Driveway concrete cracks, normal.	M	✓
	R	

2



Foundation wall cracks around the outside foundation. Keep these cracks sealed.	M	✓
	R	

3



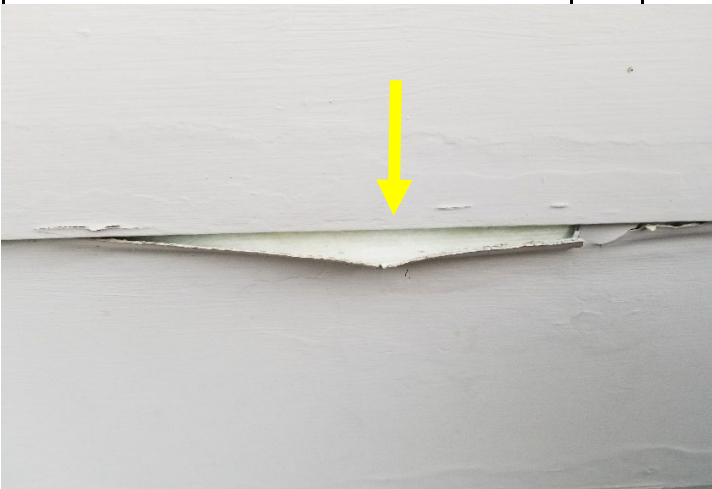
Keep all shrubs trimmed away from the house & foundation at least 1'.	M	✓
	R	

4



The exterior windows are wood & need to be kept well painted.	M	✓
	R	

5



Several spots around the exterior the paint on the siding is peeling. Keep all siding well painted.	M	✓
	R	

6



Spacing between deck boards should be no more than 1/8" to 1/4" between boards. This can be a tripping hazard. Also the end deck board is rotting & one of the deck boards have nails that need to be flush to the deck board.	M	
	R	✓



✓	M	Stands for Maintenance. Item needing minor repair or general maintenance.
✓	R	Stands for Repair/Replace. Item needs to be repaired or replaced.

7



The cable TV wire in the back yard is very low to the ground & should be raised to at least 10' off of the ground.

M	✓
R	

9



Closet lights should not have exposed light bulbs but should be in enclosed light fixtures.

M	
R	✓

11



The can light over the hall bath tub/shower should have a moisture resistance lens cover.

M	
R	✓

8



Sheetrock cracks around doors & windows in this age of house is very normal. These can be fixed very easily.

M	✓
R	

10



This electrical switch is inside of the tub/shower area. Consult with a licensed electrician about options.

M	
R	✓

12



More sheetrock wall cracks above the hall bath door.

M	✓
R	



✓	M	Stands for Maintenance. Item needing minor repair or general maintenance.
✓	R	Stands for Repair/Replace. Item needs to be repaired or replaced.

13



The corner back bedroom door hits the closet wall when open which keeps the door from opening all the way open.	M	✓
	R	

14



The back corner bedroom sheetrock ceiling is cracked. This is also normal for the age of the house.	M	✓
	R	

15



All of the bedroom windows don't meet egress requirements. Sill height should be no higher than 44". This house was constructed before these codes were enforced.	M	✓
	R	

16



The utility room shower door doesn't close completely. It hits the metal frame in the middle, this can be adjusted.	M	✓
	R	

17



This sheetrock crack is inside the utility room over the pocket door. The pocket door opens hard when trying to get the door out of the wall.	M	✓
	R	

18



Utility room pocket door showing how the pocket door hits at the bottom of the frame & leaves a large gap at the top. This can be adjusted.	M	✓
	R	



✓	M	Stands for Maintenance. Item needing minor repair or general maintenance.
✓	R	Stands for Repair/Replace. Item needs to be repaired or replaced.

19



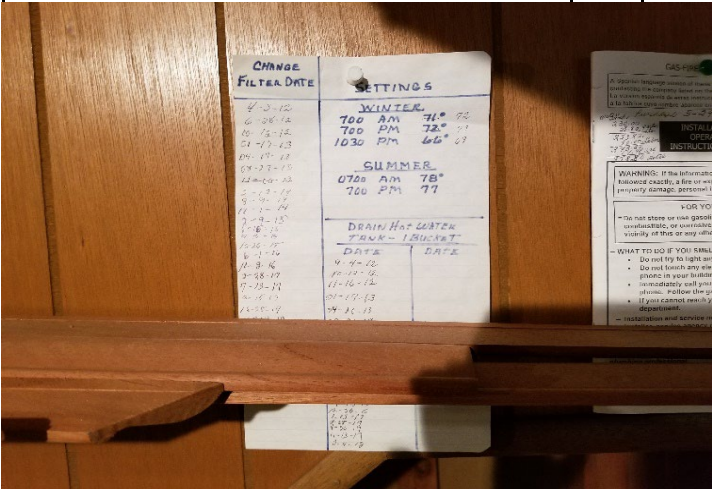
Family room ceiling northwest corner. Sheetrock crack or repair?	M	✓
	R	

20



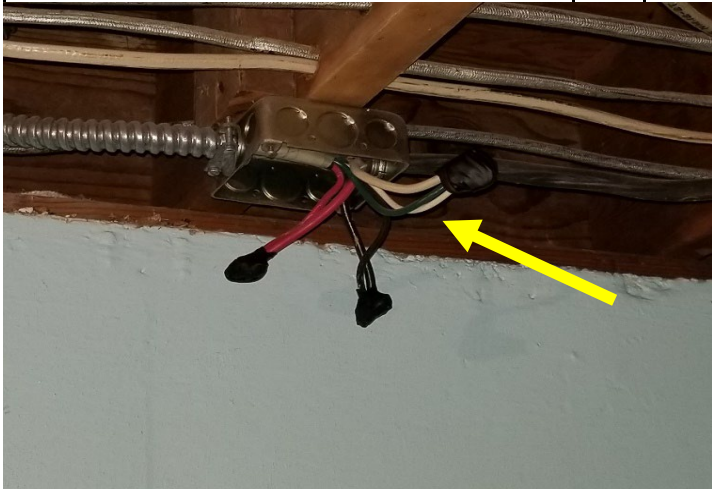
Over the family room fireplace it has signs that the roof did leak but new flashing has been installed around the fireplace.	M	✓
	R	

21



This paper hanging in the basement next to the water heater shows me how well these homeowners took care of their home. Very nice to see something like this.	M	✓
	R	

22



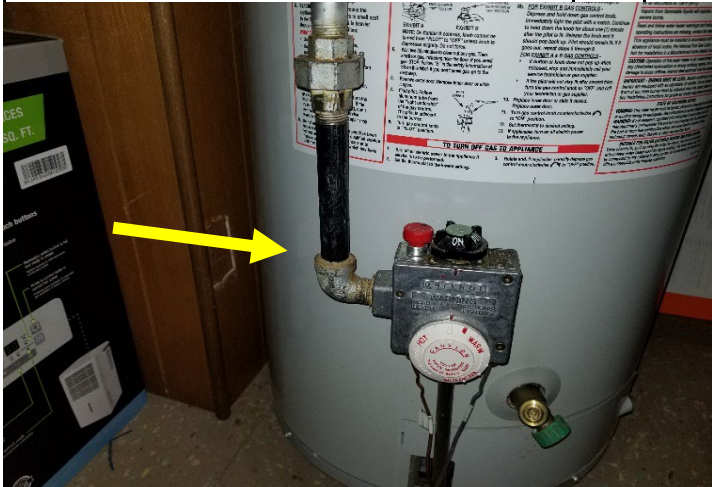
Northwest corner of the basement has a ceiling junction box that needs romex connectors on the wires & a cover plate.	M	
	R	✓

23



See additional comments on page 7 about asbestos. Both the floor tiles & ceiling tiles in the basement could contain asbestos.	M	✓
	R	

24

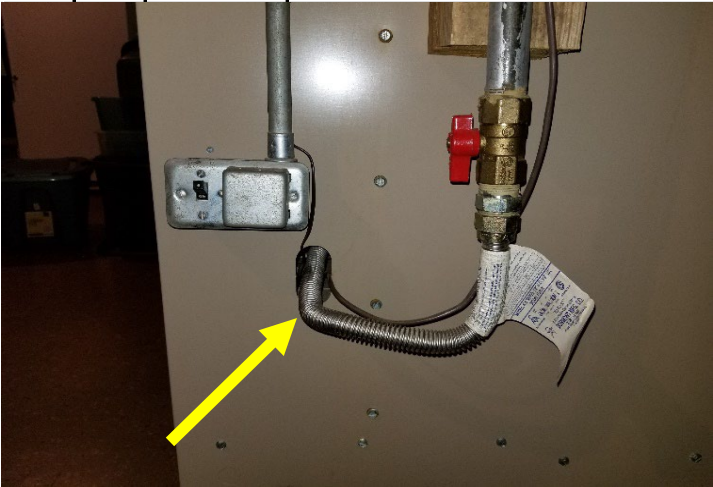


The water heater gas line lacks a sediment trap installed on the gas line. Consult with a licensed plumber.	M	
	R	✓



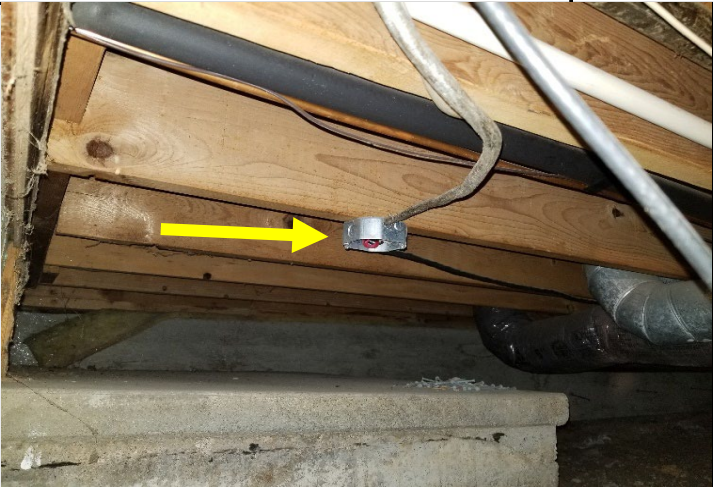
✓	M	Stands for Maintenance. Item needing minor repair or general maintenance.
✓	R	Stands for Repair/Replace. Item needs to be repaired or replaced.

25



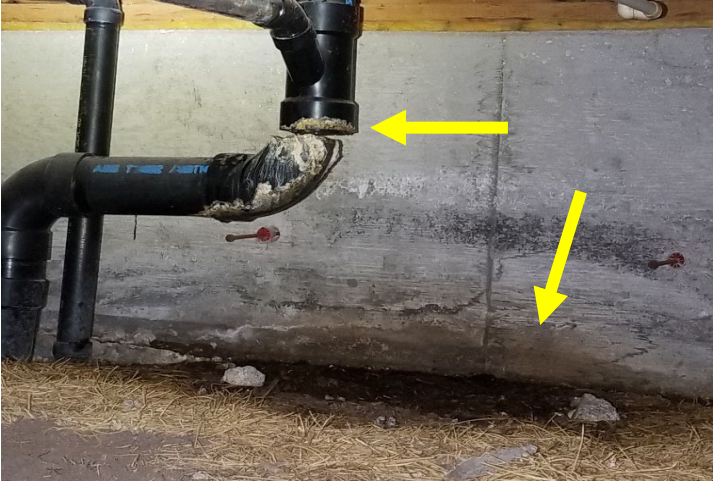
The furnace gas line also lacks a sediment trap before entering the furnace cabinet. Also the gas line entering the furnace should be hard gas pipe & not a flex gas line.	M	
	R	✓

26



In the crawl space from the basement side an electrical junction box is missing a cover plate.	M	
	R	✓

27



This is in the crawl space under the utility room bathroom. Looks like this ABS sewer pipe has been broken or not connected in a while. See page 6 comments under Plumbing System.	M	
	R	✓

28



This stairway switch plate should have a filler plate added in the slot where a switch has been removed.	M	
	R	✓

29



Electrical junction box in the attic over the garage needs a cover plate installed over the junction box.	M	
	R	✓

30



These look like wires that are connected with wire nuts. The wires look like they could be low voltage. If not they should be installed into a junction box.	M	✓
	R	



✓	M	Stands for Maintenance. Item needing minor repair or general maintenance.
✓	R	Stands for Repair/Replace. Item needs to be repaired or replaced.

31



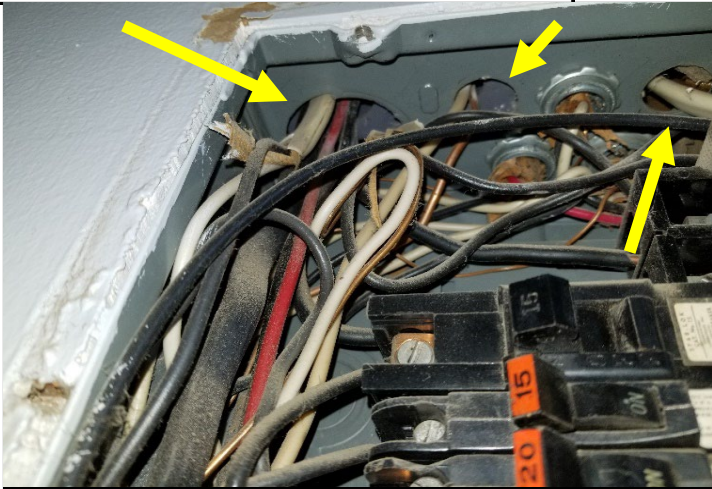
The main breaker panel is a Federal Pacific breaker panel. See comments on the bottom of page 7 about Federal Pacific breaker panels.

M

R

✓

32



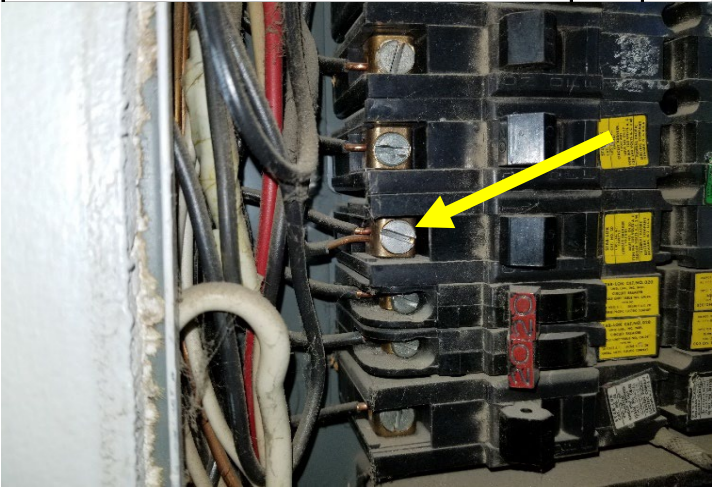
Breaker panel lacks NM or romex connectors on wires coming into the breaker panel both on the top & bottom.

M

R

✓

33



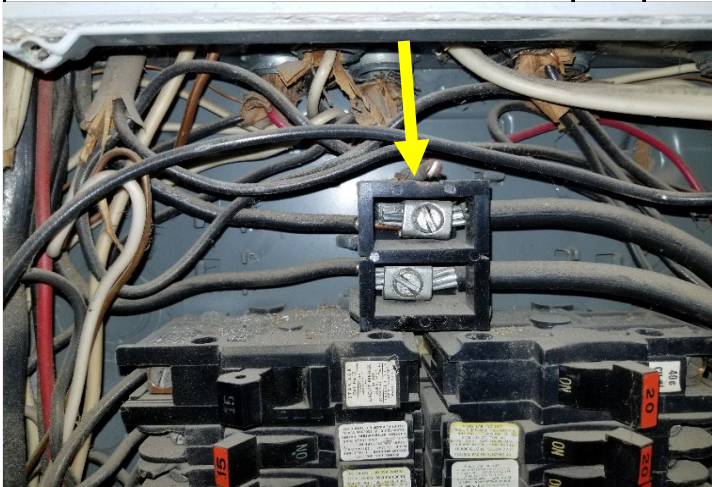
Double tapped breakers in the breaker panel. These breakers should only have 1 wire per breaker.

M

R

✓

34



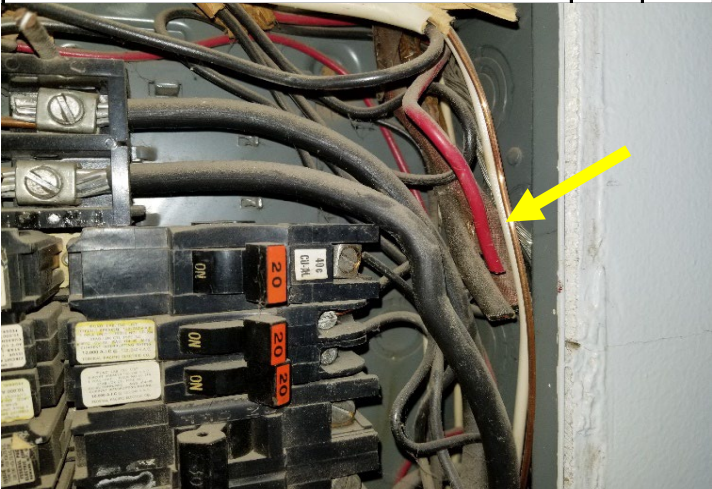
Main lugs in the breaker panel are double tapped. Also mixing aluminum & copper wires. Consult with a licensed electrician.

M

R

✓

35



Breaker panel has loose wires that should have romex connectors installed on the wire ends.

M

R

✓

36



Gutters on the rear of the house are full of leaves & should be cleaned & kept clean.

M

R

✓



✓	M	Stands for Maintenance. Item needing minor repair or general maintenance.
✓	R	Stands for Repair/Replace. Item needs to be repaired or replaced.

37



38



Pic #37 & 38 shows a couple of places on the roof that has what looks like hail damage. Not enough to need replacement of these shingles or roof.

M

✓

R

39

Left Blank

M

R

41

Left Blank

M

R

40

Left Blank

See pic #37 comments.

M

✓

R

42

Left Blank

M

R

- 1 **Water Control:** All water must be under control at all times and all locations. Fix any plumbing or condensate leaks or clogs immediately. Keep all floor drains clean and grate-covered. Keep gutters clean, properly aligned and attached; extend their downspouts 6+ feet away from foundation walls and retaining walls. Exterior grading must slope 1-2 inches per foot for a distance of 6+ feet away from foundation walls with non-absorptive soil. If a 6 inch clearance from bottom of siding material to the earth prevents proper grading, then divert surface water runoff by means of berming or drainage trenching. Protect all exterior wood with paint and caulk. Preserve decking regularly. Aggressively ventilate attics and underfloor crawl spaces unless they have been professionally sealed by trained experts. Sealed crawl spaces are excellent, but require full-time mechanical means for circulating air and maintaining humidity levels below 50% humidity, which must be installed by trained experts. Underfloor crawl spaces must be protected by a thick mill plastic vapor barrier covering 100% of all dirt, and better if draped up onto foundation walls to a level above the exterior grading. Crawl spaces must be kept dry to avoid mold and rot; and all pest entries closed off or screened.
- 2 **Central heating and air conditioning:** Suggest annual service, cleaning and inspections by a qualified technician. Ensure all condensate drainage is kept clean and freely flowing to a safe location to avoid costly flooding. Water-smart sensors and float switches and safety cut-offs on condensate pumps are available to shut down the system if flooding is imminent due to condensate drain clogging. Heat pumps: do not operate heat if outside temperatures are above 65 degrees. Do not operate any air conditioner if outside temperature is below 60 degrees. Outside unit areas must be kept clean and free from plant growth, leaves (or snow build-up for heat pumps.) All filters are to be changed or cleaned every 30 days. Electronic filters are to be included in your professional service calls. Inadequately maintained HVAC systems will perform poorly.
- 3 **Fireplaces / Stoves:** Gas logs are to be inspected yearly, operated with a window cracked open, and manufacturer's instructions are to be clearly posted and followed. Wood burning fireplaces are to be cleaned and inspected yearly if used, to avoid chimney fires; protect with rain caps. Wood stoves are to be inspected and cleaned one or two times yearly, depending on use. Always employ certified technicians/sweeps.
- 4 **Carbon Monoxide Alarms:** These must be installed on every level of your home if any fossil fuel (gas, oil, wood, pellets) is burned. **SMOKE ALARMS** must be installed in every home on every level and in each bedroom. All alarms and detectors are to be tested monthly.
- 5 **Laundries:** Use only metal reinforced supply hoses for washers to avoid bursting and costly flooding. Keep dryers and their vent pipes clean to avoid lint-clogs and fires. Use only metal vent pipes and extensions.
- 6 All outside spigots, hydrants or hose bibs are to be protected by anti-siphon devices to prevent all cross-contamination / cross-connections. Remove all hoses during winter to prevent freezing of supply piping.
- 7 Swimming pools, hot tubs, spas, water purification or conditioning or filter systems, or fire sprinkler systems are not included in this inspection. Consult the installing companies concerning their maintenance, use, safety requirements, winterization, etc. as these may apply. Ensure backflow prevention devices are present and operational. Also ensure that all related electrical power supply is ground-fault protected.

Congratulations on buying your new home. The process can be stressful. A home inspection is supposed to give you peace of mind, but often has the opposite effect. You will be asked to absorb a lot of information in a short time. This often includes a written report, checklist, photographs, environmental reports, and what the inspector himself says during the inspection. All of this, combined with what you notice yourself, makes the experience even more overwhelming. What should you do? Relax. Most of your inspection will be maintenance recommendations, life expectancies and minor imperfections.

The primary objective of a home inspection is to provide you with information about the home and any major defects before you buy it. All homes have defects; the perfect home does not exist. Potential home buyers often incorrectly view an inspection report as a mandatory repair list for the seller. The fact is that sellers are not required to produce a flawless house.

Before you make any demands of the seller, try to evaluate the inspection report with an eye toward problems of greatest significance. Look for conditions that compromise health and safety or involve potential or active leaks in the plumbing or the roof. Most sellers will address problems affecting crucial areas or items such as the roof, electrical, plumbing and structural issues. Please consult with your Realtor to help you work through an appropriate repair request list to present to the seller. If you have any questions about any item in your home inspection report, please contact me at 1-316-284-3811.

[www.harderhomeinspections.com](http://www.harderhomeinspections.com)

<http://harderhomeinspections.com/LifeExpectancyChart.pdf>

<http://harderhomeinspections.com/Home%20Buyers%20Sellers%20Guide.pdf>

<http://harderhomeinspections.com/Consumers%20Guide%20to%20Radon%20Reduction.pdf>

<http://harderhomeinspections.com/Basic%20Radon%20Facts.pdf>

<http://harderhomeinspections.com/A%20Citizens%20Guide%20to%20Radon.pdf>