



YOUR INSPECTION REPORT

Providing Peace of Mind For Home Buyers and Sellers Since 1994

PREPARED BY:

John Byron



FOR THE PROPERTY AT:

123 Any Street
Anytown, KS 11111

PREPARED FOR:

JOE ANYONE

INSPECTION DATE:

Monday, August 22, 2011



Byron Home Inspection Services, Inc.
11108 W. 119th Terrace
Overland Park, KS 66213

913 962-5222

www.byroninspection.com

john@byroninspection.com



CERTIFIED INSPECTOR



October 20, 2011

Dear Joe Anyone,

RE: Report No. 1160, v.6
123 Any Street
Anytown, KS
11111

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI).

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection. We offer a full satisfaction guarantee, and will return your fee in full if you are not satisfied at any time.

Sincerely,

John Byron
on behalf of
Byron Home Inspection Services, Inc.

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INVOICE

October 20, 2011

Client: Joe Anyone

Report No. 1160, v.6

For inspection at:

123 Any Street

Anytown, KS

11111

on: Monday, August 22, 2011

Home inspection	\$395.00
Radon test	\$125.00
Termite Scheduling	\$80.00
Discount	(\$125.00)
Total	<u>\$475.00</u>

INSPECTION REPORT SUMMARY

123 Any Street, Anytown, KS August 22, 2011

Report No. 1160, v.6

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INSPECTION

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

Note: For the purpose of this report the building is considered to be facing **North**.

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Downspouts

Condition: • Should discharge 6ft. from home

All downspouts and the sump pump discharge should be extended well away from the house.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Throughout Exterior

Task: Repair

Time: Immediate

Cost: Minor

LANDSCAPING \ Lot grading

Condition: • [Improper slope](#)

Grading needs improvement in various places all around. One inch of fall per foot for six feet away from the house is recommended.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Throughout Exterior

Task: Improve

Time: Immediate

Cost: Minor

LANDSCAPING \ Walk and driveway

Condition: • [Improper slope or drainage](#)

The front walk is badly deteriorated and sloping toward the house.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Exterior

Task: Replace

Time: Immediate

Cost: Major

Electrical

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

Condition: • [Branches, vines interfering with wires](#)

Implication(s): Damage to wire | Electric shock | Interruption of electrical service

Location: Rear Exterior

Task: Correct

Time: Immediate

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Cost: Minor

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

Condition: • [Rust or water in panel](#)

There is rust and corrosion on connections in the main electrical panel.

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Correct

Time: Immediate

Cost: Minor

Condition: • [Obsolete](#)

The main electrical panel is a Federal Pacific Stab-Lok brand. These panels have proved to be fire hazards due to poor connections. It should be replaced with a modern panel by a qualified licensed electrician. The work should be done in accordance with all municipal requirements.

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Replace

Time: Immediate

Cost: Major

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

Condition: • [Double taps](#)

Implication(s): Fire hazard

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

Condition: • [Exposed on walls or ceilings](#)

Implication(s): Electric shock

Location: Garage

Task: Repair

Time: Immediate

Cost: Minor

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Open splices](#)

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor

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Condition: • [Not well secured](#)

Implication(s): Electric shock | Fire hazard

Location: Throughout Basement

Task: Repair

Time: Immediate

Cost: Minor

Condition: • [Abandoned wire](#)

Implication(s): Electric shock

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor

Heating

GAS FURNACE \ Gas piping

Condition: • [Inappropriate materials](#)

A flexible gas connector is run through the furnace cabinet - should be steel pipe only.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor

FIREPLACE \ General

Condition: • Inspect chimney, and sweep, if needed before using

Recommend a qualified professional chimney sweep to evaluate the firebox and chimney, in their entirety, and clean/repair as needed. Note: It is evident that some repairs are needed inside and out. Also, caps and screens should be installed on both flues.

Implication(s): Fire hazard

Task: Further evaluation

Time: Immediate

Cost: Depends on work needed

Interior

FLOORS \ Ceramic tile, stone, marble, etc

Condition: • [Tiles cracked](#)

The floor tile in the kitchen is installed without backer board. As a result, there are cracked tiles in some places and loose and cracked grout throughout.

Implication(s): Cosmetic defects | Trip or fall hazard

Location: Kitchen

Task: Monitor Replace

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Time: Unknown When necessary

Cost: Major

WINDOWS \ General

Condition: • [Water leaks](#)

The window installed in the north family room wall appears to be manufactured for vertical installation but installed horizontally. Water is leaking into the window and into the house. Consult a window expert for evaluation and repair/replacement recommendations.

Implication(s): Chance of damage to finishes and structure | Chance of damage to structure

Location: Rear Family Room

Task: Further evaluation Repair or replace

Time: Immediate

Cost: Depends on work needed

STAIRS \ Handrails

Condition: • [Missing](#)

Implication(s): Fall hazard

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor

APPLIANCES \ Dishwasher

Condition: • Inoperative

The dishwasher will not pump water out.

Implication(s): Equipment inoperative

Location: Kitchen

Task: Repair or replace

Time: Immediate

Cost: Depends on work needed

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

ROOFING

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Description

Sloped roofing material: • [Asphalt shingles](#)

Probability of leakage: • Low

Limitations

Roof inspection limited/prevented by: • Lack of access (too high/steep)

Inspection performed: • From roof edge

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Description

Gutter & downspout material: • [Aluminum](#)

Gutter & downspout type: • [Eave mounted](#)

Gutter & downspout discharge: • [Above grade](#)

Lot slope: • [Away from house](#) • [Towards house](#)

Wall surfaces - wood: • [Shingles](#)

Driveway: • Concrete

Walkway: • Concrete

Patio: • Concrete

Limitations

Upper floors inspected from: • Ground level

Recommendations

ROOF DRAINAGE \ Downspouts

1. Condition: • Should discharge 6ft. from home

All downspouts and the sump pump discharge should be extended well away from the house.

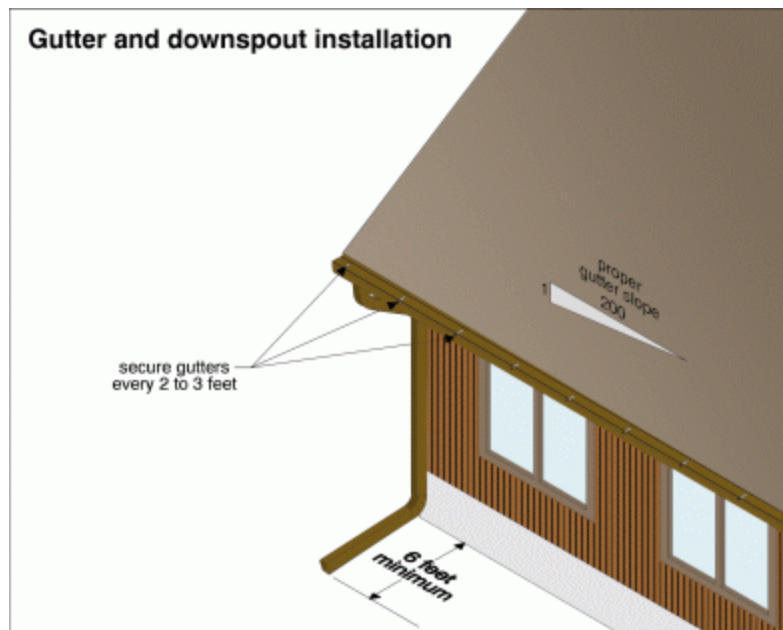
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Throughout Exterior

Task: Repair

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)

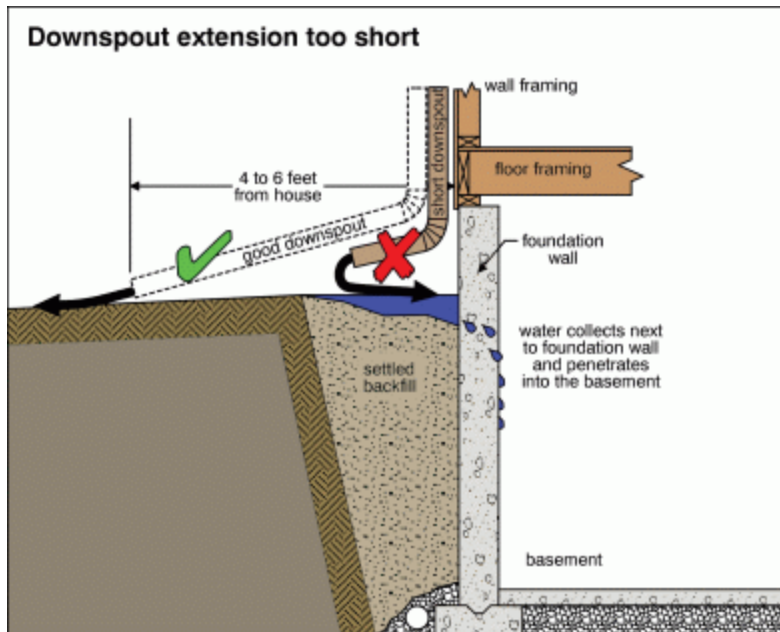
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[Click on image to enlarge.](#)



1. Should discharge 6ft. from home



2. Should discharge 6ft. from home

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3. Should discharge 6ft. from home

WALLS \ Soffits and fascia

2. Condition: • [Rot or insect damage](#)

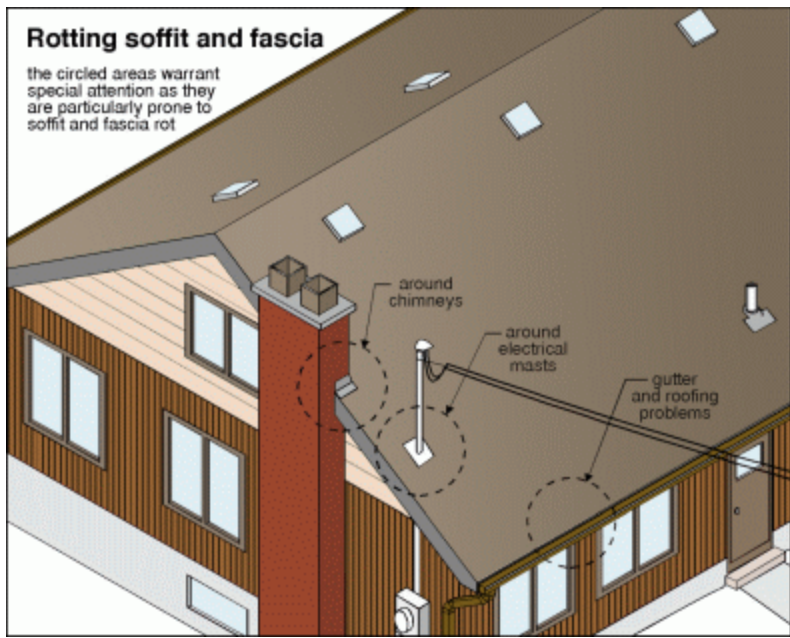
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Front Exterior

Task: Replace

Time: Less than 1 year

Cost: Minor



Click on image to enlarge.

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4. Rot or insect damage

3. Condition: • [Rot or insect damage](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Southwest Rear Exterior

Task: Repair

Time: Immediate

Cost: Minor



5. Rot or insect damage

WALLS \ Flashings and caulking

4. Condition: • [Caulking missing or ineffective](#)

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Basement

Task: Correct

Time: Immediate

Cost: Minor



6. Caulking missing or ineffective

WALLS \ Wood siding

5. Condition: • [Cracked, split or broken](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Exterior

Task: Repair

Time: Less than 1 year

Cost: Minor



7. Cracked, split or broken

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EXTERIOR GLASS \ Exterior trim

6. Condition: • [Rot](#)

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Front Exterior

Task: Repair

Time: Less than 1 year

Cost: Minor



8. Rot



9. Rot

LANDSCAPING \ Lot grading

7. Condition: • [Improper slope](#)

Grading needs improvement in various places all around. One inch of fall per foot for six feet away from the house is recommended.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Various Throughout Exterior

Task: Improve

Time: Immediate

Cost: Minor

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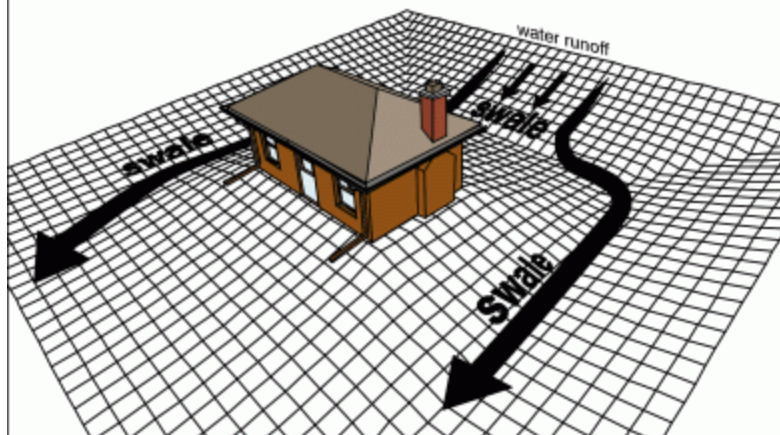
Recommended grading slopes



[Click on image to enlarge.](#)

Swales

when the overall lot drainage is toward the house, swales can be used to direct surface water away from the foundation



[Click on image to enlarge.](#)

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10. *Improper slope*

LANDSCAPING \ Walk and driveway

8. Condition: • [Cracked or damaged surfaces](#)

The driveway is cracked and spalling in places but still serviceable.

Implication(s): Trip or fall hazard

Location: Front

Task: Monitor

Time: Unpredictable

Cost: Major



11. *Cracked or damaged surfaces*



12. *Cracked or damaged surfaces*

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9. Condition: • [Improper slope or drainage](#)

The front walk is badly deteriorated and sloping toward the house.

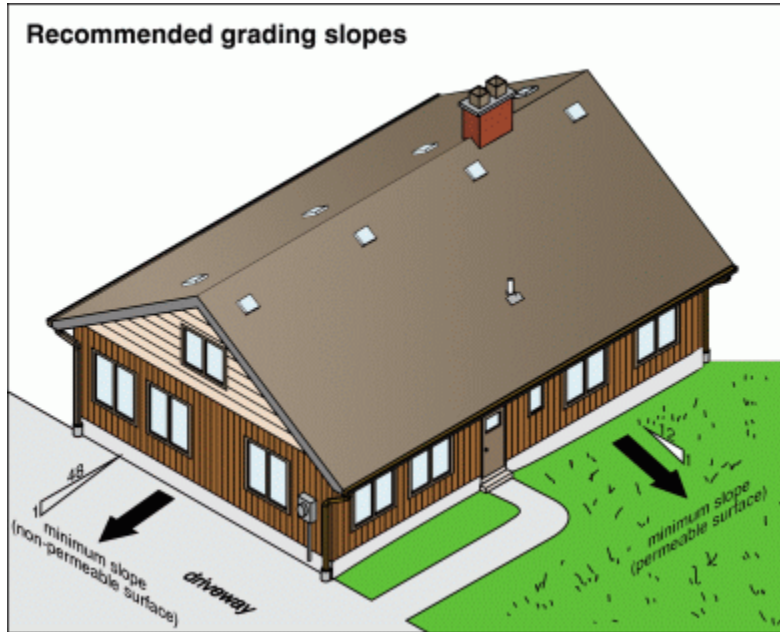
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Exterior

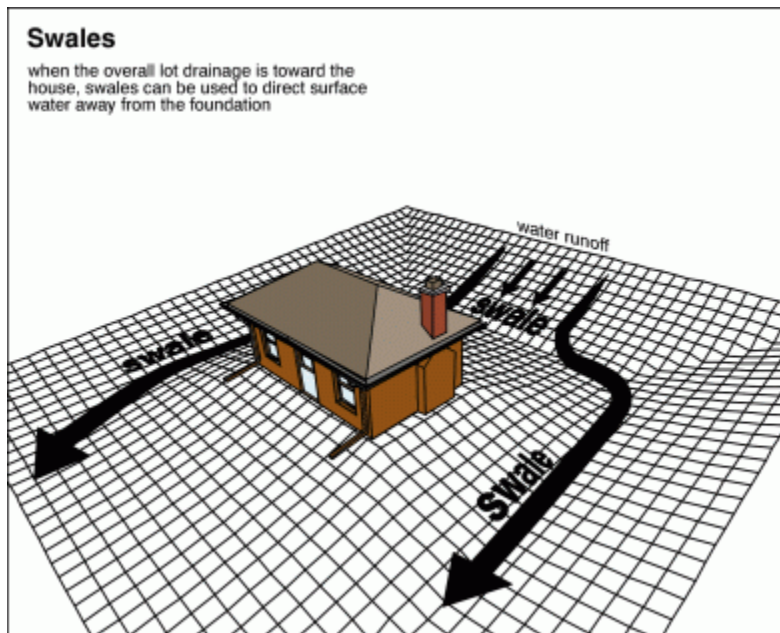
Task: Replace

Time: Immediate

Cost: Major



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

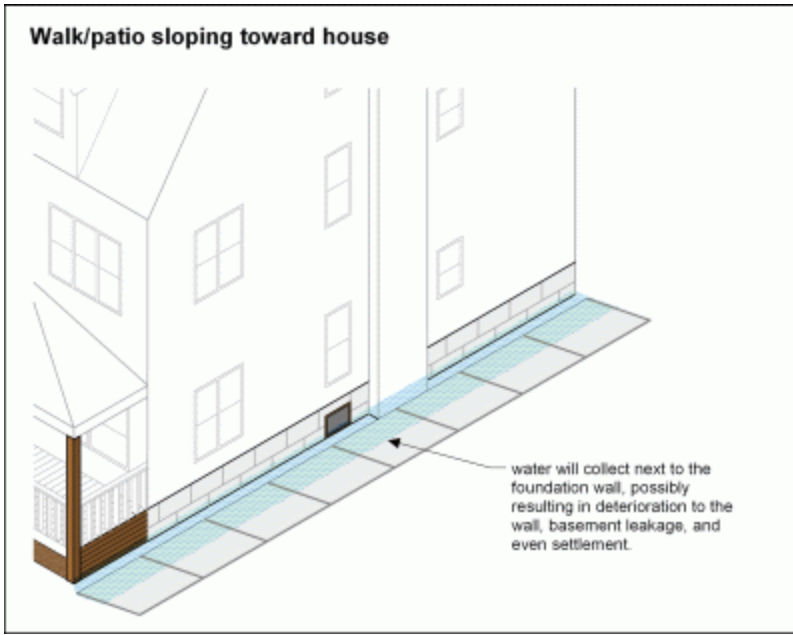
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[Click on image to enlarge.](#)



13. *Improper slope or drainage*



14. *Improper slope or drainage*

STRUCTURE

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Description

Configuration: • [Basement](#)

Foundation material: • [Masonry block](#)

Floor construction: • [Joists](#) • Steel columns • Steel beams • Subfloor - plank

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • [Rafters/roof joists](#) • [Skip sheathing](#) • [OSB \(Oriented Strand Board\) sheathing](#)

Limitations

Attic/roof space: • Entered but access was limited

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Description

- Service entrance cable and location:** • [Overhead - cable type not determined](#)
- Service size:** • [100 Amps \(240 Volts\)](#)
- Main disconnect/service box rating:** • [100 Amps](#)
- Main disconnect/service box type and location:** • [Breakers - basement](#)
- System grounding material and type:** • [Copper - water pipe](#)
- Distribution panel rating:** • [100 Amps](#)
- Distribution panel type and location:** • [Breakers - basement](#)
- Distribution wire material and type:** • [Copper - non-metallic sheathed](#)
- Type and number of outlets (receptacles):** • [Grounded and ungrounded - typical](#)
- Smoke detectors:** • None noted
- Carbon monoxide (CO) detectors:** • None noted

Limitations

- Panel covers:** • Disconnect covers are not removed by the home inspector
- System ground:** • Quality of ground not determined

Recommendations

- SERVICE DROP AND SERVICE ENTRANCE \ Service drop**
- 10. Condition:** • [Branches, vines interfering with wires](#)
 - Implication(s):** Damage to wire | Electric shock | Interruption of electrical service
 - Location:** Rear Exterior
 - Task:** Correct
 - Time:** Immediate
 - Cost:** Minor

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15. Branches, vines interfering with wires

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

11. Condition: • [Rust or water in panel](#)

There is rust and corrosion on connections in the main electrical panel.

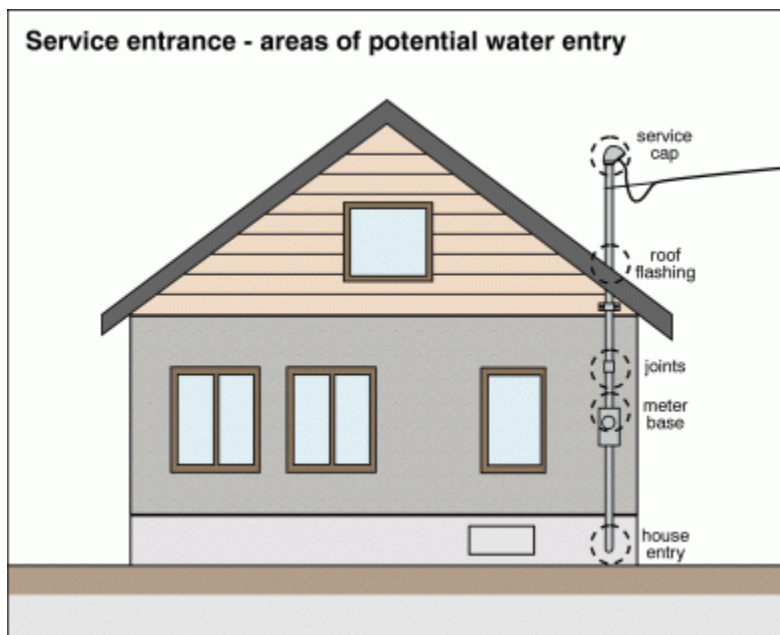
Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Correct

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)

12. Condition: • [Obsolete](#)

The main electrical panel is a Federal Pacific Stab-Lok brand. These panels have proved to be fire hazards due to poor connections. It should be replaced with a modern panel by a qualified licensed electrician. The work should be done in accordance with all municipal requirements.

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Replace

Time: Immediate

Cost: Major



16. *Obsolete*

SERVICE BOX, GROUNDING AND PANEL \ Panel wires

13. Condition: • [Double taps](#)

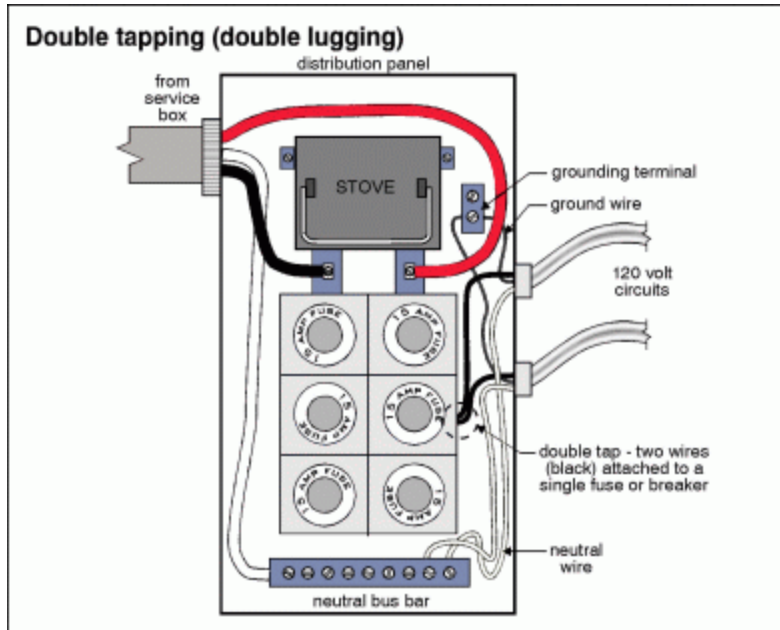
Implication(s): Fire hazard

Location: Basement

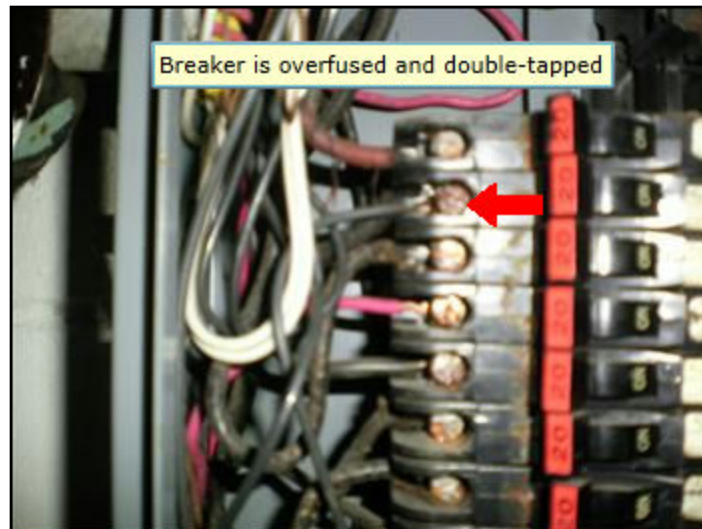
Task: Repair

Time: Immediate

Cost: Minor



Click on image to enlarge.



17. Double taps

DISTRIBUTION SYSTEM \ Wiring - damaged or exposed

14. Condition: • [Exposed on walls or ceilings](#)

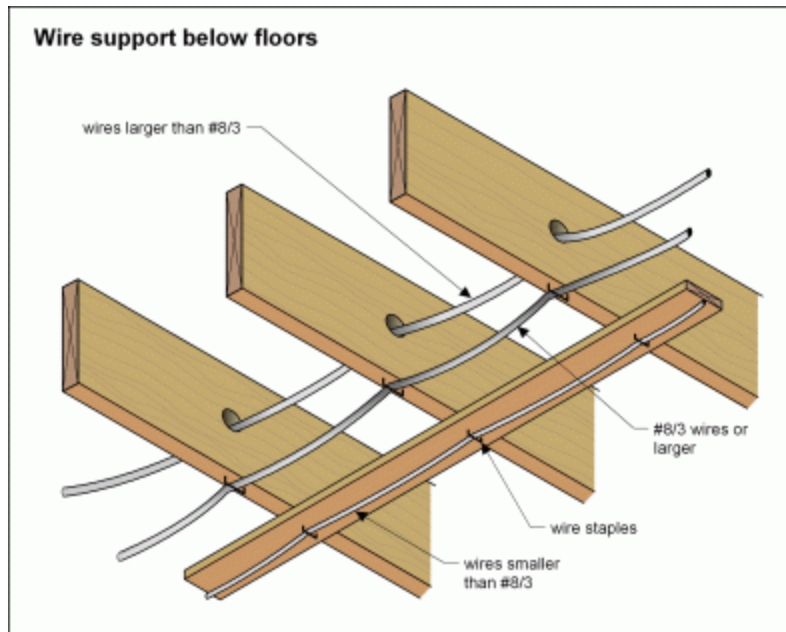
Implication(s): Electric shock

Location: Garage

Task: Repair

Time: Immediate

Cost: Minor



Click on image to enlarge.



18. Exposed on walls or ceilings

DISTRIBUTION SYSTEM \ Wiring - installation

15. Condition: • [Open splices](#)

Implication(s): Electric shock | Fire hazard

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor



19. Open splices

16. Condition: • [Not well secured](#)

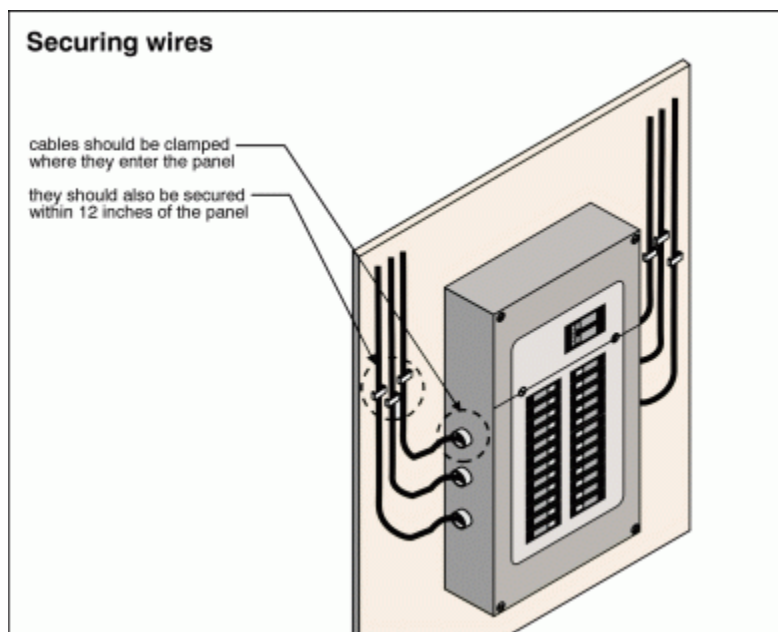
Implication(s): Electric shock | Fire hazard

Location: Throughout Basement

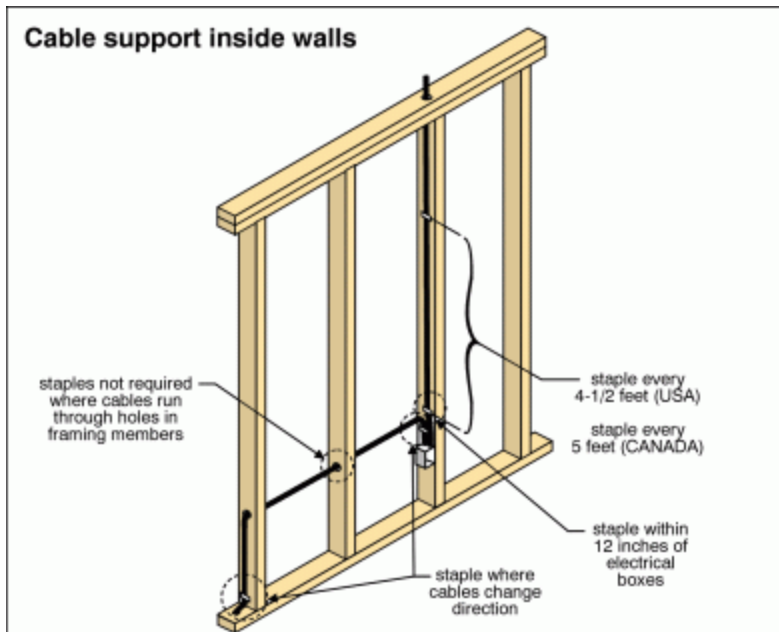
Task: Repair

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)



20. Not well secured



21. Not well secured

ELECTRICAL

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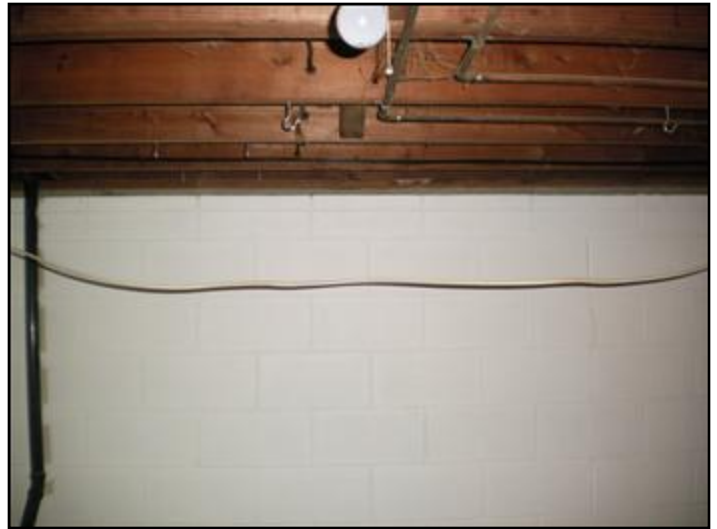
PLUMBING

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22. Not well secured



23. Not well secured



24. Not well secured

17. Condition: • [Abandoned wire](#)

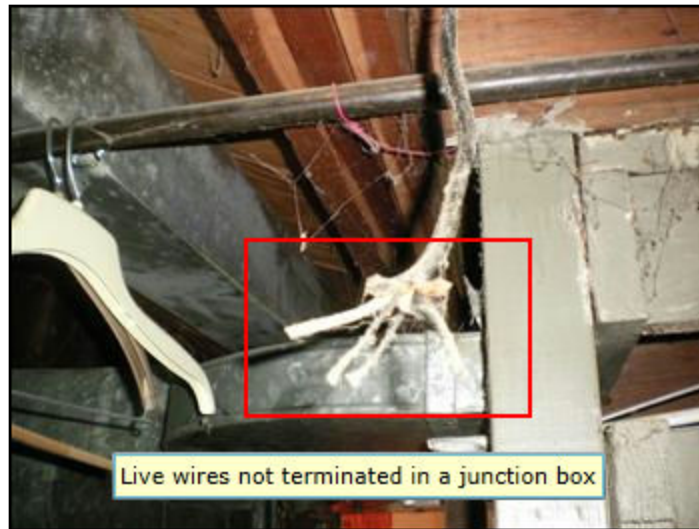
Implication(s): Electric shock

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor



25. Abandoned wire

DISTRIBUTION SYSTEM \ Outlets (receptacles)

18. Condition: • This house was built before grounded outlets were required. Over time, some grounding type outlets have been installed on ungrounded circuits. As a result, there are grounded and ungrounded two and three-hole outlets in various places throughout. At a minimum, recommend that all three-hole outlets be grounded and that there be grounded GFCI-protected outlets in all wet locations (kitchen, bathrooms, garage, exterior).

HEATING

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Description

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Heat distribution: • [Ducts and registers](#)

Approximate capacity: • [100,000 BTU/hr](#)

Efficiency: • [Mid-efficiency](#)

Approximate age: • [13 years](#)

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Failure probability: • [Low](#)

Main fuel shut off at: • Meter

Fireplace: • [Wood-burning fireplace](#)

Chimney/vent: • [Masonry](#) • None

Chimney liner: • [Clay](#)

Combustion air source: • Interior of home

Humidifiers: • [Duct mounted bypass humidifer](#)

Limitations

Safety devices: • Not tested as part of a home inspection

Heat loss calculations: • Not done as part of a home inspection

Heat exchanger: • Only a small portion visible

Recommendations

GAS FURNACE \ Gas piping

19. Condition: • [Inappropriate materials](#)

A flexible gas connector is run through the furnace cabinet - should be steel pipe only.

Implication(s): Equipment not operating properly | Fire or explosion

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor

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26. *Inappropriate materials*

FIREPLACE \ General

20. Condition: • Inspect chimney, and sweep, if needed before using
Recommend a qualified professional chimney sweep to evaluate the firebox and chimney, in their entirety, and clean/repair as needed. Note: It is evident that some repairs are needed inside and out. Also, caps and screens should be installed on both flues.

Implication(s): Fire hazard

Task: Further evaluation

Time: Immediate

Cost: Depends on work needed



27. *Inspect chimney, and sweep, if needed before using*



28. *Inspect chimney, and sweep, if needed before using*

COOLING & HEAT PUMP

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Description

Air conditioning type: • [Air cooled](#)

Cooling capacity: • [36,000 BTU/hr](#)

Compressor approximate age: • 17 years

Typical life expectancy: • 12 to 15 years

Failure probability: • [High](#)

Supply temperature: • 55°

Return temperature: • 75°

Limitations

Heat gain calculations: • Not done as part of a home inspection

Recommendations

AIR CONDITIONING \ Refrigerant lines

21. Condition: • [Missing insulation](#)

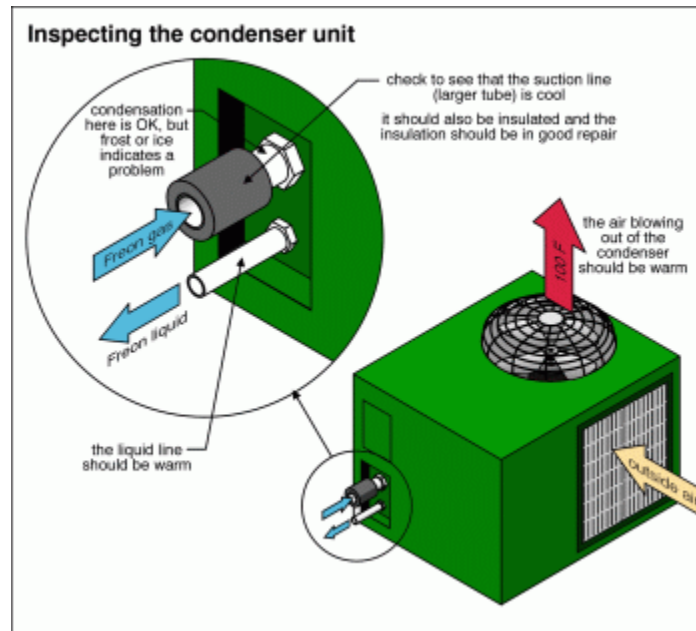
Implication(s): Reduced system life expectancy | Increased cooling costs | Reduced comfort

Location: Rear Exterior

Task: Repair

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)

COOLING & HEAT PUMP

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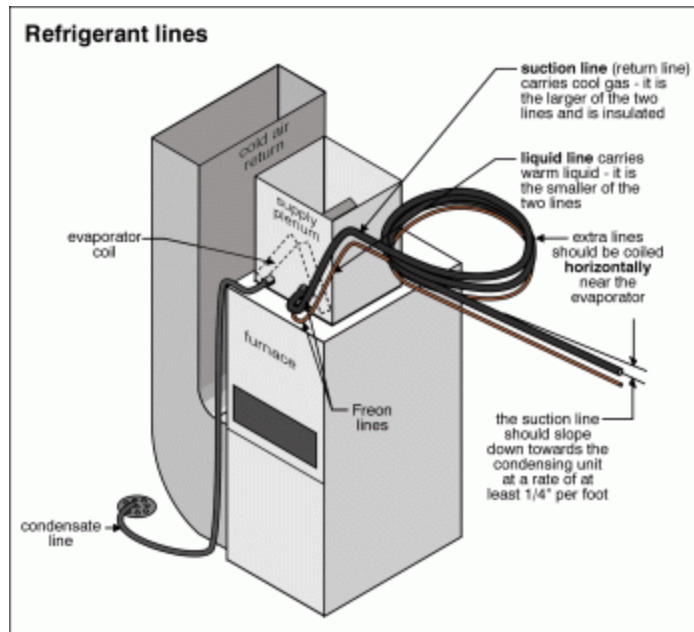
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INSULATION

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29. Missing insulation

INSULATION AND VENTILATION

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Description

Attic/roof insulation amount/value: • Not determined

Attic/roof ventilation: • [Gable vent](#)

Wall insulation material: • Not determined

Wall insulation amount/value: • Not determined

Air/vapor barrier: • Not determined

Limitations

Attic inspection performed: • By entering attic, but access was limited

Roof ventilation system performance: • Not evaluated

Air/vapor barrier system: • Continuity not verified

Mechanical ventilation effectiveness: • Not verified

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Description

Water supply source: • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#)

Main water shut off valve at the: • Front of the basement

Water flow (pressure): • [Functional](#)

Water heater fuel/energy source: • [Gas](#)

Water heater type: • [Conventional](#)

Tank capacity: • 50 gallons

Typical life expectancy: • 8 to 12 years

Waste disposal system: • [Public](#)

Waste piping in building: • [Plastic](#) • [Cast Iron](#) • [Galvanized steel](#) • [Lead](#)

Pumps: • [Sump pump](#) • [Laundry tub pump](#)

Floor drain location: • Near laundry area

Limitations

Items excluded from a building inspection: • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water treatment equipment

Recommendations

FIXTURES AND FAUCETS \ Toilet

22. Condition: • [Leak](#)

The tank fill valve is leaking.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Bathroom Hall

Task: Repair

Time: Immediate

Cost: Minor - \$2,000



30. Leak

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Description

Major floor finishes: • [Carpet](#) • [Hardwood](#) • [Ceramic](#)

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#) • Wood • Vinyl

Glazing: • [Double](#)

Exterior doors - type/material: • Hinged

Oven type: • Conventional

Range fuel: • Gas

Appliances: • Range hood • Waste disposal • Microwave oven • Door bell

Laundry facilities: • Hot/cold water supply • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Limitations

Not included as part of a building inspection: • Carbon monoxide detectors, security systems, central vacuum • Cosmetic issues • Appliances • Perimeter drainage tile around foundation, if any

Recommendations

FLOORS \ Ceramic tile, stone, marble, etc

23. Condition: • [Tiles cracked](#)

The floor tile in the kitchen is installed without backer board. As a result, there are cracked tiles in some places and loose and cracked grout throughout.

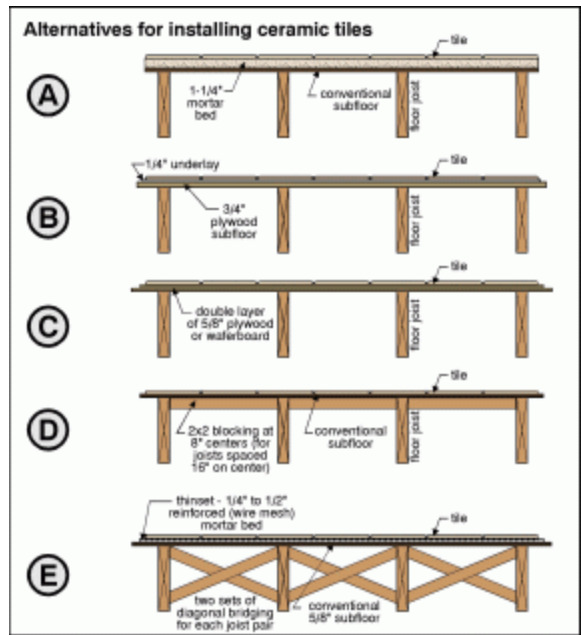
Implication(s): Cosmetic defects | Trip or fall hazard

Location: Kitchen

Task: Monitor Replace

Time: Unknown When necessary

Cost: Major



Click on image to enlarge.

FLOORS \ Subflooring

24. Condition: • [Damage](#)

There is termite-damaged sub-floor under the kitchen.

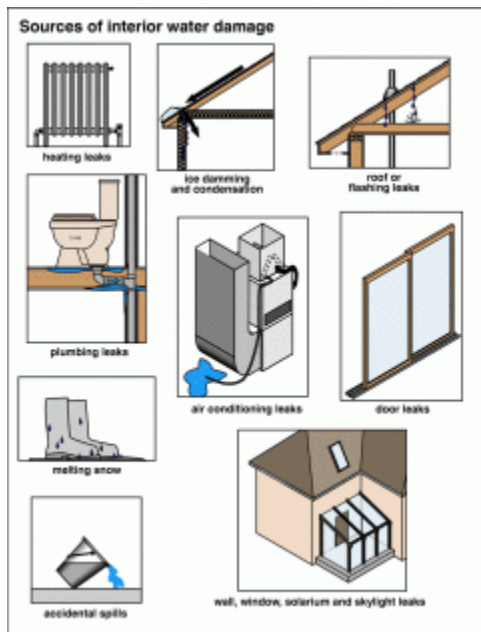
Implication(s): Cosmetic defects | Physical injury

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor



Click on image to enlarge.



31. *Damage*

CEILINGS \ General

25. Condition: • Stains

Note: There are stains on the ceiling of the converted screened porch. They were dry at the time of the inspection. It appears that these stains may have occurred prior to roof replacement.

Implication(s): Cosmetic defects

Location: Rear Family Room



32. *Stains*

WINDOWS \ General

26. Condition: • [Water leaks](#)

The window installed in the north family room wall appears to be manufactured for vertical installation but installed horizontally. Water is leaking into the window and into the house. Consult a window expert for evaluation and repair/replacement recommendations.

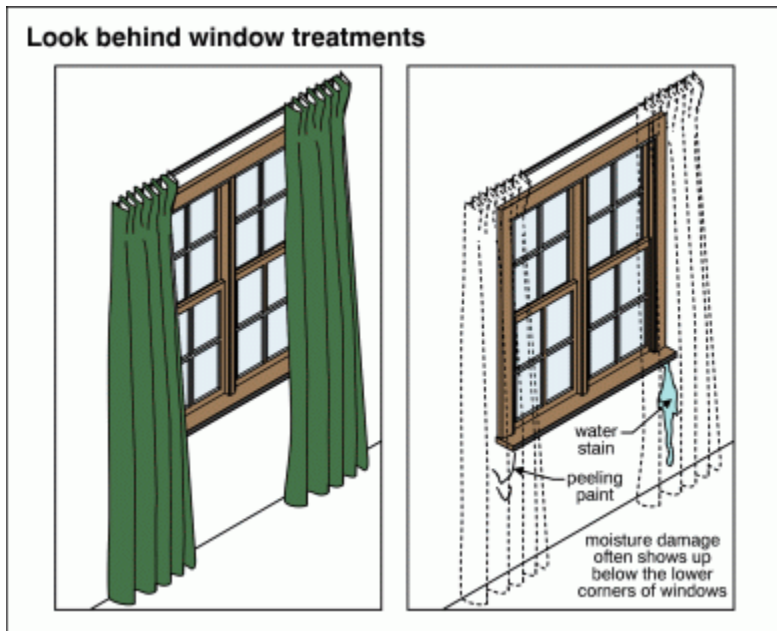
Implication(s): Chance of damage to finishes and structure | Chance of damage to structure

Location: Rear Family Room

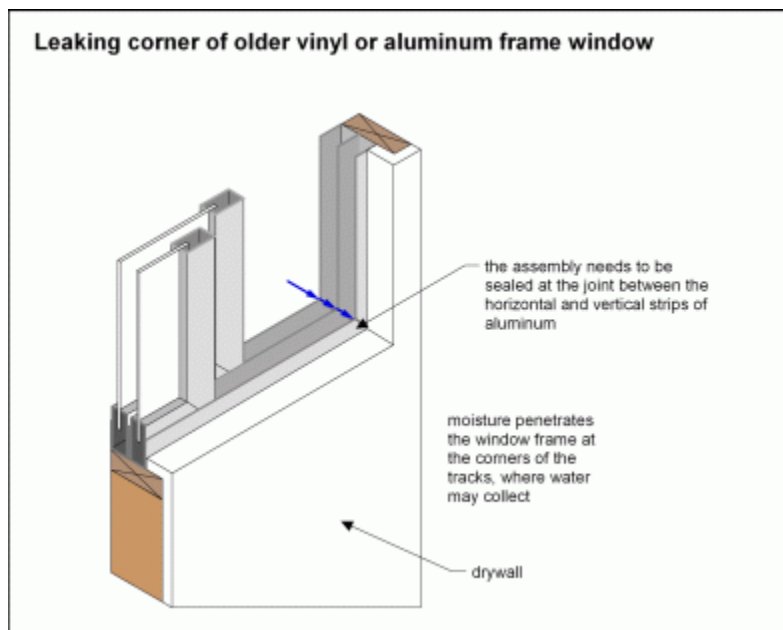
Task: Further evaluation Repair or replace

Time: Immediate

Cost: Depends on work needed



[Click on image to enlarge.](#)



[Click on image to enlarge.](#)

INTERIOR

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33. Water leaks



34. Water leaks



35. Water leaks



36. Water leaks

WINDOWS \ Glass (glazing)

27. Condition: • [Lost seal on double or triple glazing](#)

Implication(s): Cosmetic defects

Location: Rear

Task: Repair or replace

Time: Discretionary

Cost: Depends on approach

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37. Lost seal on double or triple glazing

STAIRS \ Handrails

28. Condition: • **Missing**

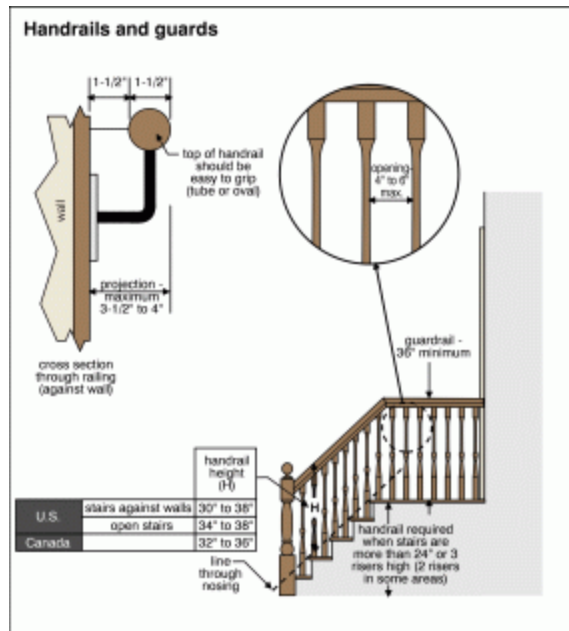
Implication(s): Fall hazard

Location: Basement

Task: Repair

Time: Immediate

Cost: Minor



[Click on image to enlarge.](#)

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38. Missing

BASEMENT \ Leakage

29. Condition: • [Leakage - Read these articles before undertaking any action](#)

30. Condition: • [Leakage - See EXTERIOR section for relevant recommendations](#)

There is evidence of basement leakage in numerous places. Hopefully, recommended outdoor measures will minimize the problem.

Location: Northwest Southeast Southwest Basement

Task: Monitor

Time: Ongoing

Cost: Depends on work needed



39. Leakage - See EXTERIOR section for relevant recommendations



40. Leakage - See EXTERIOR section for relevant recommendations



41. Leakage - See EXTERIOR section for relevant recommendations

APPLIANCES \ Dishwasher

31. Condition: • Inoperative

The dishwasher will not pump water out.

Implication(s): Equipment inoperative

Location: Kitchen

Task: Repair or replace

Time: Immediate

Cost: Depends on work needed



42. Inoperative

APPLIANCES \ Dryer

32. Condition: • Not vented to exterior

Implication(s): Chance of condensation damage to finishes and/or structure

Location: Basement

Task: Correct

Time: Immediate

Cost: Minor



43. *Not vented to exterior*

END OF REPORT

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REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. The body of the report contains specific information about your home. Many report items have related links that provide you more information about that particular component or issue.

This Library is a broad reference tool. For example, if you want to know the difference between asphalt shingles and wood shingles, you can look in here. If you have a conventional furnace and are trying to decide whether to upgrade to a mid-efficiency or high-efficiency furnace, this information may be helpful. If your home does not have air conditioning, but you are thinking about adding it, there is helpful information for you in here.

The Library is broken into nine house systems: Roofing, Exterior, Structure, Electrical, Heating, Cooling, Insulation, Plumbing and Interior. Click on any link to read about that system.

- [1. Roofing and Chimney](#)
- [2. Exterior](#)
- [3. Structure](#)
- [4. Electrical](#)
- [5. Heating](#)
- [6. Cooling](#)
- [7. Insulation](#)
- [8. Plumbing](#)
- [9. Interior](#)