McKinney Home Inspection

3514 Clinton Parkway Suite A-3300 Lawrence Kansas 66047
Mobile: 785-760-4600

HOME INSPECTION REPORT

PREPARED FOR:

Lydia Gibson

INSPECTION ADDRESS

1516 N 142nd Street, Basehor, Kansas 66007

INSPECTION DATE

8/14/2026 12:30 pm to 3:00 pm



This report is the exclusive property of the McKinney Home Inspections and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

GENERAL INFORMATION

Inspection Address: 1516 N 142nd Street, Basehor, Kansas 66007
Inspection Date: 8/14/2026 Time: 12:30 pm to 3:00 pm
Weather: Partly Cloudy - Temperature at time of inspection: 90-100 Degrees

Inspected by: Patrick Smith

Client Information: Lydia Gibson
Inspection Fee: $ 700.00

Structure Type: Wood Frame
Foundation Type: Crawlspace/Basement
Furnished: Yes
Number of Stories: One

Structure Style: Single Family

Structure Orientation: East

Estimated Year Built: 1958
Unofficial Sq.Ft.: 1732

People on Site At Time of Inspection: Buyer(s)
Seller(s)

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of MCKINNEY HOME INSPECTIONS, and the client whose name appears herewith and its use by any unauthorized persons is strictly prohibited. We warrant the accuracy of this report only to the client whose name appears herewith and the report cannot be resold, shared or reproduced for third party usage without written permission of McKinney Home Inspections.

The observations and opinions expressed within this report are those of MCKINNEY HOME INSPECTIONS, and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the American Society of Home Inspectors standards of practice and those that we do not inspect are clearly disclaimed in the inspection agreement and/or in the aforementioned standards. However, some components that are inspected and found to be functional may not appear in the report if they do not need to be serviced.

In accordance with the terms of the contract, the service recommendations that we make in this report should be completed, as soon as possible, by licensed specialists, who may well identify additional defects or potentially recommend upgrades that could affect your evaluation of the property.

The Transfer Disclosure Statement (TDS), is an important legal document that the sellers are required to provide by civil code. You should request a copy of the TDS and read it very carefully and seek a second opinion regarding any disclosure that could become contentious or subject to interpretation. The seller generally has an intimate knowledge of a property and its components and is required, by law, to reveal all know deficiencies with the property. The TDS document is a

critical document, as it may reveal information about the property that we may not necessarily discern during our relatively brief visit to the site.

Report File: 081420262 - Lydia Gibson

SCOPE OF WORK

You have contracted with MCKINNEY HOME INSPECTIONS, hereafter referred to as MHI, to perform a generalist inspection in accordance with the American Society Of Home Inspectors standards of practice, a copy of which is available upon request from MHI. Generalist inspections are essentially visual and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the American Society Of Home Inspectors standards of practice. The inspection is not intended to document cosmetic deficiencies that would be apparent to the average person and certainly not intended to identify insignificant deficiencies. It is up to the customer, at the customer's expense, to proceed with further inspections or evaluations with experts as selected by the customer. MHI shall have no liability if the customer fails to consult specialized experts as recommended by the inspector.

The subsequent inspection report will inform the customer of MAJOR VISIBLE DEFECTS AS THEY EXIST ON THE DATE OF THE INSPECTION. MHI will not accept responsibility for mechanical and structural failures which are identified as functional at the time of the inspection but later fail due to age, damage, abuse or premature failure of a system component. We cannot predict when mechanical equipment or appliances may fail but we do make a conscientious effort to assure that all systems are functional at the time of the inspection. If we identify a deficiency during the course of our inspection, it will be reported within the inspection report but it is your responsibility to read the full inspection report, in its entirety, and determine how you wish to address identified issues.

This inspection is a visual inspection of the mechanical and structural building components ONLY and specifically excludes an examination for wood destroying organisms, which includes but is not limited to termites. We make no warranties expressed or implied regarding current or past existence or concealed damage caused by wood destroying organisms. The inspection of the property for wood destroying organisms should be performed by a licensed or qualified pest inspector, of the clients own selection. You should consult with your real estate agent and request assistance in selecting a pest inspector as we do not make professional referrals.

Section 1.0 - Exterior

House Wall Covering

House Wall Finish Type

Informational Conditions

1.1 - The house walls are finished with hardboard wooden siding.

House Wall Finish Observations

Informational Conditions

1.2 - The exterior wall finish is in acceptable condition.

Exterior Components

Driveways

Informational Conditions

1.3 - The driveway is in acceptable condition.

Walkways

Informational Conditions

1.4 - The walkways are in acceptable condition.

Fascia & Trim

Informational Conditions

1.5 - The visible portions of the fascia/rake boards and trim are in acceptable condition. Portions of the fascia boards are often not visible due to the installation of gutters. The non-visible portions are excluded from this inspection.

Windows

Informational Conditions

1.6 - In accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished and the windows are obstructed by furniture. We do test every unobstructed window to ensure that at least one facilitates an emergency exit. Additionally, we take great effort to thoroughly check double paned, thermal window glass for signs of deterioration, such as condensation between the glass panes, fogging or hazing of the window glass, etc. Signs of deterioration are often not present at the time of the inspection and could therefore would not be reported. We can only be responsible for identifying defective thermal windows panes, if deterioration is identifiable at the time of the inspection.

1.7 - Please be advised that exterior components such as windows, doors and construction material unions can and do leak and may result in moisture intrusion damage to the structure. We inspect the exterior components for flashing, caulking and visual indications of existing leaks but many deficiencies may not be visible at the time of the inspection. We do not guarantee that any structural component will not leak and result in moisture intrusion. Our inspection is a visual inspection only and does not include intrusive testing for moisture intrusion. We strongly recommend that you continually monitor and maintain the caulking, flashing's and exterior construction unions to reduce the potential of moisture intrusion, which may result in inner wall moisture intrusion damage and even microbial growth within the walls of the structure.

Screens

Informational Conditions

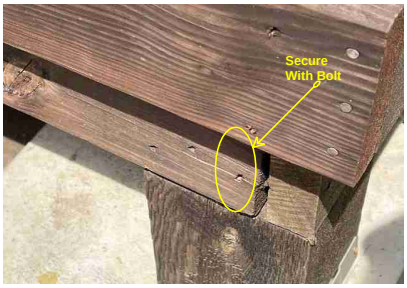
1.8 - The window screens are functional.

Decks

Maintenance Needed

1.9 - The side rim joists should be secured to the support post on the front porch with a half inch bolt or a Ledgerlok screw.

The side rim joists should be secured to the support post on the front porch with a half inch bolt or a Ledgerlok screw - *Co*



Guardrails
Informational Conditions
1.10 - The guardrail, or guardrails, is an adequate height and in acceptable condition.

Hose Bibs
Functional Conditions
1.11 - The hose bibs are functional, but we may not have located and tested every one on the property.

Lights
Informational Conditions
1.12 - The lights outside the doors of the residence are functional. However, we do not inspect or evaluate decorative lights.

Outlets
Informational Conditions
1.13 - The outlets that were tested are functional and include ground-fault protection.

Rear Patio
Informational Conditions
1.14 - The rear patio appeared to be in acceptable condition at the time of the inspection.

Drainage

Interior-Exterior Elevations
Components and Conditions Needing Service
1.15 - Grading and drainage is either negative or neutral adjacent to the residence, and potential moisture intrusion and foundation damage will remain a possibility. The soil or the hard surfaces should slope away from the residence to a distance of at least six feet, to keep moisture away from the footings, which can exert hydro-static pressure on the foundation walls or slab, and potentially result in cracking or inward movement of the foundation. You may wish to seek a second opinion and/or repair estimates. (Garage)



Section 2.0 - Roof

Composition Shingle Roof

Roof Type

Informational Conditions

2.1 - The roof design type is gable.

Method of Evaluation

Informational Conditions

2.2 - We evaluated the roof and its components by walking on its surface.






Estimated Remaining Life

Informational Conditions

2.3 - The roof covering material appears to have a remaining life expectancy of 15+ years, assuming proper maintenance is completed as needed.

2.4 - The estimated life expectancy provided are the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced by external sources such as weather extremes, conditions caused by trees and vegetation, and mechanical damage. Our opinion is unbiased and will often conflict with the biased opinions of insurance companies and professional roofers.

Roofing Material

Informational Conditions

2.5 - There are multiple scared shingles near the front valley that should be monitored for deterioration.

There are multiple scared shingles near the front valley that should be monitored for deterioration - *Continued*



Layered Material
Informational Conditions
2.6 - The roofing material appears to be the first layer of roofing material with consideration given to the starter course.

Flashings
Informational Conditions
2.7 - The roof flashings are in acceptable condition.

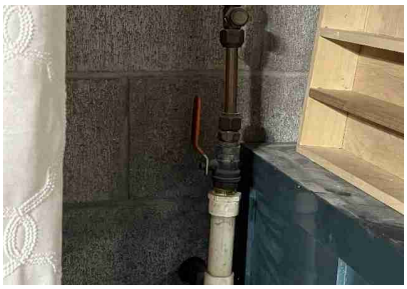
Gutters & Downspouts
Functional Conditions
2.8 - The gutters and downspouts appear to be in acceptable condition and should function as they were designed.

Section 3.0 - Plumbing

Potable Water Source

Water Source
Informational Conditions
3.1 - The potable water is supplied by a rural water system.

Water Main Location
Informational Conditions
3.2 - The main water interior shut-off valve is located within the basement on the foundation wall.

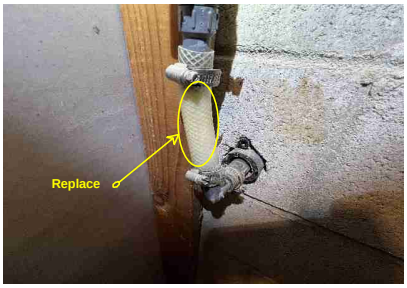


Potable Water Supply Pipes

Copper Water Pipes
Informational Conditions
3.3 - The copper & PEX potable water pipes are in acceptable condition. Most of the water supply lines have compression fitting which typically have soldered fittings.

Maintenance Needed

3.4 - There is a small section of braided flexible hose installed to the tubing supplying water to the shop that should be replaced with PEX tubing



General Gas Components

Gas Main Shut-Off Location

Informational Conditions

3.5 - The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments. We do not test for underground leaks and recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

Plumbing Material

Vent Piping Material

Informational Conditions

3.6 - The vent piping, as it passes through the attic and roof, is plastic. When we reference plastic pipe, we mean the pipe is either ABS or PVC pipe.

Waste & Drainage Systems

Waste Disposal System

Informational Conditions

3.7 - This property is served by a private waste system that we do not have the expertise to inspect. The plumbing system appeared to be functional, at the time of the inspection, but you are encouraged to have the septic system evaluated by a specialist prior to purchase and we recommend that the septic system is inspected and pumped every 3-5 years to avoid migration of solid waste into the lateral lines.

Components and Conditions Needing Service

3.8 - One of the vent pipes is a schedule 20 pipe which should be a schedule 40. You should consult with a plumber for a further evaluation and repairs.

One of the vent pipes is a schedule 20 pipe which should be a schedule 40 - *Continued*

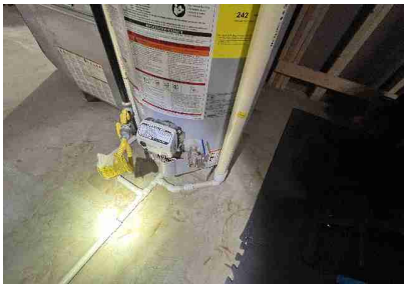


Gas Water Heaters

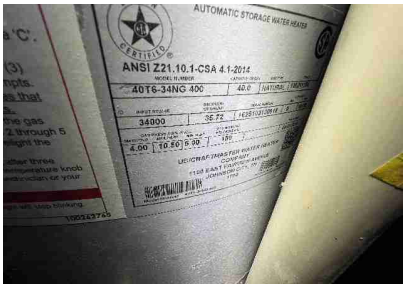
Age Capacity & Location

Informational Conditions

3.9 - Hot water is provided by a 10 year old, 40 gallon, gas fired water heater that is located in the basement. The life expectancy of a water heater is 10 years. If the water heater is near 10 years of age, it should be monitored closely for leaks and/or rust in the burner area. You may wish to consider proactively replacing the water heater, if it is 10 years or older, to avoid water damage to your property, especially if the water heater is located on any level above the basement or if the basement is finished.







Common Observations

Informational Conditions

3.10 - The water heater was functional at the time of the inspection and no leaks were observed.

Water Shut-Off Valve & Connectors

Informational Conditions

3.11 - The shut-off valve and water connectors are functional.

Gas Shut-Off Valve & Connector

Informational Conditions

3.12 - The gas control valve and its connector at the water heater are functional.

Vent Pipe & Cap

Informational Conditions

3.13 - The vent pipe is functional.

3.14 - The furnace flue is not inspected, in a typical home inspection, as it is completely sealed and cannot be visually inspected. We make no comment or claims as to its condition. The only way to validate that the flue is not restricted or blocked is to have it video scoped by a chimney sweep, which you may wish to have performed.

Relief Valve & Discharge Pipe

Components and Conditions Needing Service

3.15 - The water heater's temperature pressure relief (T&P) valve is non-functional and should be replaced, as soon as possible.



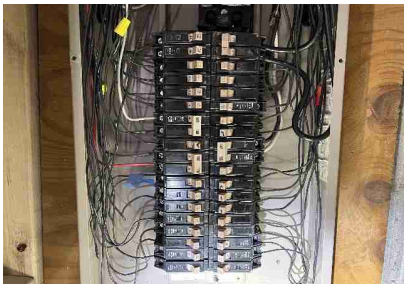
Drain Valve
Informational Conditions
3.16 - The drain valve is in place and presumed to be functional.

Drip Pan & Overflow Pipe
Informational Conditions
3.17 - The water heater is not equipped with a drip pan and overflow pipe, which is recommended, and is designed to prevent or minimize water damage in the event of a leak.

Section 4.0 - Electrical

Main Panel

Panel Location
Informational Conditions
4.1 - The electrical panel is located in the basement.



Panel Size
Informational Conditions
4.2 - The residence is served by a 200 amp, 120/240 volt panel

Main Power Disconnect
Informational Conditions
4.3 - The main power disconnect is located at the main panel whose location is described within this report.

Main Panel Observations
Components and Conditions Needing Service
4.4 - Various circuits within the panel are not labeled but should be, so that the appropriate load calculations and breaker sizes could be determined.

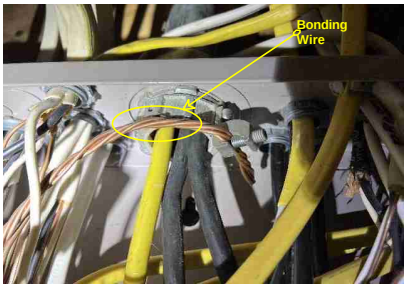
Panel Cover Observations
Maintenance Needed
4.5 - A couple of the panel cover screws are missing and should be installed.

Wiring Observations
Components and Conditions Needing Service

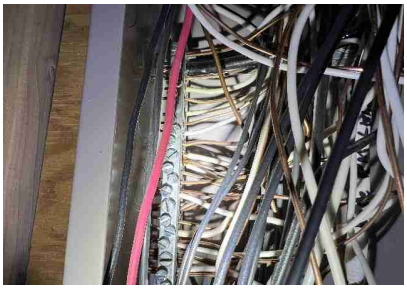
4.6 - The main conductor wires are undersized which should be 4/0 wires. Also, the terminals in the main disconnect are corroded which should be repaired or the breaker replaced. You should consult with a licensed electrician for repairs.



4.7 - The panel bonding wire is multiple wires twisted together which should have the proper grounding wire installed.



4.8 - One or more neutral wires are incorrectly connected under a single screw on the grounding or neutral bus bar at the main panel, and should be serviced. (Unless the manufacturer states otherwise, bus bars are only designed for one current carrying conductor per terminating screw.)



Grounding

Informational Conditions

4.9 - The electric panel is properly grounded for the year it was built.

Garage Panel

Panel Location

Informational Conditions

4.10 - The electrical panel is located in the garage.



Panel Size

Informational Conditions

4.11 - The residence is served by a 50 amp, 120/240 volt panel.

Main Power Disconnect

Informational Conditions

4.12 - The main power disconnect is located at the main panel whose location is described within this report.

Main Panel Observations

Components and Conditions Needing Service

4.13 - Various circuits within the panel are not labeled but should be, so that the appropriate load calculations and breaker sizes could be determined.

Panel Cover Observations

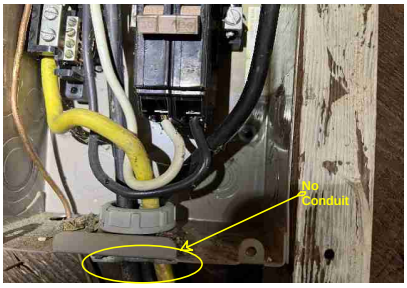
Informational Conditions

4.14 - The interior panel cover is in acceptable condition.

Wiring Observations

Components and Conditions Needing Service

4.15 - The main conductor wires are exposed and should be installed in a conduit between the panel and the service conduit.



Grounding

Informational Conditions

4.16 - The electric panel is properly grounded for the year it was built.

Shop Panel

Panel Location

Informational Conditions

4.17 - The electrical panel is located in the shop.

Panel Size

Informational Conditions

4.18 - The residence is served by a 200 amp, 120/240 volt panel

Main Power Disconnect

Informational Conditions

4.19 - The main power disconnect is located at the main panel whose location is described within this report.

Main Panel Observations

Informational Conditions

4.20 - The panel and its components have no visible deficiencies.

Panel Cover Observations

Informational Conditions

4.21 - The interior panel cover is in acceptable condition.

Wiring Observations

Components and Conditions Needing Service

4.22 - Four of the 240 volt 50 amp circuits appear to wired with a heavy gauge extension cord which should have THHN or NM-B wiring. You should consult with a licensed electrician for repairs.



Circuit Breakers

Informational Conditions

4.23 - There are no visible deficiencies with the circuit breakers.

Grounding

Informational Conditions

4.24 - The electric panel is properly grounded for the year it was built.

Section 6.0 - Heat-A/C

HVAC Split System # 1

Age & Location

Informational Conditions

6.1 - Central heat and air-conditioning are provided by a 4 year old condensing compressor and a 6 year old furnace. The compressor is located on the exterior and the evaporator is located within the dwelling.

Common Observations

Informational Conditions

6.2 - The split-system was functional at the time of the inspection. Such systems are designed to last approximately twenty years, but they should be serviced bi-annually and have their filters changed every two to three months.

Thermostats
Informational Conditions
6.3 - The thermostat is functional.

Furnace
Informational Conditions
6.4 - The furnace was functional at the time of the inspection. Please be advised, we are limited in our ability to inspect the total heat exchanger and if the furnace has not been professionally inspected within the past twelve (12) months, we strongly recommend that the furnace and heat exchanger be professionally inspected by a qualified HVAC technician, prior to escrow closing.






6.5 - All gas-fired appliances, such as the furnace, water heater, boilers, etc., can develop cracks in the heat exchangers or flues, allowing carbon monoxide gas to enter the breathable air supply of the residence. We strongly encourage that you to install carbon monoxide alarms, if they do not already exist, and test them semi-annually to assure proper operation. Exposure to carbon monoxide can cause serious illness and death.
6.6 - The furnace flue is not inspected in a typical home inspection as it is completely sealed and cannot be visually inspected. We make no comment or claims as to its condition. The only way to validate that the flue is not restricted or blocked is to have it video scoped by a chimney sweep, which you may wish to have performed.

Furnace Energy Source
Informational Conditions
6.7 - The energy source is natural gas.

Carbon Monoxide Test
Informational Conditions
6.8 - The furnace was tested for carbon monoxide concentrations at the supply registers. The furnace responded to the demand for heat, the thermostat was functional and no carbon monoxide was present at the supply registers, therefore, we conclude the furnace was functional at the time of the inspection.

Vent Pipe
Informational Conditions
6.9 - The vent pipe has no visible deficiencies.

Registers
Informational Conditions
6.10 - The registers are reasonably clean and functional.

Circulating Fan
Informational Conditions
6.11 - The circulating fan is clean and functional.

Gas Valve & Connector
Informational Conditions
6.12 - The gas valve and connector are in acceptable condition.

Combustion-Air Vents
Informational Conditions
6.13 - The combustion-air vents appear to be adequate to support complete combustion.

Return-Air Compartment
Maintenance Needed
6.14 - The furnace filter is dirty and should be changed soon and every two or three months. If filters are not changed regularly, the evaporator coil and the ducts can become contaminated, and can be expensive to clean.

Evaporator Coil
Informational Conditions
6.15 - The evaporator coil is functional.

Drip Pan
Informational Conditions
6.16 - The drip pan is functional.

BTU Rating
Informational Conditions
6.17 - 48,000 BTU (4.0 ton)

Condensate Drainpipe
Informational Conditions
6.18 - The condensate drainpipe discharges at a floor drain.

Condensing Coil and Compressor
Informational Conditions
6.19 - The condensing coil and compressor responded to the thermostat and is functional.





Refrigerant Energy Source
Informational Conditions
6.20 - Refrigerator/Split System. Electricity-powered.

Condensing Coil Disconnect
Informational Conditions
6.21 - The electrical disconnect at the condensing coil is functional.

Refrigerant Lines
Informational Conditions
6.22 - The refrigerant lines are in acceptable condition.

Differential Temperature Readings
Informational Conditions
6.23 - The air-conditioning compressor responded, ran with no abnormal noises and achieved an acceptable temperature differential between the supply and return registers, at the time of the inspection. The compressor and evaporator coil were functional.

Metal Ducting
Functional Conditions
6.24 - The metal ducts have no visible deficiencies.

Section 8.0 - Common Area

Main Entry

Doors
Functional Conditions
8.1 - The door is functional.
Flooring
Informational Conditions
8.2 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
8.3 - The walls and ceiling are in acceptable condition.
Closets
Informational Conditions
8.4 - The closet is in acceptable condition.
Lights
Functional Conditions
8.5 - The lights are functional.

Living Room

Flooring
Informational Conditions
8.6 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
8.7 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Conditions
8.8 - The window is functional.
Lights
Functional Conditions
8.9 - The lights are functional.
Outlets
Functional Conditions
8.10 - The outlets that were tested are functional.

Family Room

Flooring
Informational Conditions
8.11 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
8.12 - The visible walls are in acceptable condition.
Dual-Glazed Windows
Functional Conditions
8.13 - The window is functional.
Lights
Functional Conditions
8.14 - The lights are functional.

Outlets
Functional Conditions
8.15 - The outlets that were tested are functional.

Mud Room

Doors
Functional Conditions
8.16 - The door is functional.
Flooring
Informational Conditions
8.17 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
8.18 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Functional Conditions
8.19 - The window is functional.
Closets
Informational Conditions
8.20 - The closet is in acceptable condition.
Lights
Functional Conditions
8.21 - The lights are functional.
Outlets
Functional Conditions
8.22 - The outlets that were tested are functional.

Section 9.0 - Bedrooms

Master Bedroom

Location
Informational Conditions
9.1 - The master bedroom is located on the main level,, Northwest corner of the dwelling.
Doors
Functional Conditions
9.2 - The door is functional.
Flooring
Informational Conditions
9.3 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
9.4 - The walls and ceiling are in acceptable condition.
Ceiling Fan
Informational Conditions
9.5 - The ceiling fan was functional at the time of the inspection.
Dual-Glazed Windows
Informational Conditions
9.6 - The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Conditions

9.7 - The closet and its components are functional.

Lights

Functional Conditions

9.8 - The lights are functional.

Outlets

Functional Conditions

9.9 - The outlets that were unobstructed and able to be tested are functional.

1st Guest Bedroom

Location

Informational Conditions

9.10 - Guest bedroom #1 is located on the main level, Southwest corner of the dwelling.

Doors

Functional Conditions

9.11 - The door is functional.

Flooring

Informational Conditions

9.12 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

9.13 - The walls and ceiling are in acceptable condition.

Ceiling Fan

Informational Conditions

9.14 - The ceiling fan was functional at the time of the inspection.

Dual-Glazed Windows

Informational Conditions

9.15 - The windows that were unobstructed were checked, and found to be functional.

Closets

Functional Conditions

9.16 - The closet and its components are functional.

Lights

Functional Conditions

9.17 - The lights are functional.

Outlets

Functional Conditions

9.18 - The outlets that were unobstructed and able to be tested are functional.

2nd Guest Bedroom

Location

Informational Conditions

9.19 - Guest bedroom #2 is located on the main level, Southeast corner of the dwelling.

Doors

Functional Conditions

9.20 - The door is functional.

Flooring

Informational Conditions

9.21 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

9.22 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows
Informational Conditions
9.23 - The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Conditions
9.24 - The closet and its components are functional.
Lights
Functional Conditions
9.25 - The lights are functional.
Outlets
Functional Conditions
9.26 - The outlets that were unobstructed and able to be tested are functional.

3rd Guest Bedroom

Location
Informational Conditions
9.27 - Non-Conforming Guest bedroom #3 is located on the lower level.
Doors
Functional Conditions
9.28 - The door is functional.
Flooring
Informational Conditions
9.29 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
9.30 - The walls and ceiling are in acceptable condition.
Dual-Glazed Windows
Informational Conditions
9.31 - The windows that were unobstructed were checked, and found to be functional.
Closets
Functional Conditions
9.32 - The closet and its components are functional.
Lights
Functional Conditions
9.33 - The lights are functional.
Outlets
Functional Conditions
9.34 - The outlets that were unobstructed and able to be tested are functional.

Section 10.0 - Bathrooms

Master Bathroom

Size and Location
Informational Conditions
10.1 - The master bathroom is a three-quarter bath and is located adjacent to the master bedroom.
Doors
Functional Conditions
10.2 - The master bathroom door is functional.
Flooring
Informational Conditions

10.3 - The master bathroom floor has no significant defects.

Walls & Ceiling

Informational Conditions

10.4 - The master bathroom walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Conditions

10.5 - The master bathroom window is functional.

Cabinets

Functional Conditions

10.6 - The master bathroom cabinets are in acceptable condition.

Sink Countertop

Functional Conditions

10.7 - The master bathroom sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Conditions

10.8 - The master bathroom sink and its components are functional.

Stall Shower

Functional Conditions

10.9 - The master bathroom stall shower is functional.

Toilet & Bidet

Functional Conditions

10.10 - The master bathroom toilet is functional.

Lights

Functional Conditions

10.11 - The master bathroom lights are functional.

Outlets

Functional Conditions

10.12 - The master bathroom outlets are functional and include ground-fault protection.

Exhaust Fan

Functional Conditions

10.13 - The master bathroom exhaust fan is functional.

Main Level Hallway Bathroom

Size and Location

Informational Conditions

10.14 - The main level hallway bathroom is a full bath.

Doors

Functional Conditions

10.15 - The main level hallway bathroom door is functional.

Flooring

Informational Conditions

10.16 - The main level hallway bathroom floor has no significant defects.

Walls & Ceiling

Informational Conditions

10.17 - The main level hallway bathroom walls and ceiling are in acceptable condition.

Cabinets

Functional Conditions

10.18 - The main level hallway bathroom cabinets are in acceptable condition.

Sink Countertop

Functional Conditions

10.19 - The main level hallway bathroom sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain
Functional Conditions
10.20 - The main level hallway bathroom sink and its components are functional.
Informational Conditions
10.21 - The main level hallway bathroom sink employs an unconventional flexible drainpipe that we do not endorse, which could contribute to blockages.
Tub-Shower
Functional Conditions
10.22 - The main level hallway bathroom tub/shower is functional.
Maintenance Needed
10.23 - The sealant around the drain is failing and should be repaired.



10.24 - Most of the nozzles on the shower head are blocked with minerals and should be repaired or replaced.



Toilet & Bidet
Functional Conditions
10.25 - The main level hallway bathroom toilet is functional.
Lights
Functional Conditions
10.26 - The main level hallway bathroom lights are functional.
Outlets
Functional Conditions
10.27 - The main level hallway bathroom outlets are functional and include ground-fault protection.
Exhaust Fan
Functional Conditions
10.28 - The main level hallway bathroom exhaust fan is functional.

1st Guest Bathroom

Size and Location
Informational Conditions
10.29 - The 1st guest bathroom is a three-quarter bath.

Doors
Functional Conditions
10.30 - The door is functional.

Flooring
Informational Conditions
10.31 - The floor has no significant defects.

Walls & Ceiling
Informational Conditions
10.32 - The walls and ceiling are in acceptable condition.

Dual-Glazed Windows
Functional Conditions
10.33 - The window is functional.

Cabinets
Functional Conditions
10.34 - The cabinets are in acceptable condition.

Sink Countertop
Functional Conditions
10.35 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain
Functional Conditions
10.36 - The sink and its components are functional.

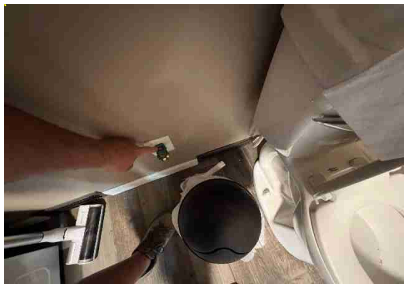
Stall Shower
Informational Conditions
10.37 - There was no shower curtain installed on the shower, therefore it could not be tested.

Toilet & Bidet
Functional Conditions
10.38 - The toilet is functional.

Lights
Functional Conditions
10.39 - The lights are functional.

Outlets
Components and Conditions Needing Service
10.40 - Two of the outlets should be ground fault protected.





Shop Bathroom

Size and Location
Informational Conditions
10.41 - The shop bathroom is a one-half bath.

Doors
Functional Conditions
10.42 - The door is functional.

Walls & Ceiling
Informational Conditions
10.43 - The walls and ceiling are in acceptable condition.

Sink Countertop
Functional Conditions
10.44 - The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain
Functional Conditions
10.45 - The sink and its components are functional.

Toilet & Bidet
Functional Conditions
10.46 - The toilet is functional.

Lights
Functional Conditions
10.47 - The lights are functional.

Outlets
Components and Conditions Needing Service
10.48 - The outlets should be upgraded to have ground-fault protection. GFCI protection was mandated in 1975.



Section 11.0 - Kitchen

Kitchen

Flooring
Informational Conditions
11.1 - The floor has no significant defects.

Lights
Informational Conditions
11.2 - The light is functional.

Outlets
Functional Conditions
11.3 - The outlets that were tested are functional and include ground-fault protection.

Walls & Ceiling
Functional Conditions

11.4 - The walls and ceiling are in acceptable condition.

Cabinets

Functional Conditions

11.5 - The kitchen cabinets are functional, and do not have any significant damage.

Garbage Disposal

Functional Conditions

11.6 - The garbage disposal is functional.

Faucet

Functional Conditions

11.7 - The sink faucet is functional.

Dishwasher

Functional Conditions

11.8 - The dishwasher is functional.

Sink & Countertop

Informational Conditions

11.9 - The sink and countertop are functional.

Valves & Connectors

Functional Conditions

11.10 - The valves and connectors below the sink are functional. However, they are not in daily use and will inevitably become stiff or frozen.

Trap and Drain

Functional Conditions

11.11 - The trap and drain are functional.

Dual-Glazed Windows

Functional Conditions

11.12 - The window is functional.

Gas Range

Functional Conditions

11.13 - The gas range burners and oven were functional at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

Exhaust Fan or Downdraft

Functional Conditions

11.14 - The kitchen exhaust fan is functional.

Section 12.0 - Hallway

Primary Hallway

Flooring

Informational Conditions

12.1 - The floor has no significant defects.

Walls & Ceiling

Informational Conditions

12.2 - The walls and ceiling are in acceptable condition.

Attic Fan

Informational Conditions

12.3 - There is an attic fan installed and it was functional at the time of the inspection.

Closets & Cabinets

Informational Conditions

12.4 - The closet, or closets, is in acceptable condition.

Lights
Functional Conditions
12.5 - The lights are functional.
Smoke Detector
Components and Conditions Needing Service
12.6 - Within the hallway, there is no smoke detector, which is mandated in this jurisdiction and should be installed.

Section 13.0 - Stairs

Basement Stairs

Floor Treads & Risers
Informational Conditions
13.1 - The floor has no significant defects.
Walls & Ceiling
Informational Conditions
13.2 - The walls and ceiling have no significant defects.
Handrails & Guardrails
Informational Conditions
13.3 - There is a handrail installed and it is functional. If small children occupy or visit this residence, precautions should be taken to safeguard them from falls.
Lights
Functional Conditions
13.4 - The lights are functional.

Section 14.0 - Laundry

Laundry Area

Flooring
Informational Conditions
14.1 - The floor has no significant visual defects.
Walls & Ceiling
Informational Conditions
14.2 - The walls and ceiling are in acceptable condition.
Lights
Functional Conditions
14.3 - The lights are functional.
Washer and Dryer
Informational Conditions
14.4 - Per ASHI Standards of Practice, we do not inspect the washer and dryer for function since these appliances normally do not stay with the structure. If the washer and dryer remain with the structure, you should verify that they are functional or have them further inspected by a qualified appliance technician, prior to escrow closing.
Washer Drain
Functional Conditions
14.5 - There is a washer hookup and drain is provided in the laundry. The drain pipe was not flood tested. You should monitor the washing machine drain for the first few loads to assure that the drain does not overflow. New washing machines are capable of discharging water at a volume which may exceed the capability of older home drain piping. This type of testing is not performed as part of a home inspection and should be monitored initially to assure that the washer drains properly.

Dryer Vent
Informational Conditions
14.6 - There is a dryer vent installed and it appears to be clear of obstructions.
220 Volt Receptacle
Informational Conditions
14.7 - There is a 220 volt electrical service provided installed for an electric dryer.
Valves & Connectors
Functional Conditions
14.8 - The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.
Outlets
Functional Conditions
14.9 - The outlets that were tested are functional.

Section 15.0 - Garage

Detached Garage

Roof
Informational Conditions
15.1 - The detached garage roof covering material is acceptable.
Slab Floor
Functional Conditions
15.2 - The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.
Walls & Ceiling
Maintenance Needed
15.3 - Part of the ceiling joist are secured together but the joint is not resting directly on the beam which should be replaced with the proper length ceiling joist.



15.4 - The support beams in the carport are overspan for the size, which is the reason the beams are sagging. You should consult with a framing contractor for repairs.

The support beams in the carport are overspan for the size which is the reason the beams are sagging - *Continued*



Garage Door & Hardware
Functional Conditions
15.5 - The garage door and its hardware are functional.
Automatic Opener
Components and Conditions Needing Service
15.6 - The infra-red sensors for both garage door openers should be installed on the garage door rails.



Outlets
Components and Conditions Needing Service
15.7 - The GFCI outlet does not trip when tested which should be replaced.
15.8 - One or more three-pronged outlets have an open ground. It is likely that only two-wire cable supply the 3-pronged outlet(s). You should consult with a licensed electrician.
15.9 - There should be no loose wiring in or on the garage walls. You should consult with a licensed electrician for repairs.



Garage Side Door
Functional Conditions
15.10 - The side door is functional.
Estimated Remaining Life
Informational Conditions
15.11 - The roof covering material appears to have a remaining life expectancy of 10+ years, assuming proper maintenance is completed as needed. The life expectancy given is the best estimate of the inspector, assuming proper maintenance. The actual life of the roofing materials used can be influenced

by external sources such as weather extremes, conditions caused by trees and vegetation, and mechanical damage.

Roofing Material

Maintenance Needed

15.12 - It would be recommended to install the foam filler strips between the roof ridges and the ridge cap to prevent insect and moisture intrusion.





Layered Material

Informational Conditions

15.13 - The roof has been layered, which adds weight to the roof framing.

Shop

Slab Floor

Functional Conditions

15.14 - The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Walls & Ceiling

Informational Conditions

15.15 - The wider siding cuts around the window J-molding may potentially leak if the proper sealant was not installed behind the siding.



15.16 - No attic access. Therefore the attic and all of it's components are not covered by the inspection.

Maintenance Needed

15.17 - Generally there should be fasteners installed on the upper gable end siding to secure it.

Generally there should be fasteners installed on the upper gable end siding to secure it - *Continued*



Garage Door & Hardware
Functional Conditions
15.18 - The garage doors and their hardware are functional
Automatic Opener
Functional Conditions
15.19 - The garage door opener is functional.
Lights
Functional Conditions
15.20 - The lights are functional, and do not need service at this time.
Outlets
Informational Conditions
15.21 - The electric heater was functional at the time of the inspection. The propane furnace was also functional at the time of the inspection but not inspected because of the decoration on the mezzanine.
Components and Conditions Needing Service
15.22 - The garage outlets should be upgraded to have ground fault protection. GFCI protection was mandated in 1978.
Garage Side Door
Functional Conditions
15.23 - The side door is functional.
Method of Evaluation
Informational Conditions
15.24 - I was unable to access the roof due to its height. It would be recommended to consult with a roofing contractor for a further evaluation.
Gutters & Downspouts
Functional Conditions
15.25 - The gutters and downspouts appear to be in acceptable condition and should function as they were designed.
Maintenance Needed
15.26 - It would be prudent to add leaders at the bottom of the downspouts to promote positive drainage and divert water away from the perimeter footings.
Dual Glazed Windows
Informational Conditions
15.27 - A few of the windows are missing screens which you should view for yourself.
Components and Conditions Needing Service
15.28 - One of the windows on the backside has a hole which should be evaluated , repaired or replaced.

One of the windows on the backside has a hole which should be evaluated - repaired or replaced - *Continued*



Section 16.0 - Attic

Primary Attic

Attic Access Location

Informational Conditions

16.1 - The attic can be accessed through a hatch in a bedroom closet.

Method of Evaluation

Informational Conditions

16.2 - We evaluated the attic by direct access. Attic components, which could not be inspected due to insulation or restricted access, are excluded from this inspection.

Framing

Informational Conditions

16.3 - The visible portions of the conventionally stacked roof framing are in acceptable condition, and would conform to the standards of the year in which they were installed.

16.4 - The roof framing consists of a factory-built truss system, comprised of components called chords, webs, and struts that are connected by wood or metal gussets nailed or glued in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, which is called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced in the mornings and evenings along with temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.







Ventilation

Informational Conditions

16.5 - Ventilation is provided by a combination of eave, dormer, turbine, or gable vents, and should be adequate.

Gable Vents

Informational Conditions

16.6 - The structure has gable vents and they are in satisfactory condition.

Electrical
Informational Conditions
16.7 - The electrical components within the attic that are fully visible appear to be in acceptable condition.
Heat Vents
Informational Conditions
16.8 - The heat vents appear to be functional.
Plumbing Vents
Informational Conditions
16.9 - The drainpipe vents that are fully visible are in acceptable condition.
Exhaust Ducts
Components and Conditions Needing Service
16.10 - The bathroom exhaust duct(s) should be extended to an exterior vent port. Direct venting the bathroom exhaust duct into the attic is in conflict with 2003 International Residential Code R303.3 and is conducive to mold growth within the attic cavity.
Blown-In Cellulose Insulation
Informational Conditions
16.11 - The attic is insulated, with approximately twelve-inches (R-38) of blown-in fiberglass wool.

Section 17.0 - Foundation

Foundation
Foundation Material
Informational Conditions
17.1 - The foundation material is poured in place concrete.
17.2 - Concrete Masonry Unit (CMU) laid in horizontal, interlocking rows. CMUs are generally 8" x 16" and 8 inches wide.
Visible Portions of Exterior Foundation
Informational Conditions
17.3 - The exposed portions of the perimeter foundation walls appear to be adequate. Due to limited visibility, a portion of the foundation is blocked from view and is not covered by this inspection.

Interior View of Basement
Sump Pumps
Components and Conditions Needing Service
17.4 - The sump pump appears to be installed to discharge water for the condensation drain from the furnace. It is unclear if the sump pit pulls water from around the foundation. If water is pulled in from the foundation then the discharge pipe from the sump pump should be disconnected from the sewer line and discharged to the exterior. The vertical shaft on the sump pump is rusted and should be replaced. Also, the sump pit has algae growth which should be cleaned.
Electrical Service to Basement Level
Components and Conditions Needing Service
17.5 - Within the basement, there are open electrical junction boxes, which should be sealed so that any arching or sparking would be contained within the junction box. Covers should be installed on all basement junction boxes by a licensed electrician.

Open electrical junction boxes - *Continued*



Percentage of Interior Finished Basement
Informational Conditions
17.6 - 25% - 50% of the basement is finished into living space.
Basement Ceiling Exposed
Informational Conditions
17.7 - Only about 50% to 75% of the basement ceiling/floor joists were visible.
Floor Joist
Informational Conditions
17.8 - The visible floor joist appear to be acceptable. No deficiencies were observed.
Conditions of Exterior Wall - Interior View
Informational Conditions
17.9 - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.
Columns Condition
Maintenance Needed
17.10 - There is a post supporting an overhead beam in the basement. The support post are not properly secured at the top and/or bottom. We recommend the support post be bolted to the main support beam and the flooring.
Main Beam
Informational Conditions
17.11 - The main beam is made of layered dimensional lumber sandwiched together creating a built-up beam.
Floor Cracks Noted
Informational Conditions
17.12 - Cracks were noted in the slab floor. Unless otherwise noted, the cracks appeared to be nothing more than typical cracks.
Evidence of Water Entry in Basement Noted
Informational Conditions
17.13 - There was no visible evidence of water intrusion in the basement area at the time of the inspection.
Radon Mitigation System
Components and Conditions Needing Service
17.14 - The mitigation system does not appear to be installed in the crawlspace which should be repaired by a radon mitigation installer.

Large Crawlspace

Crawlspace Access
Informational Conditions
17.15 - Access to the crawlspace was accomplished via an exterior access port.
Conditions of Exterior Wall - Interior View
Informational Conditions

17.16 - The exposed portions of the interior foundation perimeter walls appear to be satisfactory.

Electrical

Informational Conditions

17.17 - The electrical components within the crawlspace, that are fully visible, appear to be in acceptable condition.

Main Beam

Informational Conditions

17.18 - The main beam is made of steel.

Conditon of Piers

Informational Conditions

17.19 - The piers as installed appear to be adequate. No engineering analysis was completed.

Post Condition

Informational Conditions

17.20 - There is at least one post supporting an overhead beam in the crawl space. It appears to be adequately installed.

Crawlspace Ventilation

Informational Conditions

17.21 - The ventilation in the crawlspace appears to be adequate.

Crawlspace Drainage

Informational Conditions

17.22 - The drainage within the crawlspace is adequate.

Crawlspace Floor

Informational Conditions

17.23 - The crawlspace flooring is gravel.

Insulation

Informational Conditions

17.24 - There is no insulation installed in the floor joist of the crawlspace. You should consider adding insulation between the crawlspace and the interior flooring. The insulation will contribute to the energy efficiency of the structure. If you do install foil-faced batt insulation, assure that the foil backing is toward the interior. Installing the foil faced backing upside down will trap moisture in the insulation, causing the insulation to fall out of the floor joist. If you choose to install expandable foam in the floor joist.

Vapor Barrier Installed

Informational Conditions

17.25 - There is not a vapor barrier installed but it is not sealed to the foundation which is recommended.

Small Crawlspace

Crawlspace Access

Informational Conditions

17.26 - The items in the closet blocked access to the crawlspace, therefore the crawlspace was not inspected which is recommended.

Section 18.0 - Alarms

Alarms

Smoke Alarms

Informational Conditions

18.1 - All bedrooms, hallways and at least one detector on each level should have a smoke detector. All smoke detectors should be interconnected whether it be hardwired or wireless. This means when one detector is tested they all sound at the same time.

Carbon Monoxide Alarms
Components and Conditions Needing Service

18.2 - This structure has been identified as having gas-fired mechanicals such as a water heater or furnace. While a CO alarm is neither required or a deficiency, we recommend that carbon monoxide alarms be installed to provide early warning in the event of a mechanical failure which would allow carbon monoxide poisoning. Carbon monoxide is invisible and odorless but can cause severe illness or death. You should check with your local Fire Marshall for local specifications regarding placement within the dwelling.

Section 19.0 - Utilities

Utilities Status

Status
Informational Conditions

19.1 - All utilities were on at the time of the inspection.

Section 24.0 - Structural

Structural Elements

Identification of Wall Structure
Informational Conditions

24.1 - The walls are conventionally framed with wooden studs.

REPORT CONCLUSION

1516 N 142nd Street, Basehor, Kansas 66007

Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations: install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets, where appropriate; utilize a licensed electrician to service any electrical equipment; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a auto-reverse safety devices installed; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of properties with a pool and/or spa.

We take great pride in our inspection service and our report(s) and trust that you will be pleased with the quality of both. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, opened every window and door or identified every minor defect. Also because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty, it does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies usually only cover insignificant costs and we strongly recommend that you carefully read such policies. If we can be of assistance by providing consultation, don't hesitate to call us.

We encourage you to read the entire home inspection detail report as deficiencies deemed as non-major may be contained within the detail report but not brought forward to the summary document.

Call us if you have any questions or observations. We are always attempting to improve the quality of our service and our inspection reports and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with courtesy and respect.

INDEX

HOME INSPECTION REPORT 1
GENERAL INFORMATION 2
SCOPE OF WORK 4
Exterior 5
House Wall Covering 5
Exterior Components 5
Drainage 6
Roof 7
Composition Shingle Roof 7
Plumbing 8
Potable Water Source 8
Potable Water Supply Pipes 8
General Gas Components 9
Plumbing Material 9
Waste & Drainage Systems 9
Gas Water Heaters 10
Electrical 11
Main Panel 11
Garage Panel 13
Shop Panel 14
Heat-A/C 14
HVAC Split System # 1 14
Common Area 17
Main Entry 17
Living Room 17
Family Room 17
Mud Room 18
Bedrooms 18
Master Bedroom 18
1st Guest Bedroom 19
2nd Guest Bedroom 19
3rd Guest Bedroom 20
Bathrooms 20
Master Bathroom 20
Main Level Hallway Bathroom 21
1st Guest Bathroom 23
Shop Bathroom 24
Kitchen 24
Kitchen 24
Hallway 25
Primary Hallway 25
Stairs 26
Basement Stairs 26
Laundry 26
Laundry Area 26
Garage 27
Detached Garage 27
Shop 29
Attic 31
Primary Attic 31

Foundation 32
Foundation 32
Interior View of Basement 32
Large Crawlspace 33
Small Crawlspace 34
Alarms 34
Alarms 34
Utilities 35
Utilities Status 35
Structural 35
Structural Elements 35
Report Conclusion 36

ATTACHMENTS