



Home Inspection Report

Prepared For:
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1234 Any Street
Any Town, Kansas



Thursday, February 8, 2018

Harder Certified Home Inspections
P.O. Box 182
Newton, Kansas 67114
316-284-3811



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Overview

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 Maintenance or Repair Items:

Receptacles/Switches/AFCI AFCI doesn't trip

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General Information:			
Building Type:	Single Family	Approx. Sq.Ft.:	1618
Front Faces:	West	Occupancy:	No
Year Built:	2016	Attending Inspection:	None
Construction Type:	Brick & Frame	Part of Day:	Morning
Foundation:	Basement	Weather:	Sunny
Bedrooms:	3	Temperature:	34°
Bathrooms:	2	Precipitation Last 3 Days:	No
# of Stories:	1	Indoor Humidity:	30%

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Grounds:							
Driveway:	Concrete					Drainage:	Sloped
Sidewalks:	Concrete					Gutters/Downspouts:	Aluminum
Patio/Deck:	Wood					Downspout Extensions:	No
Fence:	None					Retaining Wall:	NA
Item:	NA	NI	I	M	R	Comments:	
Driveway			✓				
Sidewalks			✓				
Patio			✓				
Deck			✓				
Drainage			✓				
Gutters/Downspouts			✓				
Downspout Extensions				✓		Missing	
Retaining Wall	✓						
Trees/Shrubs	✓						
Sprinkler System	✓						
							

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Exterior:

Siding Types:	Brick	OSB	Window Type:	Vinyl	Double Pane
Trim Type:		OSB	Storm Door:	Yes	
Soffit Type:		Hardboard	Door Type:	Steel	
Fascia Type:		OSB	Door Bell:	Yes	



Item:	NA	NI	I	M	R	Comments:
Brick siding			✓			
OSB			✓			
Trim/Soffit/Fascia			✓			
Vinyl windows			✓			
Storm Door			✓			
Steel doors				✓		Small dings
Door Bell			✓			
Paint			✓			
Caulking			✓			
Front Porch			✓			
Steps				✓		Small amount of settling
Patio/Wood Deck			✓			

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Roof:							
Method of Inspection:		On Roof				No. of Layers:	1
Shingle Type:		Architectural				Estimated Age:	2 years
Roof Style:		Gable				Life Expentency:	24-30 years
Roof Pitch:		Sloped				Other Roofing Types:	
Valley Type:		Shingles				Chimney Type:	NA
Item:	NA	NI	I	M	R	Comments:	
Roofing			✓				
Valleys			✓				
Plumbing Vents			✓				
Flashings			✓				
Chimney	✓						
Roof Deck			✓				
Other Roofing	✓						
Gutters			✓				
							
Attic:							
Method of Inspection:		In attic				Roof Framing Type:	Trusses
Access Location:		Garage				Sheathing Type:	Waferboard
Insulation Type:		Loose Fill Cellulose				Attic Vent Type:	Roof/Soffit
Insulation Thickness:		14				Power Attic Fan:	No
Approx. R-Value:		46.2				Whole House Fan:	No
Item:	NA	NI	I	M	R	Comments:	
Attic Insulation			✓				
Attic Ventilation			✓				
Roof Framing			✓				
Roof Sheathing			✓				
Power Attic Fan	✓						
Whole House Fan	✓						
Water Leaks/Stains			✓				
							


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Garage:								
Garage Type:		Triple attached					Floor:	
Garage Door Type:		Metel					Door Type:	
Garage Door Opener:		Yes					Window Type:	
Item:		NA	NI	I	M	R	Comments:	
Walls/Ceilings				✓				
Floor				✓				
Walk Thru Doors				✓				
Garage Doors				✓				
Door Openers				✓				
Steps/Railings				✓				
Windows		✓						
Garage Opener Test				✓				
								
Main Living:								
Walls/Ceilings:		Drywall					Door Type Interior:	
Floors:		Wood					Windows Type:	
Item:		NA	NI	I	M	R	Comments:	
Walls/Ceilings				✓				
Floor Coverings				✓				
Doors/Knobs				✓				
Windows				✓				
Lights/Fans				✓				
Receptacles/Switches				✓				
Smoke Alarms				✓				
Stairs/Railings				✓				
								

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Fireplaces/Stoves:

Location:		Great Room					Location #2:	
Fuel Type:		Electric					Fuel Type	
Chimney Type:		NA					Chimney Type:	
Item:	NA	NI	I	M	R	Comments:		
Great Room			✓					
Gas Starter	✓							
Damper	✓							
Flue/Chimney	✓							
Gas Starter	✓							
Damper	✓							
Flue/Chimney	✓							



	
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Utility Room:

Dryer Power Source:		Electric					Floors:		VCT
Laundry Vent:		Outside					Laundry Sink:		No
Item:	NA	NI	I	M	R	Comments:			
Floor Coverings			✓						
Receptacles/Switches			✓						
Sink/Plumbing			✓						
Cabinets/Counters			✓						
Walls/Ceilings			✓						
Lights/Fans			✓						
Doors/Knobs			✓						

	
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Kitchen:								
Dishwasher:		Built in					Exhaust Hood:	
Range/Oven:		Electric					Disposal:	
Cooktop:		NA					Counter Tops:	
							Ventless	
							Yes	
							Granite	
Item:	NA	NI	I	M	R	Comments:		
Dishwasher			✓					
Range/Oven			✓					
Exhaust Hood			✓					
Disposal			✓					
Counter Tops			✓					
Floor Coverings			✓					
Sink/Plumbing			✓					
Receptacles/Switches/GFCI			✓					
Lights/Fans			✓					
Doors/Knobs			✓					
Walls/Ceilings			✓					
								
Hall Bath:								
Bath Type:		Full					Floors:	
Vanity Tops:		Granite					Bathe Type:	
							Tile	
							Tub/Shower	
Item:	NA	NI	I	M	R	Comments:		
Sink/Plumbing			✓					
Tub/Shower			✓					
Toilet			✓					
Floor Coverings			✓					
Receptacles/Switches/GFCI			✓					
Lights/Fans			✓					
Doors/Knobs			✓					
Walls/Ceilings			✓					
								

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Bedrooms:

Location:		Front					Door Type:	Hollow core
Walls/Ceilings:		Drywall					Windows:	Casement
Floors:		Carpet					Closet:	Yes
Item:	NA	NI	I	M	R	Comments:		
Floor Coverings			✓					
Receptacles/Switches/AFCI					✓	AFCI doesn't trip		
Lights/Fans			✓					
Doors/Knobs			✓					
Walls/Ceilings			✓					
Windows			✓					



Location:		Back					Door Type:	Hollow core
Walls/Ceilings:		Drywall					Windows:	Casement
Floors:		Carpet					Closet:	Yes
Item:	NA	NI	I	M	R	Comments:		
Floor Coverings			✓					
Receptacles/Switches/AFCI			✓					
Lights/Fans			✓					
Doors/Knobs			✓					
Walls/Ceilings			✓					
Windows			✓					



Location:							Door Type:	
Walls/Ceilings:							Windows:	
Floors:							Closet:	
Item:	NA	NI	I	M	R	Comments:		
Floor Coverings								
Receptacles/Switches/AFCI								
Lights/Fans								
Doors/Knobs								
Walls/Ceilings								
Windows								




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Master Bedroom:

Location: Walls/Ceilings: Floors:	Back Drywall Carpet	Door Type: Windows: Closet:	Hollow core Casement Yes			
Item:	NA	NI	I	M	R	Comments:
Floor Coverings			✓			
Receptacles/Switches/AFCI			✓			
Lights/Fans			✓			
Doors/Knobs			✓			
Walls/Ceilings			✓			
Windows			✓			

	
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Master Bath:

Bath Type: Vanity Tops: Number of Bowls:	Full Granite 2	Floors: Bathe Type: Whirlpool:	Tile Shower No			
Item:	NA	NI	I	M	R	Comments:
Sink/Plumbing			✓			
Shower			✓			
Toilet			✓			
Floor Coverings			✓			
Receptacles/Switches/GFCI			✓			
Lights/Fans			✓			
Doors/Knobs			✓			
Walls/Ceilings			✓			
Whirlpool	✓					
Windows	✓					


	
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Electrical System:

Service Entrance:	Underground	Main Panel Location:	Basement
Wire Size/Type:	#4/0	Sub Panel Location:	Basement
Volts:	120/240	Circuit Wire Type:	Romex Copper
Amperage:	200 amps	Smoke Detectors:	Yes
Service Ground:	Concrete Encased	GFCI:	Yes
Main Disconnect:	Yes	AFCI:	Yes

Item:	NA	NI	I	M	R	Comments:
Service Entrance			✓			
Service Ground			✓			
Main Panel			✓			
Sub Panel			✓			
Exterior Electrical			✓			
Smoke Detectors			✓			
GFCI			✓			
AFCI			✓			



Plumbing System:

Main Shutoff:	Basement	Storage Room	Water Source:	Public
Water Supply Pipe:	Plastic		Waste Disposal:	Public
Waste Pipe Type:	Plastic		Water Pressure:	Average
Water Heaters:	Electric		50 gallon	Less than 8 years


Item:	NA	NI	I	M	R	Comments:
Main Water Shutoff			✓			
Drain Pipes/Vents			✓			
Water Heaters			✓			
Exterior Hose Bibbs			✓			
Sump Pump			✓			
Gas Pipes	✓					
Carbon Monoxide Detector	✓					
Water Temperature			✓			




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Heating System:

System Type:	Heat Pump					Air Supply/Returns:	Most Rooms
Manufacturer:	Lennox					Thermostat Location:	Main Floor Hallway
System Location:	Basement					Filter Type:	Disposable
Heat Equipment Size:						Filter Location:	Next to Furnace
Energy Source:	Electricity					Filter Size:	20 x 25 x 1
Approximate Age:	1 year					Incoming Warm Air:	90 - 100 Degrees
General Distribution:	Ductwork					Outgoing Return Air:	60 - 70 Degrees
Item:	NA	NI	I	M	R	Comments:	
Heat Pump			✓				
Energy Connections			✓				
Thermostat			✓				
Filter			✓				
Humidifier	✓						
Condensation Line			✓				
Flue/Chimney/Vents	✓						
Burners/Heat Exchangers			✓				
Blower Fan			✓				
Refrigerant Line			✓				

 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 preformed.



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Cooling System:

System Type:	Heat Pump					Cooling Equipment Size:	3.5 tons
Manufacturer:	Lennox					Energy Source:	240 Volt
System Location:	North Side					Approximate Age:	1 year
Item:	NA	NI	I	M	R	Comments:	
Heat Pump			✓				
Electrical Disconnect			✓				
Blower Fan			✓				
Condenser/Compressor			✓				



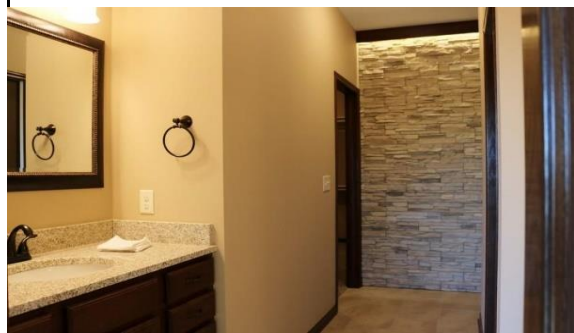
This inspection of the cooling system is a visual inspection using only the normal operating controls for the system. The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance. The inspection of the cooling system is general and not 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 preformed.

**Foundation/Substructure:**

Foundation Type:	Basement					Floor Joists:	Truss joists on 24" centers
Foundation Materials:	Poured Concrete					Subfloor:	Wafer board
Interior Wall Support:	2 x 4					Crawl Space Access:	NA
Item:	NA	NI	I	M	R	Comments:	
Foundation Walls			✓				
Support Posts/Beams	✓						
Floor (Slab)			✓				
Floor Joists			✓				
Windows			✓				
Sump Pump			✓				



Pictures:





Helpful Tips

- 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.



Helpful Tips & Links

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 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://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>