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Foundation Certifications
FHA / HUD Certifications
Engineering Consultations
Licensed in Missouri & Kansas



DATE OF INSPECTION:	1/15/2016	123 New Home Street Your City, Kansas 66030
INSPECTED FOR:	Home Owner	

PAID:



Cell Phone: (660) 441 3208 Inspection ID: 00000
RoyalICSKC@gmail.com

Thank you Home Owner for choosing Royal Home Inspections and Consulting Services.

Our service will systematically observe the home and provide information to assist you with your purchasing decision. The visual inspection attempts to identify major defects of items inspected and does not intend to locate minor items. However, in the course of an inspection, it is common to observe some minor defects and we may comment on these items as an added convenience. Photos, if included, are sometimes used to show representative conditions on the home. Photos of damaged siding, trim, or roof defects, for instance, are not necessarily going to show all of the damaged areas. They are generally intended to show an example of the type of defect described in the report. General comments in the report, including generic comments about some of the systems of the home, included photos of items of general interest of other homes or systems used as examples, attached addendums, and verbal comments made during the inspection are also a part of this inspection report.

Do not rely on this report until you have read, signed, and are in full agreement with the contract and limitations. This report is not valid without a signed contract. Unless stated, we do not address cosmetic items, previous repairs, or lifespans of components. All properties exhibit wear and tear over time, and this is considered in our evaluations. Furniture and stored items are not moved, and areas that are restricted or cannot normally or easily be seen are not inspected. All components listed in this inspection report are inspected according to normal industry standards. If an item is not listed, it is not inspected. The inspection is limited to the home, and areas immediately around the home that might affect the integrity of the home. Cracks in the concrete sidewalks and driveways are not structural to the home, and are not inspected, although their condition might be a significant issue with the buyers. Sidewalks, driveways, outbuildings, fences and gates are not inspected or noted unless their condition presents a significant safety issue.

Although some code items may be referred to, this is not a code inspection. We do not address toxicological concerns, such as asbestos, lead, mold or radon in this inspection. We do not verify building permits or local ordinances. We cannot consider all safety issues, but will endeavor to identify some of the more obvious hazards.

We cannot predict or forecast future performance of any items such as roof failure, geological happenings and the ability of the structure to withstand such happenings, structural or foundation failure, air conditioner or furnace failure, plumbing leaks or drain line blockages, electrical shorts or fires, or failures of any sort. Painting requirements of the exterior and interior are cosmetic items and their need is determined by the taste and standards of the buyer. Painting is mentioned in the inspection report only when it is necessary to cover raw wood subject to moisture penetration and rot, and/or to cover recommended caulking. Whether or not a termite inspection is performed on this home by Royal Home Inspections and Consulting Services, the home is NOT inspected for structural pests. Structural pests include ants, spiders, roaches, mice, and other undesirable critters. Prior repairs, painting, or remodeling may cover or disguise evidence of previous conditions, such as roof leaks, foundation movement or repair, or water damage, and this inspection does not intend to discover prior repairs. We recommend that you refer to the Sellers Disclosure Statement about prior repairs to the property.

We have made every attempt to make this a thorough visual inspection of the property you are considering purchasing to assist you in your decision. We suggest you consult an appropriate repair person on any or all of the defects identified in this report, whether major or minor, and secure cost estimates from professional and qualified repair persons before you purchase the home. We also advise you to make a visual and diligent "walk through" inspection of the property immediately after the seller has removed his/her belongings and prior to closing.

Thank you for your business and please feel free to call if you have any questions.

Michael J. Dandurand
Professional Engineer



SCOPE OF THE INSPECTION

All components listed in this inspection report are inspected according to normal industry standards. If an item is not listed, it is not inspected. This inspection is a limited, visual inspection of the property at the time of the inspection. The results of the inspection are in the inspection report, and are the opinions of the inspector from what was observed during the inspection. The inspection cannot and does not claim to represent the condition of the home with 100% accuracy. There are many items that cannot be seen, and many others that cannot be completely seen. There are no guarantees or warranties provided by Royal Home Inspections and Consulting Services.

It is the goal of the inspection to provide the homebuyer with information about the property. The report might also list as in need of repair certain visible existing or recognized hazards. The inspector will report conditions that are unacceptable, which means in the opinion of the inspector they are “in need of repair” or “visible existing or recognized hazards”. The inspector cannot require anyone to take any action. The purpose of the inspection is to provide the inspector’s client with information, and to aid the buyer in complying with the terms of the contract. The buyer and seller can then come to an agreement concerning whether all, part, or none of the items will be repaired. It is beyond the scope of this inspection to determine whether the buyer or seller might be responsible to repair any item.

HOW TO USE THE REPORT

The following conventions are used in this report: A = Acceptable U = Unacceptable N = Not Applicable

Acceptable denotes that the item or component is functioning or performing the function for which it was intended. Many times there will be comments about an acceptable item, because it might not still be in its original condition and the inspector wishes to bring this to the attention of the buyer. Some maintenance or improvement might be recommended for an item that is reported as acceptable.

Unacceptable denotes a visible hazard or a defective or non-functioning component that is not performing the function for which it was intended. Some of these unacceptable conditions may be major and some may be minor. Some repairs might be more critical than others, in that failure to correct a defective condition might allow much further extensive damage. Some of the safety items may be more hazardous than other items, but no attempt has been made to distinguish them. Unsafe is unsafe.

General comments in the report, including generic comments about some of the systems of the home, photos of items of general interest, other homes or systems used as examples, attached addendums, and verbal comments made during the inspection are also a part of this inspection report. Recommendations are made throughout the inspection and the report, and are the opinions of the inspector. These recommendations are intended to help the buyer understand and maintain the home. Sometimes others will disagree with these recommendations, and/or have differing opinions about how to best maintain specific systems. We maintain that these opinions are opinions, and are not guaranteed, but are offered to the buyer to help evaluate the property.

Photos, if included, are sometimes used to show representative conditions on the home. Photos of damaged siding, trim, or roof defects, for instance, are not necessarily going to show all of the damaged siding, trim, or the complete condition of the roof. They are generally intended to show an example of the type of defect described in the report. However, sometimes photos will show a very specific defect, such as the exact location of a gas leak.

There are several areas of the home that are specifically not included in this inspection. Most of these excluded items are considered cosmetic items and should be evaluated by the buyer during the purchasing decision and reaffirmed during the inspection and prior to closing. Most of these items should be obvious to the buyer and their importance determined at that time. These include interior and exterior painting, sidewalks and driveways, fences and gates.

SUMMARY

This home is approximately 100+ years old, and as with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. Please remember that there is no such thing as a perfect home.

Items listed below are, in the opinion of the inspector, some of the more significant items determined to be non-functioning, in need of repair, visible hazards, or of general interest to the buyer. This list does not include all of the unacceptable items listed in the report. See the main text of the report and photos for the list of deficiencies and comments. All safety items and visible hazards should be corrected or repaired.

STRUCTURAL

Foundation	
Exterior	Missing screen, upper NE bedroom. Missing screen, E end of home. Compromised window seal in master bedroom. Cracked window pane above kitchen sink. Pin does not enter lock, N window, upper NW bedroom. Safety cables are missing from garage door helper springs, both doors.
Roof-Attic	Gutter on NW end of home is not hanging properly, likely needs cleaning.
Porch/Deck	
Interior	
Fireplace	

MECHANICAL

Appliances	Recommend high loop on dishwasher drain. T-P valve on water heater does not operate properly. Auto reverse photo cells should be installed approximately 6 inches from the floor. Garage door opener did not operate.
Heating	Leak in furnace flue, dripping condensate. Separation in duct work in attic.
Cooling	
Plumbing	Do not recommend use of foil or plastic dryer vents. Missing washer to prevent water from entering shower insert handle. Appears master bath vent discharges into insulation.

ELECTRICAL

Main Panel	
Components	All smoke alarms over 10 years old should be replaced, several missing, batteries removed, etc. Missing/broken cover plates.

		
	<p>Front storm Door does not close properly and needs adjustment.</p>	<p>Damaged screen on front storm door.</p>
		
<p>Front porch floor needs maintenance/stain/sealer. Keep debris away from wood.</p>		<p>Gutter on NW end of home is not hanging properly, likely needs cleaning.</p>
		
<p>Small hole in screen.</p>	<p>Several areas around the home need maintenance paint.</p>	<p>Downspout discharges near the home, disconnected from extension.</p>
		
<p>Keep trees trimmed off roof.</p>	<p>Shed.</p>	



Maintenance paint.



Downspout discharges near the home.



Back steps need maintenance.



Damaged screen on back porch door.



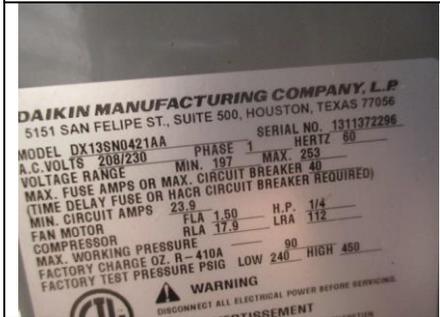
Downspout disconnected near back porch.



Keep roof valleys clear of leaves and other debris.



Too cold to test. Keep clean and level.



Serial 1311372296



Missing screen, E end of home.



Missing screen, upper NE bedroom.



Roof appears ok.



Gutters need cleaning.



Compromised window seal in master bedroom.



Several windows stick.



Cracked window pane above kitchen sink.

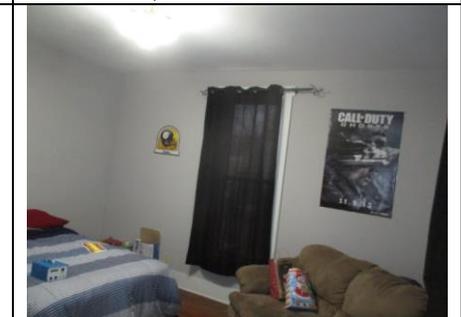


Recommend high loop on dishwasher drain.



Appears ok.



		
<p>Door does not close properly and needs adjustment.</p>		<p>Recommend braided stainless steel washer hoses.</p>
		
<p>Do not recommend use of foil or plastic dryer vents.</p>	<p>200 amp service.</p>	<p>All smoke alarms over 10 years old should be replaced, several missing, batteries removed, etc.</p>
		
	<p>Toilet tank wobbles, does not currently leak.</p>	
		
<p>Keep window frames clean.</p>	<p>Lock mechanism on side of windows.</p>	

		
<p>Door does not close properly and needs adjustment.</p>	<p>Insert 3 inch deck screw in lower hinge, center hole.</p>	<p>Several lock pins slide completely out.</p>
		
<p>Several missing door stoppers.</p>		<p>Front entry door sticks, appears due to lower edge of weather stripping.</p>
		
		<p>Broken cover plate.</p>
		
<p>Missing smoke alarm.</p>	<p>Missing washer to prevent water from entering shower insert handle.</p>	<p>Correct on right side.</p>



Recommend repair or replacement of caulk around bath fixtures. 8-4 o'clock.



GFCI in master is connected to upstairs hall bath, reset hall then master if tripped.



Missing/broken cover plate.



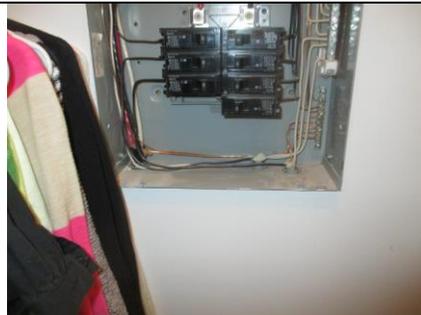
Two windows in upper NW bedroom stick.



Missing/broken cover plates.



Pin does not enter lock, N window, upper NW bedroom.



Appears ok.



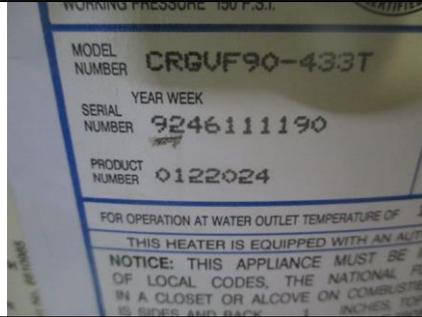
Blunt tipped screw.



Appears ok.



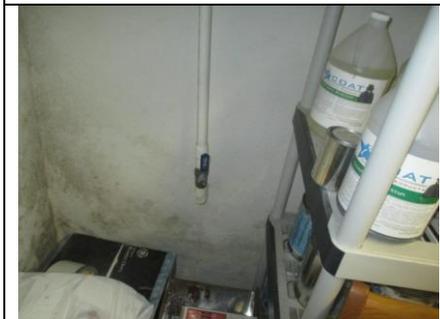
Appears ok.



Serial 9246111190



T-P valve on water heater does not operate properly, recommend replacement.



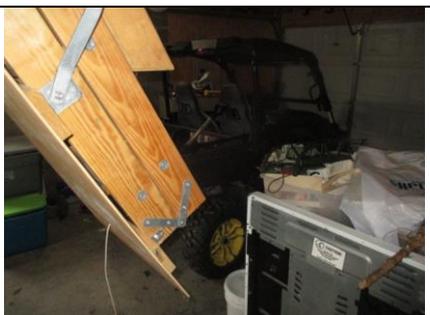
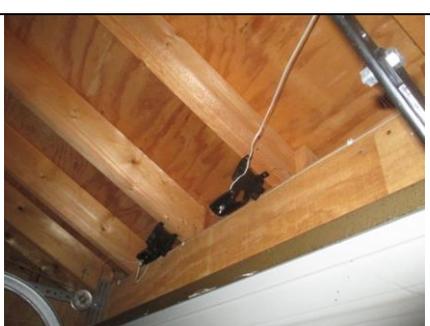
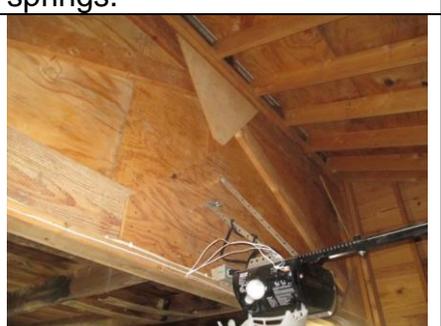
Main water shut off.



Animal burrow.



Wood posts on wood base, dry, appears ok.

		
	<p>Downflow air filter.</p>	<p>16x25x1 air filter size.</p>
		
<p>Appears ok.</p>	<p>Leak in furnace flue, dripping condensate.</p>	<p>Sump pump appears ok. Replace at a minimum every 10 years.</p>
		
	<p>No access above garage.</p>	<p>Safety cables are missing from garage door helper springs.</p>
		
<p>Safety cables are missing from garage door helper springs, both doors.</p>	<p>Auto reverse photo cells should be installed approximately 6 inches from the floor.</p>	<p>Garage door opener did not operate, unique securing mount.</p>

		
<p>Damage to soffit vent/insulation guard foam.</p>	<p>Insulation appears ok.</p>	<p>Bathroom vent separating.</p>
		
<p>Separation in duct work in attic.</p>	<p>Appears master bath vent discharges into insulation.</p>	

Foundations

DESCRIPTION OF FOUNDATION

Foundation

- Stacked Stone w/Slab in basement and crawlspace

STRUCTURAL	A	U	N	COMMENTS
Foundation/Walls	x			Typical Cracks.
Structural Framing	x			
Slab	x			Typical Cracks.
Drainage	x			Monitor and maintain to drain away from the foundation.

Almost all homes have some cracks in the foundation walls and slab and are not generally structurally significant. They should be assumed to exist even in homes that have finished walls and floor coverings where the cracks are not visible.

Maintaining proper drainage around the entire perimeter of the home can help minimize water penetration, foundation cracks and adverse foundation movement. Drainage maintenance is generally an easy task but must be continually examined and modified as grade and drainage characteristics change with time. Water should not accumulate near the foundation or in the yard within at least 12 feet of the home. Downspouts should divert water away from the home. The homeowner should monitor drainage characteristics periodically during and after heavy rains to assure that the water is diverted away from the home. Some of the cracks in the foundation might be a source of water penetration under certain conditions. These conditions might not always be predictable, but can be reduced or eliminated by properly maintaining the drainage around the home.

Water penetration of the basement foundation is not always readily apparent, nor will it occur during every rain event. Drainage patterns, grading and soil moisture around the home will change over time. Excessively dry soil can produce large cracks in the soil allowing even a moderate rain to cause water penetration by following the cracks into the ground and directly to the foundation. Excessively wet soil around the perimeter of the home can be a source of water penetration. Again, maintaining proper drainage around the entire perimeter of the home can help minimize water penetration.

If the foundation has had previous repairs, these repairs will be evaluated for their performance based on currently visible areas. Some homes have had foundation repairs and even these repairs may fail and allow further movement of the structure. Some foundation repairs may appear stable and still be considered inadequate because previous experience suggests to the inspector that future failure may occur due to the of the specific design, installation or materials used for the repair. In some cases, the inspector will not render an opinion of the foundation other than to recommend that a structural engineer provide an opinion as to the structural integrity of the foundation or a previous foundation repair. In any case, there is no guarantee that a foundation will continue to perform in the future as it has in the past.

Exterior Walls, Doors and Windows

DESCRIPTION OF EXTERIOR

- Walls Structure** • Wood frame
Wall Surface • Wood / Composition Siding
Facia and Soffit • Wood
Entry Doors • Wood
Windows • Wood

EXTERIOR	A	U	N	COMMENTS
Walls/Siding	x			See comments below.
Facia & Soffit	x			
Trim	x			
Doors	x			
Garage Door		x		Safety cables are missing from garage door helper springs, both doors.
Windows		x		Missing screen, upper NE bedroom. Missing screen, E end of home. Compromised window seal in master bedroom. Cracked window pane above kitchen sink. Pin does not enter lock, N window, upper NW bedroom.
Trees/Shrubs	x			See comments below.

Composition siding requires periodic maintenance to ensure long term durability. Generally, composition siding should be painted at least every 5-7 years. The edges need to be caulked and painted more frequently than wood siding and the bottom edges of lap siding and paneling need to be sealed and painted to prevent water penetration and swelling of the material. Any nail penetrations that allow moisture to penetrate the siding need to be caulked and painted. Inadequate maintenance of this siding will result in premature irreversible damage and deterioration.

Joints in the siding, trim, and windows need to be maintained. Flashing, caulking and painting are normal required maintenance. Failure to provide this maintenance can allow damage to not only the trim, siding and windows, but to the structural components of the home, sheathing, insulation, framing studs and plates, joists and rafters. It is the responsibility of the homeowner to provide this maintenance. We recommend that the homeowner conduct at least an annual maintenance inspection of the home to observe conditions of the home that may have changed and to evaluate such items as the roof, gutters, siding, trim, windows, etc. for defects or maintenance of items that are in need of repair or replacement

The siding around the home should never be in contact with soil, including wood mulch, grass, rocks, etc. This condition will result in rot and damage to the siding or trim in contact with the soil, and is conducive to termite infestation.

Insulated glass windows offer insulation and visibility. If the seal around the window fails and allows moisture between the panes of glass, the insulation value of the unit is not significantly compromised. You may not be able to notice the loss of insulation. However, you may see moisture between the panes which affects the visibility through the glass. Eventually, this moisture will evaporate and leave mineral deposits on the inside surfaces of the glass. This film on the glass cannot be cleaned off, since the unit cannot be separated. It is a difficult defect to determine because the stains develop over a long period of time and when windows first fail, there is no stain or moisture observed. Eventually, it goes through enough heating and cooling cycles with the corresponding condensation and evaporation that the staining becomes visible. In the early stages of the seal failure dirty windows make the stain difficult to see. When this defect is observed, the windows are noted in the report with the implication that there might be additional windows with the same defect, but are not verified because they are in the early stages of failure and/or the windows are dirty and the stain is just not readily visible. There may be additional windows that show failure after the buyer moves in and cleans the windows.

Trees and shrubs and vines should not touch any part of the home or roof. All vegetation should have a minimum of 12 inches of clearance between the vegetation and the home. Among other things, this clearance will allow better drying of the siding and the soil around the foundation, and allow for better visibility of the perimeter to reduce termite infestations.

Roof, Roof Structure and Attic

DESCRIPTION OF ROOF/ATTIC

Roof Covering	• Composition Shingles	Attic Ventilation	• Vents
Roof Structure	• Rafters	Gutters and Downspouts	• Complete
Roof Sheathing	• OSB/Plywood	Method Inspection	• Walked upon
Attic Insulation	• Blown	Attic Access Location	• Ladder in Hall

ROOF/ATTIC	A	U	N	COMMENTS
Roof	x			
Flashing	x			
S Skylights			x	
Roof Jacks	x			
Attic Vents	x			
Water Penetration	x			
Gutters		x		Gutter on NW end of home is not hanging properly, likely needs cleaning. Keep clean and maintain proper slope.
Downspouts	x			Monitor and maintain to drain away from foundation.
Insulation	x			
Structural Framing	x			

The life of a composition shingle is ultimately determined by the integrity of the aggregate coating. When the loss of mineral granules exposes the fiberglass mat, the shingle is lost. The normal lifespan of a composition roof is usually about 17 to 20 years, sometimes less. Some insurance companies use stricter standards to evaluate the life expectancy of a roof, and in some cases will not insure a roof that still has several years of remaining life expectancy. All insurance companies are different and we do not try to predict the policies and decisions of these insurance companies. Acceptance of the roof does not imply that the roof or home is insurable. Acceptance of the roof only means that in the opinion of the inspector, it does not need immediate repair or replacement.

The amount of ventilation in the attic will significantly affect the life of a roof. Inadequate ventilation can reduce the life expectancy of a roof by 5 or more years. The best ventilation is usually soffit vents around the perimeter of the eaves with several turbine vents high on the roof near the ridge. This allows cool air to enter at the soffits while the hot air is escaping the turbines high on the roof.

An unacceptable roof might require repairs or total replacement. When several composition shingles are blown off during high winds, the roof will be rejected and these shingles should be replaced, even if only one or two are affected.

Gutters are a high maintenance item on any home, and often need to be cleaned out several times each year. Also watch for sections that hold water after the rain stops, and leaks in the seams. This may be an indication of clogged downspouts, clogged gutters or improperly sloping gutters. Downspouts must divert water away from the foundation. It is recommended that all water be diverted a minimum of 4-6 feet away from the foundation and that no locations within 12 feet of the foundation allow for pooling of water.

Fireplace and Chimney

DESCRIPTION OF FIREPLACE AND CHIMNEY

Fireplace •

Chimney •

FIREPLACE	A	U	N	COMMENTS
Firebox			x	
Damper			x	
Chimney and Flue			x	See comment below.
Blower			x	
Starter			x	
Hearth Extension			x	
Gas Logs			x	

The fireplace is visually inspected to determine the general condition of the firebox and damper, and to determine if the fireplace/chimney needs cleaning by a professional chimney sweep. In many cases, especially in full masonry fireplaces, it is not possible to see the full length of the inside of the chimney. This fireplace inspection will report defective conditions if they are observed by the inspector, but it should not be construed by any parties that the chimney and liner are free of defects. The fireplace and chimney inspection is limited to what can be readily seen by the inspector and is not complete. The inspector will do his best to evaluate the chimney and liner, but he cannot inspect what he cannot see.

A certified chimney sweep should be used to perform a complete fireplace and chimney inspection if such is desired.

Sometimes a chimney is rejected because of soot and/or creosote and needs to be cleaned by a chimney sweep. When this happens, it should be cleaned before closing, because occasionally the chimney sweep will find a cracked liner or other defect that is not readily seen prior to cleaning.

With wood burning stoves, it is usually impossible to inspect any of the interior of the chimney without removing some of the flue. This is beyond the scope of this inspection, and the chimney, flue, and liner are not inspected as a part of this inspection. If wood burning stoves are used, they should be cleaned and inspected at least once a year by a certified chimney sweep, or as otherwise recommended by the sweep.

Appliances

DESCRIPTION OF APPLIANCES

Appliances Inspected: Gas Range; Gas Oven; Dishwasher; Range Exhaust Vent; Garbage Disposal

Water Heater: 40 Gallon Gas – Located in Basement

Other Components: Bathroom Heater/Vent; Garage Door Opener

The inspection does not cover clocks, timers, sensors, automatic cycles, etc. Portable appliances are not inspected nor are any low voltage systems such as cable TV and telephones, speakers, or security systems.

Washers, dryers, refrigerators, freezers and ice makers are not inspected.

APPLIANCES	A	U	N	COMMENTS
Dishwasher		x		Recommend high loop on dishwasher drain.
Garbage Disposal	x			
Range Vent	x			Low air flow, older, downflow.
Range	x			
Oven	x			
Bath Vents		x		Appears master bath vent discharges into insulation.
Water Heater				
Closet Venting	x			
Gas Supply	x			
Burner	x			
Shut-off Valve	x			
Vent Pipe	x			
T-P Relief Valve		x		T-P valve on water heater does not operate properly.
T-P Drain	x			
Gar. Door Opener		x		Garage door opener did not operate.
Auto-reverse		x		Auto reverse photo cells should be installed approximately 6 inches from the floor.
Sump Pump	x			
Hydrotherapy Tub			x	
GFCI			x	
Attic Fan			x	
Whole Home Fan				

Plumbing Systems

DESCRIPTION OF PLUMBING SYSTEM

- Water Supply Source:** • Public Water Supply
Main Valve Location: • Basement
Supply Piping: • Plastic
Waste Disposal System: • Public Sewer System
Drain/Waste/Vent Piping: • Plastic

PLUMBING	A	U	N	COMMENTS
Kitchen				
Sink	x			
Faucet	x			
P-Trap/Drain	x			
Bathroom				Master
Sink	x			
Faucet	x			
P-Trap/Drain	x			
Tub	x			
Shower		x		Missing washer to prevent water from entering shower insert handle.
Faucet	x			
Commode	x			
Bathroom				
Sink	x			
Faucet	x			
P-Trap/Drain	x			
Tub	x			
Shower	x			
Faucet	x			
Commode	x			
Supply Lines	x			
Valves	x			
Drains	x			
Vents		x		Do not recommend use of foil or plastic dryer vents.
Utility Room	x			

Slow drains are usually caused by hair caught in the P-trap, usually on the drain stopper or the lever operating the drain stopper. Repair of this condition involves removing and cleaning the stopper and P-trap. Chemicals will usually not correct the defect if it is hair and can damage plumbing components if overused. We recommend physical removal of obstructions over chemical degradation of the material obstructions.

Dryer vents should be inspected and cleaned periodically to prevent the buildup of lint in the vent system. Venting material should not be kinked. White plastic dryer vent and light weight foil or mylar dryer vents are fire hazards and should not be used. PVC and other plastic venting material is not recommended because it can build up a static charge.

We recommend rigid or flexible metal vents that are secured with exterior foil tape. Screws securing sections of vent together can catch lint on the interior and create an obstruction. We recommend all dryer vents terminate at an exterior location and be as short in length with a few bends as possible.

Service Entrance and Panels

DESCRIPTION OF SERVICE ENTRANCE AND PANELS

- Size of service** • 200 Amps 220v
- Service entrance wires** • Underground
- Main disconnect** • 200 Amp Breaker
- Main distribution panel** • Utility Room

ELECTRICAL	A	U	N	COMMENTS
Service Entrance	x			
Service Panel	x			
Main breaker	x			

Branch Circuits, Connected Devices and Fixtures

DESCRIPTION OF CIRCUITS, DEVICES AND FIXTURES

- Wire type** • Copper
- Receptacles** • Grounded
- Ground Fault Circuit Interrupters** • Complete

CIRCUITS	A	U	N	COMMENTS
Outlets		x		Missing/broken cover plates.
Switches	x			
Fixtures	x			
Ceiling Fans	x			
GFCI	x			
Wiring	x			
Circuits	x			
Smoke Alarms		x		All smoke alarms over 10 years old should be replaced, several missing, batteries removed, etc.
				We recommend that smoke alarms be installed in every bedroom and every living area. (each floor)

CARBON MONOXIDE DETECTORS. We recommend that at least two carbon monoxide detectors be installed in every home. We recommend one be placed in the utility room with gas appliances and the master bedroom at a minimum.