



*Integrity Inspections, LLC
521 S Woodlawn
Wichita, KS 67218
Contact@IntegrityInspectKS.com*

Home Inspection Report



123 Main St
Wichita, KS



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Integrity Inspections, LLC

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123 Main St



Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 123 Main St
City Wichita State KS Zip
Contact Name Sample Inspection
Phone 316-555-5555
Email

Client Information

Client Name
Client Address
City State Zip
Phone
Email

Inspection Company

Inspector Name Joshua Franklin
Company Name Integrity Inspections, LLC
Address 521 S. Woodlawn
City Wichita State KS Zip 67218
Phone 316-680-2328
Email contact@integrityinspectks.com
Amount Received \$409.50

Conditions

Others Present Buyers Agent Property Occupied
Estimated Age Entrance Faces
Inspection Date 12/31/19
Start Time 2 pm End Time 530pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 48* F
Weather Clear Soil Conditions Damp



General Information (Continued)

Space Below Grade Basement
Building Type Single family Garage Attached
Water Source City How Verified Visual Inspection
Sewage Disposal City How Verified Visual Inspection

Lots and Grounds

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

1. Driveway: Concrete - Minor elevation changes in driveway.



2. Walks: Concrete

3. Porch: Concrete

4. Patio:

5. Deck: Painted wood - Recommend repair and/or replacement



6. Grading: Moderate slope

7. Vegetation:

8. Fences: East Fence is still functional but requires replacement of a few boards. Confirm with current owner on who owns this portion of the fence.





Lots and Grounds (Continued)

9. Lawn Sprinklers:

Exterior

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

North, South, East, West Exterior Surface

1. Type: Wood - **Bulging siding under deck. Require further evaluation by licensed contractors. Gaps in siding and not properly sealed or secured on West side of home.**



2. Trim:
3. Fascia:
4. Soffits:
5. Door Bell:
6. Entry Doors: Metal
7. Patio Door:
8. Windows: Vinyl slider
9. Window Screens: **Missing screens on west and south basement windows**



10. Basement Windows:
11. Exterior Lighting: Surface mount
12. Exterior Electric Outlets: 110 VAC GFCI



Exterior (Continued)

13. Hose Bibs: **Hose bib requires sealing and attached to the home. The lack of sealant may lead to potential water damage. A licensed plumber is recommended to evaluate and estimate repairs**



14. Gas Meter: Exterior surface mount at side of home
15. Main Gas Valve: Located at gas meter

Outbuilding

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

N/A Outbuilding

1. Exterior Surface:
2. Roof:
3. Roof Structure:
4. Ceiling:
5. Walls:
6. Floor:
7. Foundation:
8. Doors:
9. Windows:
10. Electrical:
11. Plumbing:
12. HVAC Source:
13. Gutters:
14. Downspouts:
15. Leader/Extension:



Roof

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Main Roof Surface

1. Method of Inspection: Ladder at eaves, On roof

2. Material: Asphalt shingle - *Several curled shingles. Additional sealing/flashing required on roof surface above garage. qualified roofing contractor is recommended to evaluate and estimate repairs*



3. Type: Gable

4. Approximate Age:

5. Flashing: Aluminum

6. Valleys:

7. Skylights:

8. Plumbing Vents:

9. Gutters: Aluminum - *Recommend install of water divers at the base of each downspout.*



10. Downspouts: Aluminum
Chimney



Garage/Carport

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Attached Garage

1. Type of Structure: Attached Car Spaces: 2
2. Garage Doors: Metal
3. Door Operation: Mechanized - Door operated as it should. Safety switch at the base of the door also tested good.
4. Door Opener: Lift Master
5. Exterior Surface: Wood
6. Roof: Asphalt shingle
7. Roof Structure: 2x6 Truss
8. Service Doors: Metal
9. Ceiling: Drywall
10. Walls: Wood Paneling
11. Floor/Foundation: Poured concrete
12. Hose Bibs:
13. Electrical: 110 VAC GFCI - **Faulty GFCI outlet on south wall-Recommend replacement by a licensed electrician.**



14. Smoke Detector:
15. Heating:
16. Windows:



Electrical

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

1. Service Size Amps: 200 Volts: 110-240 VAC
2. Service: Copper
3. 120 VAC Branch Circuits: Copper
4. 240 VAC Branch Circuits: Copper
5. Conductor Type: Non-metallic sheathed cable
6. Ground: Plumbing and rod in ground
7. Smoke Detectors: Battery operated with light
8. Carbon Monoxide Detectors:

Garage Electric Panel

9. Manufacturer:
10. Maximum Capacity: 200 Amps
11. Main Breaker Size: 200 Amps
12. Breakers: Copper
13. Fuses: Blade type
14. GFCI: At GFCI receptacles only
15. Is the panel bonded? Yes No

Structure

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A NP NI M D

1. Structure Type: Wood frame
2. Foundation: Poured
3. Beams: Solid wood
4. Bearing Walls: Frame
5. Joists/Trusses: 2x6





Structure (Continued)

- 6. Floor/Slab: Poured slab
- 7. Stairs/Handrails: Wood stairs with wood handrails
- 8. Subfloor: Plywood

Attic

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A NP NI M D

Main -Access through Master Bedroom Closet and garage Attic

- 1. Method of Inspection: In the attic
- 2. Unable to Inspect:
- 3. Roof Framing: 2x4 Truss
- 4. Sheathing: Particle board
- 5. Ventilation: Attic vent damaged. **A qualified roofing contractor is recommended to evaluate and estimate repairs**



- 6. Insulation: Blown in
- 7. Insulation Depth: 18
- 8. Vapor Barrier: Plastic
- 9. Moisture Penetration: No evidence of moisture intrusion was found during inspection.



Basement

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Basement

1. Unable to Inspect:
 2. Ceiling: Texture paint - **Water stains present. No active leak observed during inspection. This stain is located directly below kitchen sink and dishwasher.**



3. Walls: Paint
 4. Floor: Carpet
 5. Floor Drain: Covered
 6. Doors: Hollow wood
 7. Windows: Vinyl slider
 8. Electrical: 110 VAC
 9. Smoke Detector: Battery operated
 10. HVAC Source: Heating system register
 11. Vapor Barrier:
 12. Insulation: Unable to inspect due to basement being finished.
 13. Sump Pump: Submerged - **Inoperative at time of inspection. Pump was not plugged in and pump pit was dry. The sump pump did not have a visible back flow device in place at the time of inspection.**



14. Basement Stairs/Railings: Wood stairs with wood handrails, Wood stairs with wood handrails



Air Conditioning

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Main AC System

1. A/C System Operation: Not inspected - Did not operate a full cycle due to low temperatures as it was unsafe to do so.
2. Condensate Removal: PVC
3. Exterior Unit: Pad mounted
4. Manufacturer:
5. Area Served: Whole building Approximate Age:
6. Fuel Type: 220 VAC Temperature Differential:
7. Type: Central A/C Capacity:
8. Visible Coil: Copper core with aluminum fins - Fins damaged, A qualified air conditioning contractor is recommended to evaluate and estimate repairs.



9. Refrigerant Lines: Serviceable condition
10. Electrical Disconnect: Breaker disconnect
11. Exposed Ductwork:
12. Blower Fan/Filters:
13. Thermostats:



Heating System

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A NP NI M D

Main Heating System

1. Heating System Operation: Adequate
2. Manufacturer:
3. Type: Forced air Capacity:
4. Area Served: Whole building Approximate Age:
5. Fuel Type: Natural gas
6. Heat Exchanger: 4 Burner
7. Blower Fan/Filter: Direct drive with disposable filter
8. Distribution: Baseboard
9. Circulator: Gravity
10. Flue Pipe: Double wall
11. Humidifier: Disconnected at time of inspection
12. Thermostats: Multi-zone - Located on main floor living room wall.
13. Suspected Asbestos: No

Plumbing

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

1. Service Line: Copper
 2. Main Water Shutoff: Basement, West Bedroom on west wall
 3. Water Lines: PVC and copper
 4. Drain Pipes: PVC
 5. Vent Pipes: PVC
 6. Gas Service Lines:
- Basement, Utility Room Water Heater
-
7. Water Heater Operation: Inadequate - **Not functional during inspection**
 8. Type: Natural gas Capacity:
 9. Flue Pipe: Double wall
 10. TPRV and Drain Tube: Copper



Bathroom

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A NP NI M D

1st floor main Bathroom

1. Ceiling: Paint
2. Walls: Paint
3. Floor: Ceramic tile
4. Doors: Hollow wood
5. Electrical: 110 VAC - Non-GFCI circuit -recommend GFCI circuit be installed
6. Counter/Cabinet: Granite
7. Sink/Basin: Porcelain
8. Tub/Surround: Fiberglass tub and fiberglass surround
9. Toilets: 1 1/2 Gallon Tank - **Both sides of the toilet need to be properly fastened to prevent possible leakage and water damage. Ths toilet was secured on one side but repair needed for the loose attachment point.**



10. HVAC Source: Heating system register
11. Ventilation: Electric ventilation fan

Master Bathroom

12. Ceiling: Texture paint
13. Walls: Paint
14. Floor: Tile
15. Doors: Hollow wood
16. Electrical: 110 VAC GFCI - **Faulty GFCI outlet-replace. Can not test or reset manually.**
17. Counter/Cabinet: Wood - **Second counter door cracked.**





Bathroom (Continued)

- 18. Sink/Basin: Porcelain
- 19. Tub/Surround: Fiberglass tub and fiberglass surround
- 20. Toilets: 1 1/2 Gallon Tank
- 21. HVAC Source: Heating system register
- 22. Ventilation: Electric ventilation fan - **Vent clogged during inspection. Recommend cleaning.**



Basement Bathroom

- 23. Ceiling: Texture paint
- 24. Walls: Paint
- 25. Floor: Tile
- 26. Doors: Hollow wood
- 27. Electrical: 110 VAC - Non-GFCI circuit. In addition outlets not working. Recommend further evaluation by a licensed electrician.
- 28. Counter/Cabinet: Wood
- 29. Sink/Basin: Porcelain
- 30. Tub/Surround: Fiberglass tub and fiberglass surround
- 31. Toilets: 1 1/2 Gallon Tank - **Both sides of the toilet need to be properly fastened to prevent leakage and water damage.**



- 32. HVAC Source: Heating system register
- 33. Ventilation: Electric ventilation fan



Kitchen

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

1st Floor Kitchen

1. Cooking Appliances: Whirlpool - Electric
2. Ventilator: Broan
3. Disposal: **Does not function. The breaker assigned to this unit was tripped. A licensed plumber is recommended to evaluate.**
4. Dishwasher: Whirlpool - **Inoperative at time of inspection. Breaker in garage is switched to off position.**
5. Air Gap Present? Yes No
6. Refrigerator: Whirlpool
7. Microwave:
8. Electrical: 110 VAC GFCI - **Loose switch or outlet should be resecured**



9. Counter Tops: Granite
10. Cabinets: Wood
11. Ceiling: Texture paint - **Loose or peeling paint, Water stains present. No active water leak noted during inspection.**



12. Walls: Paint
13. Floor: Vinyl floor covering
14. Windows: Vinyl double hung



Kitchen (Continued)

15. HVAC Source: Heating system register

Bedroom

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NP NI M D

Master Bedroom

1. Closet: Walk In
2. Ceiling: Texture paint
3. Walls: Paint
4. Floor: Carpet
5. Doors: Hollow wood
6. Windows: Vinyl slider
7. Electrical: 110 VAC
8. HVAC Source: Heating system register
9. Smoke Detector: Smoke and carbon monoxide recommended in all sleeping rooms and testers should be tested and have the batteries replaced every 6 months.
10. Carbon Monoxide Detector:

Upstairs Bedrooms Bedroom

11. Closet: Single small
12. Ceiling: Texture paint
13. Walls: Paint
14. Floor: Carpet
15. Doors: Hollow wood
16. Windows: Vinyl double hung
17. Electrical: 110 VAC
18. HVAC Source: Heating system register
19. Smoke Detector:

Downstairs South Bedroom Bedroom

20. Closet: Walk In - Closet door was difficult to close due to dragging on carpet. Recommend repair.



21. Ceiling: Texture paint
22. Walls: Paint
23. Floor: Carpet



Bedroom (Continued)

- 24. Doors: Hollow wood
- 25. Windows: Vinyl slider
- 26. Electrical: 110 VAC
- 27. HVAC Source: Heating system register
- 28. Smoke Detector:
- Downstairs West Bedroom Bedroom

- 29. Closet: Walk In
- 30. Ceiling: Texture paint
- 31. Walls: Paint
- 32. Floor: Carpet
- 33. Doors: Hollow wood
- 34. Windows: Vinyl slider
- 35. Electrical: 110 VAC
- 36. HVAC Source: Heating system register
- 37. Smoke Detector:

Laundry Room/Area

A = Acceptable, NP = Not Present, NI = Not Inspected, M = Marginal, D = Defective

A NPNI M D

Basement Laundry Room/Area

- 1. Ceiling: Texture paint - Drywall
- 2. Walls: Drywall
- 3. Floor: Poured
- 4. Doors: Hollow wood
- 5. Electrical: 220 VAC
- 6. Smoke Detector:
- 7. HVAC Source: Heating system register
- 8. Washer Hose Bib: Ball valves
- 9. Washer and Dryer Electrical: 220 VAC
- 10. Dryer Vent: Metal flex
- 11. Washer Drain: Wall mounted drain
- 12. Floor Drain: Surface drain



Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Deck: Painted wood - **Recommend repair and/or replacement**



2. Fences: **East Fence is still functional but requires replacement of a few boards. Confirm with current owner on who owns this portion of the fence.**



Exterior

3. Window Screens: **Missing screens on west and south basement windows**



Roof

4. Main Roof Surface Material: Asphalt shingle - **Several curled shingles. Additional sealing/flashing required on roof surface above garage. qualified roofing contractor is recommended to evaluate and estimate repairs**



Roof (Continued)

Material: (continued)



5. Gutters: Aluminum - Recommend install of water divers at the base of each downspout.



Basement

6. Basement Ceiling: Texture paint - Water stains present. No active leak observed during inspection. This stain is located directly below kitchen sink and dishwasher.



Air Conditioning

7. Main AC System Visible Coil: Copper core with aluminum fins - Fins damaged, A qualified air conditioning contractor is recommended to evaluate and estimate repairs.



Air Conditioning (Continued)

Visible Coil: (continued)



Bathroom

8. 1st floor main Bathroom Toilets: 1 1/2 Gallon Tank - Both sides of the toilet need to be properly fastened to prevent possible leakage and water damage. This toilet was secured on one side but repair needed for the loose attachment point.



9. Master Bathroom Counter/Cabinet: Wood - Second counter door cracked.



10. Master Bathroom Ventilation: Electric ventilation fan - Vent clogged during inspection. Recommend cleaning.





Marginal Summary (Continued)

11. Basement Bathroom Toilets: 1 1/2 Gallon Tank - Both sides of the toilet need to be properly fastened to prevent leakage and water damage.



Kitchen

12. 1st Floor Kitchen Ceiling: Texture paint - Loose or peeling paint, Water stains present. No active water leak noted during inspection.



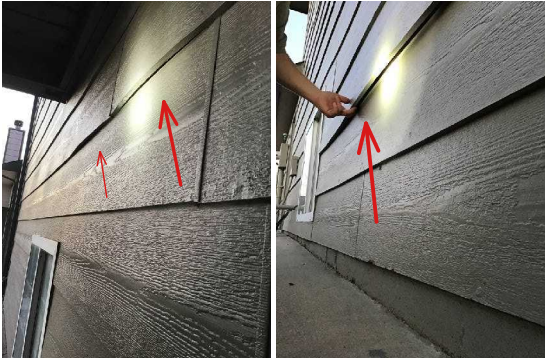


Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior

1. North, South, East, West Exterior Surface Type: Wood - **Bulging siding under deck. Require further evaluation by licensed contractors. Gaps in siding and not properly sealed or secured on West side of home.**



2. Hose Bibs: **Hose bib requires sealing and attached to the home. The lack of sealant may lead to potential water damage. A licensed plumber is recommended to evaluate and estimate repairs**



Garage/Carport

3. Attached Garage Electrical: 110 VAC GFCI - **Faulty GFCI outlet on south wall-Recommend replacement by a licensed electrician.**





Defective Summary (Continued)

Attic

4. Main -Access through Master Bedroom Closet and garage Attic Ventilation: Attic vent damaged. **A qualified roofing contractor is recommended to evaluate and estimate repairs**



Basement

5. Basement Sump Pump: Submerged - **Inoperative at time of inspection. Pump was not plugged in and pump pit was dry. The sump pump did not have a visible back flow device in place at the time of inspection.**



Plumbing

6. Basement, Utility Room Water Heater Water Heater Operation: Inadequate - **Not functional during inspection**

Bathroom

7. Master Bathroom Electrical: 110 VAC GFCI - **Faulty GFCI outlet-replace. Can not test or reset manually.**

Kitchen

8. 1st Floor Kitchen Disposal: **Does not function. The breaker assigned to this unit was tripped. A licensed plumber is recommended to evaluate.**
9. 1st Floor Kitchen Dishwasher: Whirlpool - **Inoperative at time of inspection. Breaker in garage is switched to off position.**



Defective Summary (Continued)

10. 1st Floor Kitchen Electrical: 110 VAC GFCI - Loose switch or outlet should be resecured

