



Inspected Once - Inspected Right!

3514 Clinton Parkway, Suite A-3300, Lawrence, Kansas 66047

Tel: 866-546-3506 Fax: 785-594-6406

www.mckinneyhomeinspection.com joe@mckinneyhomeinspection.com

CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

John Smith

INSPECTION ADDRESS

5678 Main Street, Lawrence, Kansas 66044

INSPECTION DATE

1/26/2006 9:00 am to 11:00 am



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

GENERAL INFORMATION

Inspection Address: 5678 Main Street, Lawrence, Kansas 66044
Inspection Date: 1/26/2006 Time: 9:00 am to 11:00 am
Weather: Clear and Dry - Temperature at time of inspection: 40 Degrees

Inspected by: Joe McKinney

Client Information: John Smith
1234 Anywhere Street, 4321 Any Town , Kansas 66067
Phone: 785-593-4980
EMail: anybody@sunflower.com

Seller's Agent: Realty Executives
John Evans
1037 Vermont Street, Lawrence, Kansas 66044
Mobile: 785-760-0429
Email: johnnyevans@realtyexecutives.com

Inspection Fee: \$ 300.00

Structure Type: Wood Frame
Furnished: Yes
Number of Stories: One

Structure Style: Ranch

Structure Orientation: South

Estimated Year Built: 1995
Unofficial Sq.Ft.: 2000

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

PLEASE NOTE:

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The observations and opinions expressed within this report are those of MCKINNEY HOME INSPECTION, INC. and supercede any alleged verbal comments. We inspect all of the systems, components, and conditions described in accordance with the standards of the American Society of Home Inspectors 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 well before the close of escrow by licensed specialists, who may well identify additional defects or potentially recommend upgrades that could affect your evaluation of the property.

Inspection Address: 5678 Main Street, Lawrence Kansas. 66044
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Report File: Sample Report 2006

SCOPE OF WORK

You have contracted with MCKINNEY HOME INSPECTION, INC., hereafter referred to as MHI, to perform a generalist inspection in accordance with the standards of practice established by the American Society of Home Inspectors (ASHI), a copy of which is available upon request. 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 ASHI 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 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 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.

Utilities

Utilities Status

Status

Informational Conditions

All utilities were on at the time of the inspection.

Exterior

This inspection does not address geological conditions or site stability information. For information concerning the dwelling stability, a geologist or soil engineer should be consulted. Any reference to grade is limited to the areas around the exterior of the exposed areas of the foundation or exterior walls. This visual inspection does not evaluate drainage performance or the condition of any underground piping, including municipal water, sewage or septic waste piping.

House Wall Finish

House Wall Finish Type

Informational Conditions

The house exterior walls are finished with hardboard lapped boards.



House Wall Finish Observations

Components and Conditions Needing Service

Portions of the bottom course of lapped hardboard siding are slightly damaged by water intrusion caused by capillary action. These boards will eventually need replacement.

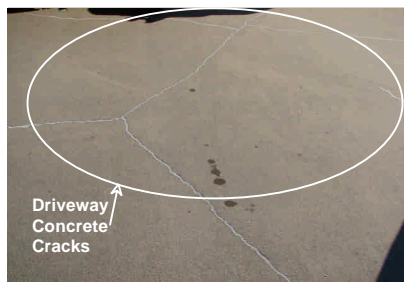


Exterior Components

Driveways

Informational Conditions

There are obvious cracks in the driveway but they have been sealed and replacement is not warranted at this time. You should monitor the driveway regularly and keep the existing cracks properly sealed to avoid water intrusion under the concrete. This will extend the life of the driveway.



Walkways

Informational Conditions

The walkways are in acceptable condition.

Fascia & Trim

Informational Conditions

The fascia board and trim are in acceptable condition.

Windows

Informational Conditions

The windows are in acceptable condition. However, in accordance with industry standards, we do not test every window in the house, and particularly if the house is furnished. We do test every unobstructed window in every bedroom to ensure that at least one facilitates an emergency exit.

Screens

Informational Conditions

The window screens are functional.

Sliding Glass Doors

Components and Conditions Needing Service

The rollers of the screen on the rear sliding glass door will need to be adjusted to roll smoothly and close properly.

French Doors

Informational Conditions

The French door glass is tempered and in acceptable condition.

Decks

Informational Conditions

The wood deck is in acceptable condition, and should be maintained and periodically sealed.

Steps & Handrails

Informational Conditions

The steps are in acceptable condition.

Hose Bibs

Functional Components and Conditions

The hose bibs are functional, but we may not have located and tested every one on the property.

Guardrails

Informational Conditions

The guardrail, or guardrails, is an adequate height and in acceptable condition. However, standards for guardrails are not uniform. Nonetheless, common safety standards require them to be a minimum of forty-two inches high when the standing surface is thirty inches or more above grade. Also, guardrail pickets should be no more than four inches apart for child safety.

Lights

Components and Conditions Needing Service

The two (2) exterior motion detector lamps on either side of the garage door should be replaced. Ultra-violet rays have deteriorated the sensor covers. The probability of finding replacement sensor covers is unlikely.



Outlets

Informational Conditions

The outlets that were tested are functional and include ground-fault protection.

Grading & Drainage

Drainage Mode

Informational Conditions

Drainage is facilitated by soil percolation and full or partial gutters. We did not observe evidence of moisture threatening the living space.

Interior-Exterior Elevations

Informational Conditions

There is an adequate difference in elevation between the exterior grade and the interior floors that should ensure that moisture intrusion would not threaten the living space, but of course we cannot guarantee that.

Structural

Foundations are not uniform and will conform to the structural standard of the year in which they were built. Cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that does not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling. We will alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, but this should not deter you from seeking the opinion of an expert.

Structural Elements

Identification of Wall Structure

Informational Conditions

The walls are conventionally framed with wooden studs.

Roof

The following is an opinion report of the general quality and condition of the roofing material. The inspector does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leaks. It is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests which are beyond the scope of our service. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it and that you either include comprehensive roof coverage in your home insurance policy or that you obtain a roof certification from an established local roofing company.

Composition Shingle Roof

General Comments

Informational Conditions

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. Most shingles are commonly warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. However, the first indication of significant wear is apparent when the granules begin to separate and leave pockmarks or dark spots. This is referred to as primary decomposition, which means that the roof is in decline, and therefore susceptible to leakage. This typically begins on the south facing side. This condition does not mean that the roof needs to be replaced, but that it should be monitored more regularly and serviced when necessary. Regular maintenance will certainly extend the life of any roof.

Method of Evaluation

Informational Conditions

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

Estimated Remaining Life

Informational Conditions

The roof covering material appears to have a remaining life expectancy of 6 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

Components and Conditions Needing Service

The plumbing vents that extend through the roofing covering material are deteriorated. The roofjacks will need to be replaced to avoid water intrusion into the dwelling.



Roof Support System

Informational Conditions

A conventional rafter system is installed in the attic cavity to support the roof decking.

Layered Material

Informational Conditions

The roofing material appears to be the first layer of roofing material with consideration given to the starter course.

Flashings

Informational Conditions

The roof flashings are in acceptable condition.

Gutters & Drainage

Functional Components and Conditions

The gutters and downspouts appear to be in acceptable condition and should function as they were designed.

Chimney

Our chimney inspection conforms to industry standards and is that of a generalist and not a specialist. Our inspection of chimney(s) is limited to those areas that can be viewed without dismantling any portion of them and does not include the use of specialized equipment. We do not guarantee the chimneys integrity or drafting ability and recommend that they be video-scanned before the close of escrow. You may wish to contact a professional chimney sweep to perform a professional video scan inspection of the chimney flue.

Living Room Chimney

Common Observations

Informational Conditions

The chimney walls appear to be in acceptable condition.

Weather Cap-Spark Arrestor

Informational Conditions

The chimney has a functional weather cap/spark arrestor.

Crown or Termination Cap

Informational Conditions

The crown, which is designed to seal the chimney wall and to shed rainwater and thereby prevent moisture from deteriorating the chimney, is in acceptable condition.

Chimney Flue

Informational Conditions

The portions of the flue that are visible appear to be in acceptable condition.

Fireplace

Informational Conditions

The fireplace is in acceptable condition.



Damper

Informational Conditions

The damper is functional.

Glass Doors

Informational Conditions

The fireplace glass doors are functional.

Hearth

Informational Conditions

The hearth is in acceptable condition.

Mantle

Informational Conditions

The fireplace mantle is in acceptable condition.

Plumbing

A significant portions of drainpipes are always concealed and we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system but blockages in drainpipes and particularly in main drainpipes can be expensive to repair. For this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system which is important because all private systems should be evaluated by specialist. Our inspection of the waste lines ends at the interior wall of the structure and does not include any supply or waste line piping as it enters the foundation wall on it way to the waste disposal system.

Potable Water Source

Water Source

Informational Conditions

The potable water is supplied by a public water system.

Potable Water Supply Pipes

Copper Water Pipes

Informational Conditions

The potable water pipes are in acceptable condition.

Gas Water Heaters

Age Capacity & Location

Informational Conditions

Hot water is provided by a 14 year old, 40 gallon water heater that is located in the garage.



Water Shut-Off Valve & Connectors

Informational Conditions

The shut-off valve and water connectors are functional.

Gas Shut-Off Valve & Connector

Informational Conditions

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

Vent Pipe & Cap

Informational Conditions

The vent pipe is functional.

Relief Valve & Discharge Pipe

Functional Components and Conditions

The water heater is equipped with a mandated pressure-temperature relief valve.

Drain Valve

Informational Conditions

The drain valve is in place and presumed to be functional.

Drip Pan & Overflow Pipe

Informational Conditions

The water heater is equipped with a drain pipe, which is designed to prevent water damage from a leak. Nevertheless, the water heater should be periodically monitored for any signs of a leak.

Waste & Drainage Systems

Waste Disposal System

Informational Conditions

Sewage disposal is supplied by a public waste disposal system. We attempt to inspect the systems ability to properly drain waste from the structure but specifically limit our inspection to the interior and visible waste line piping. We do not warrant piping that is concealed from view or on the exterior of the dwelling.

Type of Material

Informational Conditions

The visible portions of the drainpipes are a modern acrylonitrile butadiene styrene type, or ABS.

Drain Waste & Vent Pipes

Informational Conditions

Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Electrical

In compliance with our ASHI standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. It is essential that any recommendations that we may make for service or upgrades should be completed by a licensed electrician. We will typically recommend upgrading electrical outlets to have ground fault interrupter (GFCI) protection which is an essential safety feature. Although this dwelling may predate the requirement for smoke alarms, we strongly recommend their installation within each bedroom and the adjoining hallway of each level of the dwelling. Gas fired appliances such as furnaces, boilers, and water heater exhaust vents can develop leaks and allow carbon monoxide gas to enter the breathable air supply of the dwelling, therefore, we strongly recommend that you install carbon monoxide alarms for your safety.

Main Panel

Panel Size

Informational Conditions

The residence is served by a 100 amp, 120/240 volt panel.

Main Panel Observations

Informational Conditions

The panel and its components have no visible deficiencies.

Panel Cover Observations

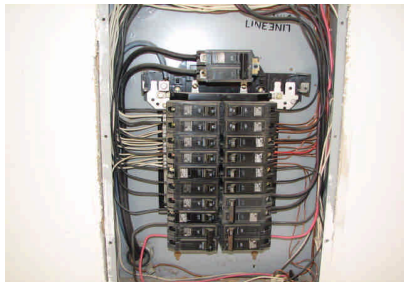
Informational Conditions

The interior panel cover is in acceptable condition.

Wiring Observations

Informational Conditions

The visible portions of the wiring has no visible deficiencies.



Circuit Breakers

Informational Conditions

There are no visible deficiencies with the circuit breakers.

Grounding

Informational Conditions

The panel is double-grounded to a driven rod and to a water pipe.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life of approximately twenty years but can fail prematurely. We test and evaluate them in accordance with the ASHI standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a visual inspection of both systems, but we are not HVAC specialists. It is essential that any service recommendation be scheduled before the close of escrow. We check the functionality of the HVAC systems at the time of the inspection but we do not warranty the continued performance of the HVAC system. Additionally, if the furnace is gas fired, we recommend that you install a carbon monoxide gas detector within the dwelling as furnace heat exchanges may eventually crack, allowing carbon monoxide gas concentration to collect within the structure.

HVAC Split Systems

Age & Location

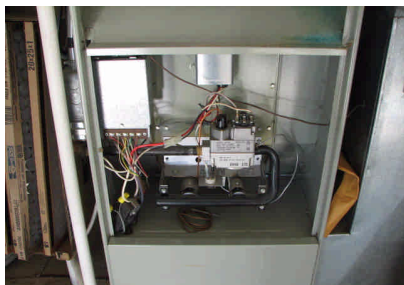
Informational Conditions

Central heat and air-conditioning are provided by a single split-system, consisting of a 15 year-old furnace with an evaporator coil that is located in garage, and a 15 year-old condensing coil that is located on the exterior.

Furnace

Informational Conditions

The furnace is functional.



Vent Pipe

Informational Conditions

The vent pipe has no visible deficiencies.

Circulating Fan

Informational Conditions

The circulating fan is clean and functional.

Gas Valve & Connector

Informational Conditions

The gas valve and connector are in acceptable condition.

Combustion-Air Vents

Components and Conditions Needing Service

There are no combustion-air vents within the furnace closet to support the combustion process, which are essential to ensure that the circulating air does not become contaminated by carbon monoxide, and this negative condition should be corrected as soon as possible. A minimum of 100 square inches of ventilation is recommended.

Return-Air Compartment

Informational Conditions

The return-air compartment is in acceptable condition.

Condensate Drainpipe

Informational Conditions

The condensate drainpipe discharges at a floor drain.

Condensing Coil

Informational Conditions

The condensing coil was not tested due to the ambient temperature being below 65 degrees, however a visual inspection of the condensing coil did not reflect any visible deficiencies.



Condensing Coil Disconnect

Informational Conditions

The electrical disconnect at the condensing coil is functional.

Refrigerant Lines

Informational Conditions

The refrigerant lines are in acceptable condition.

Differential Temperature Readings

Informational Conditions

We did not test the air-conditioning system because the ambient temperature is too low, and testing it could damage the coil.

Thermostats

Informational Conditions

The thermostat is functional.

Registers

Informational Conditions

The registers are reasonably clean and functional.

Humidifier

Informational Conditions

In accordance with industry standards, we do not evaluate humidifiers as part of our service. However, because warm moisture can promote the growth of bacteria, yeasts, and molds, their reservoirs must be kept clean when in use, and desalinated and serviced when they are not in use.

Flexible Ducting

Informational Conditions

The ducts have no visible deficiencies. They are a modern flexible type that are comprised of an outer plastic sleeve and a clear inner liner that contains fiberglass insulation.

Living Room

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets and includes the testing of a representative number of windows and doors, switches and outlets. We do not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a foundation specialist.

Main Entry

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets

Informational Conditions

The closet is in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Dining Room

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Living Room

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Closets

Informational Conditions

The closet is in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Breakfast Room

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition. There is a small ceiling stain which appears to have been caused by a past leak and not an active leak.

Dual-Glazed Windows

Functional Components and Conditions

The window is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Kitchen

We test kitchen appliances for their functionality, not adequacy of operation. We do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting. Appliances are not moved during the inspection.

Kitchen

Flooring

Informational Conditions

The floor has no significant defects.

Lights

Informational Conditions

The light is functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional and include ground-fault protection.

Walls & Ceiling

Functional Components and Conditions

The walls and ceiling are in acceptable condition.

Cabinets

Components and Conditions Needing Service

The upper left cabinet is loose and will need to be re-secured to the wall.

Garbage Disposal

Functional Components and Conditions

The garbage disposal is functional.

Faucet

Functional Components and Conditions

The sink faucet is functional.

Dishwasher

Functional Components and Conditions

The dishwasher is functional.

Sink & Countertop

Informational Conditions

The sink and countertop are functional.

Valves & Connectors

Functional Components and Conditions

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 Components and Conditions

The trap and drain are functional.

Electric Range

Components and Conditions Needing Service

Two (2) of the elements in the electric range does not respond and should be replaced.

Exhaust Fan or Downdraft

Functional Components and Conditions

The exhaust fan or downdraft is functional.

Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues such as those involving handrails, guardrails, and smoke detectors.

Primary Hallway

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Closets & Cabinets

Informational Conditions

The closet, or closets, is in acceptable condition.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

Smoke Detector

Informational Conditions

The smoke detector is functional, but should be checked periodically.

Attic

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.

Primary Attic

Attic Access Location

Informational Conditions

The attic can be accessed through a hatch in the garage.

Method of Evaluation

Informational Conditions

We evaluated the attic by direct access.

Framing

Informational Conditions

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.



Ventilation

Informational Conditions

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

Electrical

Informational Conditions

The electrical components within the attic that are fully visible appear to be in acceptable condition.

Heat Vents

Informational Conditions

The heat vents appear to be functional.

Blown-In Cellulose Insulation

Informational Conditions

The attic is insulated, with approximately nine-inches of blown-in cellulose, which meets or is close to current standards. Some types of this insulation, which were manufactured and installed prior to 1979, consist of shredded paper and are flammable. However, we do not categorically recommend removing and replacing the insulation, because this is a personal decision that is best made by the owners or the occupants.

Bedrooms

Master Bedroom

Location

Informational Conditions

The master bedroom is located on the Northeast corner of the structure.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

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

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

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

1st Guest Bedroom

Location

Informational Conditions

The first guest bedroom is located on the Southeast corner of the structure.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

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

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Functional Components and Conditions

The lights in the bedroom are functional.

Outlets

Functional Components and Conditions

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

2nd Guest Bedroom

Location

Informational Conditions

The second guest bedroom is located on the South side of the structure.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dual-Glazed Windows

Informational Conditions

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

Closets

Functional Components and Conditions

The closet and its components are functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

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

Bathrooms

Shower pans are visually checked for leakage, but leaks are often not visible except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is important to maintain all grouting and caulking in the bath areas since even minor imperfections can allow water intrusion to occur within walls and flooring and cause severe damage. Proper ongoing maintenance will be require.

Master Bathroom

Size and Location

Informational Conditions

The master bathroom is a full and is located adjacent to the master bedroom.

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Components and Conditions Needing Service

There is moisture stains around the bathroom fan directly above the toilet. This stain is caused by a current leak as a result of a deteriorated roofjack seal which is discussed in the roofing section of this report.



Main Hallway Bathroom

Size and Location

Informational Conditions

The hallway bathroom is a full bath.

Doors

Functional Components and Conditions

The door is functional.

Flooring

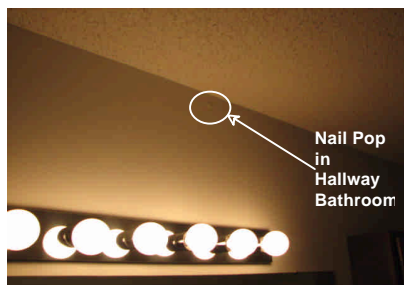
Informational Conditions

The floor has no significant defects.

Walls & Ceiling

Components and Conditions Needing Service

The walls have a "nail pop" directly above the sink and you may wish to have this cosmetic flaw repaired.



Sink Countertop

Functional Components and Conditions

The sink countertop is functional.

Sink Faucet Valves & Connectors Trap & Drain

Functional Components and Conditions

The sink and its components are functional.

Tub-Shower

Functional Components and Conditions

The tub/shower is functional.

Toilet & Bidet

Functional Components and Conditions

The toilet is functional.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets are functional and include ground-fault protection.

Exhaust Fan

Functional Components and Conditions

The exhaust fan is functional.

Laundry

The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle. Drain lines should be closely monitored when a new washer is installed to determine if the drain can handle the increase water volume. We do not

operate the clothes dryer or washing machine or their associated water connections or drainpipes.

Laundry Room

Doors

Functional Components and Conditions

The door is functional.

Flooring

Informational Conditions

The floor has no significant visual defects.

Walls & Ceiling

Informational Conditions

The walls and ceiling are in acceptable condition.

Dryer Vent

Informational Conditions

There is a dryer vent installed and it appears to be clear of obstructions.

Valves & Connectors

Functional Components and Conditions

The valves and connectors are functional. However, because they are not in daily use they typically become stiff or frozen.

Lights

Functional Components and Conditions

The lights are functional.

Outlets

Functional Components and Conditions

The outlets that were tested are functional.

220 Volt Receptacle

Informational Conditions

There is a 220 volt electrical service provided installed for an electric dryer.

Garage

It is not uncommon for moisture to penetrate garages because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations when moisture penetrates the concrete slab or sidewalls. In addition, all garage door openings are not standard and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. Flammable materials should never be stored within the garage area.

Double-Car Garage

Slab Floor

Functional Components and Conditions

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

The walls are sheathed and in acceptable condition.

Firewall Separation

Informational Conditions

We were unable to confirm that the drywall used in the garage drywall was fire-rated. Current standards require that a special fire-rated drywall be used to separate the garage from the living space. After the application of seam tapes and paint, it is impossible to verify that the dry-wall is fire rated.

Garage Door & Hardware

Functional Components and Conditions

The garage door and its hardware are functional.

Automatic Opener

Functional Components and Conditions

The garage door opener is functional.

Lights

Functional Components and Conditions

The lights are functional, and do not need service at this time.

Outlets

Functional Components and Conditions

The outlets that were tested are functional, and include ground-fault protection.

Entry Door Into the House

Functional Components and Conditions

The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

Foundation

Foundations are not uniform and will conform to the structural standard of the year in which they were built. Cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that does not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling. We will alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects, we may not recommend that you consult with a foundation contractor, but this should not deter you from seeking the opinion of an expert.

Foundation

Type of Foundation

Informational Conditions

Slab on grade - Refers to a concrete slab poured on a prepared gravel or sand base at grade level.

Foundation Material

Informational Conditions

Poured in place concrete, 4 inches or more thick.

Visible Portions of Exterior Foundation

Informational Conditions

The exterior view of the foundation is limited to the portions visible above grade. Only about 5% of the foundation was visible.

Visible Exterior Foundation Cracks

Informational Conditions

No visible cracking in the vertical foundation walls was noted during the exterior examination.

Evidence of Recent Movement

Informational Conditions

There is not evidence of recent movement.

Perimeter Foundation Drainage System

Informational Conditions

The drainage around the perimeter of the foundation appears to have adequate ground slope to remove run-off water from the immediate area.

Footer Drain Tile Noted

Informational Conditions

The inspection did not reveal any evidence of a footer drainage system.

Alarms

Alarms

Smoke Alarms

Informational Conditions

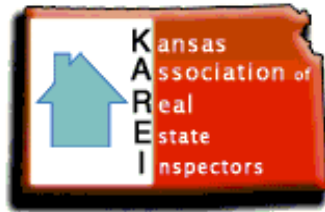
Current fire code requires smoke alarms in each bedroom and adjoining hallways on each level of the structure. This structure may pre-date this requirement and be "grandfathered" but we strongly recommend that this dwelling be retro-fitted to meet current fire code.

Carbon Monoxide Alarms

Components and Conditions Needing Service

This structure has been identified as having gas-fired mechanicals such as a water heater or furnace. The existing carbon monoxide alarm appears to be defective and did not perform satisfactorily at the time of the inspection. We recommend that carbon monoxide alarm be replaced with a functional alarm 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.

AFFILIATIONS AND CERTIFICATIONS



American Society of Home Inspectors - 211681
Pro-Lab Certified Air Quality Inspector
EAS Certified Mold Inspector
National Environmental Health Association - 102732 RT
National Radon Proficiency Program - 103366 RMT
American Association of Radon Scientists and Technologists
Kansas Association of Real Estate Inspectors
Certified Master Shingle Applicator

REPORT CONCLUSION

5678 Main Street, Lawrence, Kansas 66044

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; never service any electrical equipment without first disconnecting its power source; 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 safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.

We are proud of our service and trust that you will be happy with the quality of our report. 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 report as deficiencies deemed as non-major may be contained within the body of the report but not brought forward to the major deficiency summary document.

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



Inspection Address: 5678 Main Street, Lawrence Kansas. 66044
Inspection Date/Time: 1/26/2006 9:00 am to 11:00 am

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This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

All printed comments and the opinions expressed herein are those of McKinney Home Inspection, Inc.

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