



Inspected Once - Inspected Right!

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

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

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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.



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SUMMARY REPORT

Client: John Smith
Inspection Address: 5678 Main Street, Lawrence, Kansas 66044
Inspection Date: 1/26/2006 Start: 9:00 am End: 11:00 am
Inspected by: Joe McKinney

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 (ASHI) and those that we do not inspect are clearly disclaimed in the inspection agreement and/or in the aforementioned ASHI 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.

IT IS ESSENTIAL THAT YOU READ THE ENTIRE REPORT. In recommending additional service or services of a specialist, we have fulfilled our contractual obligation as generalists and therefore disclaim any further responsibility. A specialist could identify further defects or recommend upgrades that may affect your evaluation of the property.

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Components and Conditions Needing Service

Exterior

House Wall Finish

House Wall Finish Observations

- 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

Sliding Glass Doors

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

Lights

- 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.



Roof

Composition Shingle Roof

Roofing Material

- 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.



Heat-A/C

HVAC Split Systems

Combustion-Air Vents

- 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.

Kitchen

Kitchen

Cabinets

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

Electric Range

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

Bathrooms

Master Bathroom

Walls & Ceiling

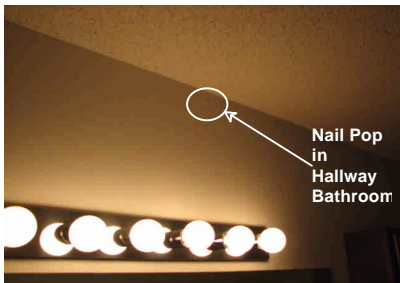
- There is moisture stains around the bathroom fan directly above the toilet. This stain is caused by a current leak as a result of a deteriorated roofjack seal which is discussed in the roofing section of this report.



Main Hallway Bathroom

Walls & Ceiling

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



Alarms

Alarms

Carbon Monoxide Alarms

- 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.