



SUMMARY
1234 Main St. Kansas City MO 64151
Buyer Name
06/10/2018 9:00AM

Eddie Cosler
Internachi Certified Professional Home
Inspector
Homeology Inspections LLC
816-506-0831
eddie@homeologyinspections.com



This **Summary Report** is meant to organize any **Recommendations** and **Significant Defects and/or Safety Hazards** into a shorter, straight to-the-point format. It does not, however, include **Minor/Maintenance** issues or Informational data that can be found in the Full Report.

This is meant to be an Honest, Impartial, Third-Party assessment. Oftentimes, in the mind of a buyer, minor items are given too much weight and significant items are under-appreciated. That being said, I would be more than happy to discuss anything in more detail. Please reach out if you have any questions or need further explanation on anything identified in this report.

2.1.1 Coverings

LICHEN (ALGAE) GROWTH



At the time of inspection the roof appeared to have substantial Lichen growth. Lichens are composite organisms consisting of a fungus and a photosynthetic partner, such as green or blue-green algae. Lichens bond tightly to the roof, and when they're removed from asphalt shingles, they may take granules with them.

Recommendation

Contact a qualified roofing professional.



Above garages front



Above garages front

2.1.2 Coverings

WAVY SHINGLES

 Moderate Item

At the time of inspection one or more areas of the roof shingles appeared to be wavy. Recommend further evaluation by qualified roofing contractor.

Recommendation

Contact a qualified roofing professional.



2.3.1 Roof Drainage Systems

DEBRIS

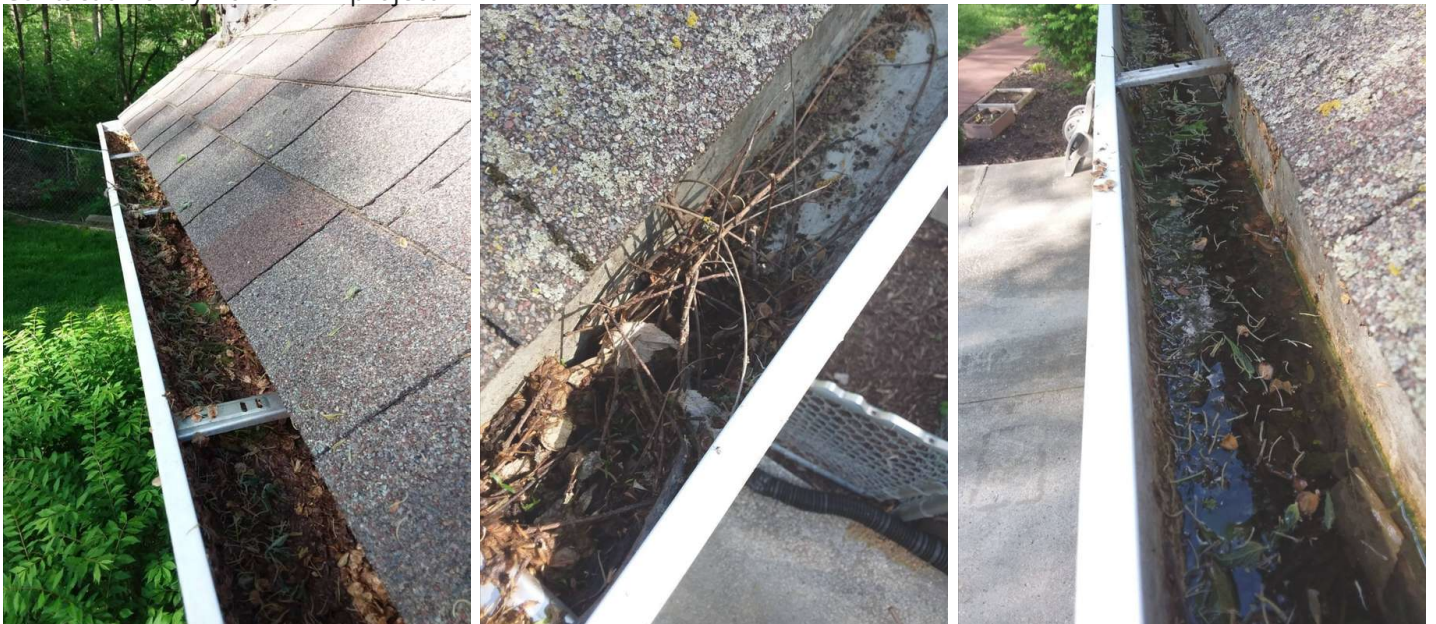
 Moderate Item

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

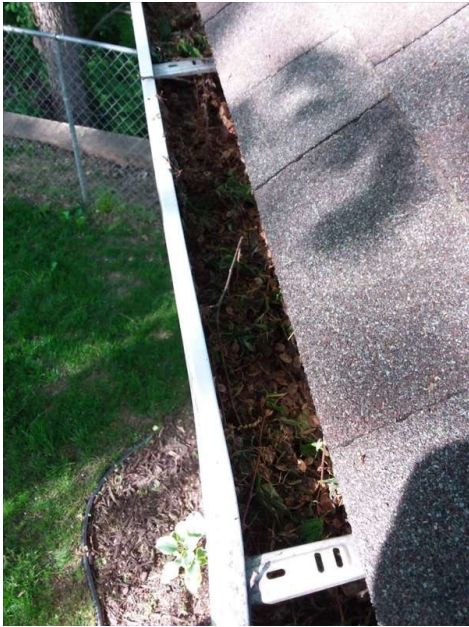
Contact a handyman or DIY project



front

front

front



front



Left of front door

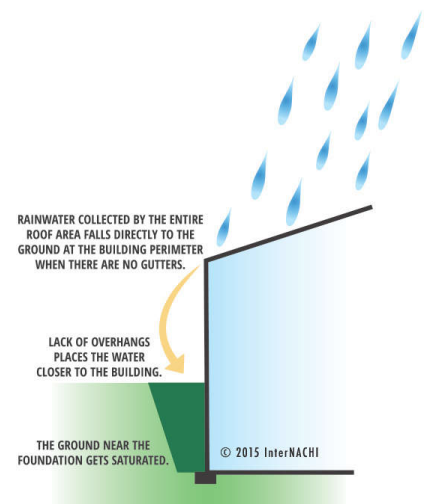
2.3.3 Roof Drainage Systems

GUTTERS MISSING

 Moderate Item

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

Recommendation
Contact a qualified handyman.



3.1.1 Driveways

CONCRETE PATCH

 Significant and/or Safety Concern

Drive has an area that was filled in at some point and has created a tripping hazard. Recommend leveling with the rest of the drive way to eliminate tripping hazard.

Recommendation
Contact a handyman or DIY project



3.7.2 Exterior Doors

THRESHOLD NEEDS SUPPORT

 Moderate Item

One or more exterior doors had thresholds that were not supported. This can lead to the deterioration and functionality of this part of the door. Recommend adding support to the entire threshold. This should be a DIY/Handyman issue.

Recommendation

Contact a handyman or DIY project



Lower level back door



Lower level back door

3.9.1 Decks, Balconies, Porches & Steps

SIGNIFICANT SAFETY HAZARD

 Significant and/or Safety Concern

Due to the overall poor construction and instability of the deck, balcony and stairs, it is recommend that these structures need further and immediate evaluation by a qualified deck contractor and or structural engineer. It is the inspectors opinion the these structures are unsafe and should not be used.

Recommendation

Contact a qualified deck contractor.

3.9.2 Decks, Balconies, Porches & Steps

DECK - UNSTABLE SUPPORT

 Significant and/or Safety Concern

One of more areas of the deck support appears unstable. This could cause a safety hazard and further deterioration of the deck. Recommend qualified deck contractor evaluate and repair.

Recommendation

Contact a qualified deck contractor.

3.9.3 Decks, Balconies, Porches & Steps

STAIRS - UNSTABLE SUPPORT

 Significant and/or Safety Concern

One of more areas of the deck stairs appears unstable. This could cause a significant safety hazard and collapse of stair structure. Recommend qualified deck contractor evaluate and repair.

Recommendation

Contact a qualified deck contractor.

3.9.4 Decks, Balconies, Porches & Steps

IMPROPER DECK CONSTRUCTION PRACTICES

 Significant and/or Safety Concern

Deck was observed to have general poor construction. Recommend qualified deck contractor evaluate.

Recommendation

Contact a qualified deck contractor.

3.9.5 Decks, Balconies, Porches & Steps

JOIST HANGERS/FASTENERS

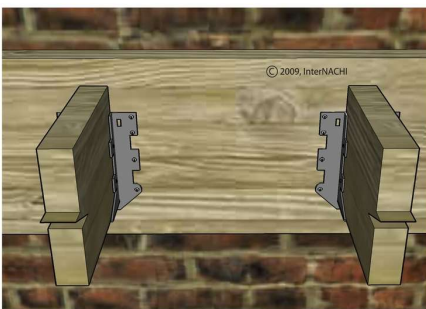
 Significant and/or Safety Concern

Joist hanger(s) and or deck fasteners are missing or improperly installed. This could cause the deck structure to fail. Recommend that joist hangers be properly installed by qualified contractor.

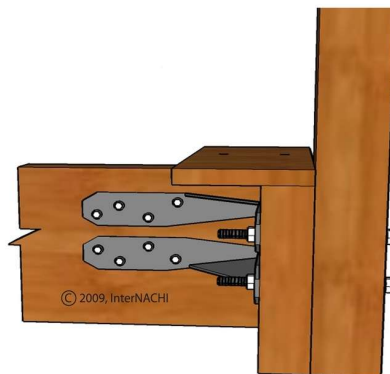
Recommendation

Contact a qualified deck contractor.

Joist Hanger/ Ledger Connections



Deck Post Connectors

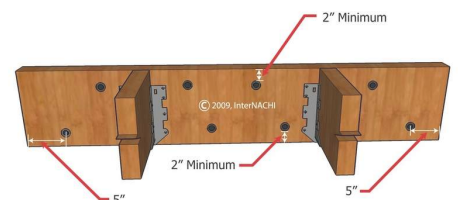


3.9.6 Decks, Balconies, Porches & Steps

LEDGER BOARD IMPROPERLY INSTALLED

 Significant and/or Safety Concern

Ledger Fasteners



The ledger board is not properly attached to the building. This can cause the deck to pull away from the building and possibly collapse. Recommend that the deck and/or ledger board be properly attached by qualified contractor.

Recommendation

Contact a qualified deck contractor.

3.9.7 Decks, Balconies, Porches & Steps



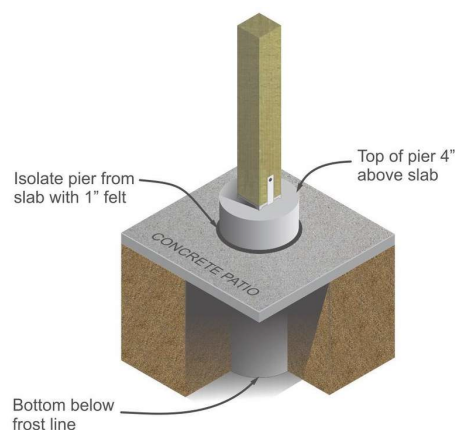
Significant and/or Safety Concern

DECK POST IN CONTACT WITH GROUND AND OR CONCRETE

At the time of inspection one or more of the deck posts were in contact with the soil and or concrete. this allows water to saturate the wood posts and cause deterioration and wood rot. This condition can lead to a major structural issues and can lead to deck failure. Recommend further evaluation by qualified deck contractor.

Recommendation

Contact a qualified deck contractor.



3.10.2 Vegetation and Trees



Moderate Item

TREE OVERHANG

Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.

Recommendation

Contact a qualified tree service company.



3.11.1 Grading and Drainage

NEGATIVE GRADING



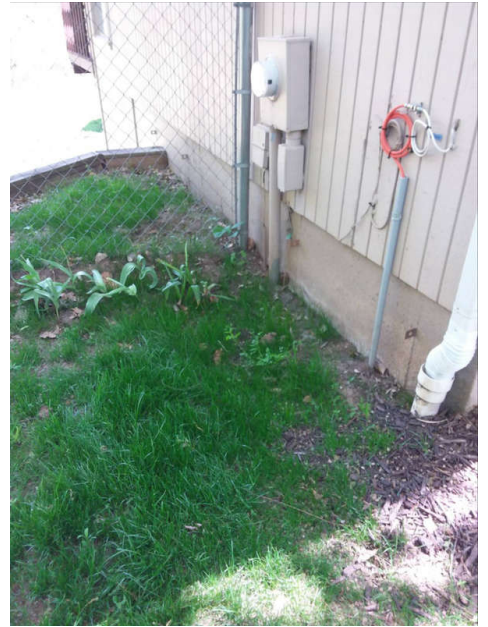
Moderate Item

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

[Here is a helpful article](#) discussing negative grading.

Recommendation

Contact a qualified landscaping contractor



Left of front door

5.1.1 Attic Insulation

INSUFFICIENT INSULATION

⊖ Moderate Item

Insulation depth was inadequate. To maximize savings on heating and cooling costs, insulation levels should comply with local energy codes. Recommend a qualified attic insulation contractor install additional insulation.

Recommendation

Contact a qualified insulation contractor.



5.3.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

⊖ Moderate Item

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified HVAC or Roofing contractor properly install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified HVAC professional.



5.3.2 Exhaust Systems

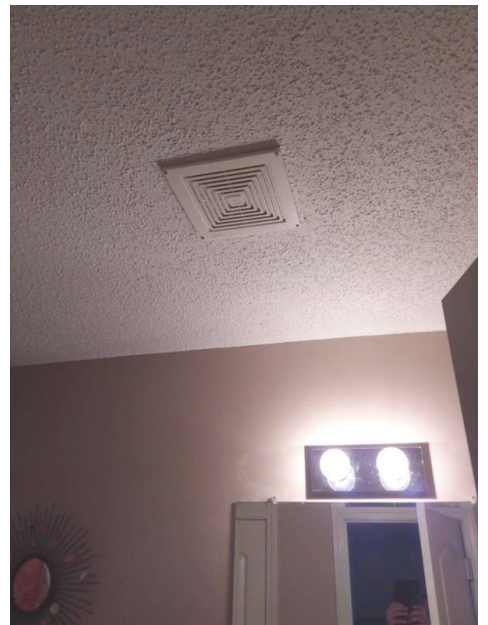
APPEARS TO VENT INTO CEILING

 Moderate Item

Bathroom fan appears to vent into the ceiling, which can cause moisture and mold. Recommend a qualified HVAC or Roofing contractor property install exhaust fan to terminate to the exterior.

Recommendation

Contact a qualified professional.



Main floor bath

6.4.1 Vents, Flues & Chimneys

FLUE CLEARANCE

 Moderate Item

Improper clearance between combustible material and flue pipe. Type "B" vent pipes need a minimum clearance from combustible materials of at least 1 inch. Could pose potential risk of fire. Recommend evaluation by qualified HVAC contractor.

Recommendation

Contact a qualified HVAC professional.



7.4.1 Ceiling Fans

INOPERABLE

KITCHEN

The Fan was inoperable at time of inspection. Recommend further evaluation by a qualified electrician.

Recommendation

Contact a qualified electrical contractor.

 Moderate Item



Kitchen

8.1.1 Main Water Shut-off Device

CORROSION

Water main shut-off shows signs of corrosion. Recommend a qualified plumber evaluate.

Recommendation

Contact a qualified plumbing contractor.

 Moderate Item



8.2.2 Water Supply, Distribution Systems & Fixtures

INADEQUATE FLOW

BASEMENT SHOWER



Plumbing fixture exhibited insufficient flow. The Inspector recommends that before the expiration of your Inspection Objection Deadline you consult with a qualified contractor to discuss options and costs for correction.

Recommendation

Contact a qualified plumbing contractor.



8.2.3 Water Supply, Distribution Systems & Fixtures

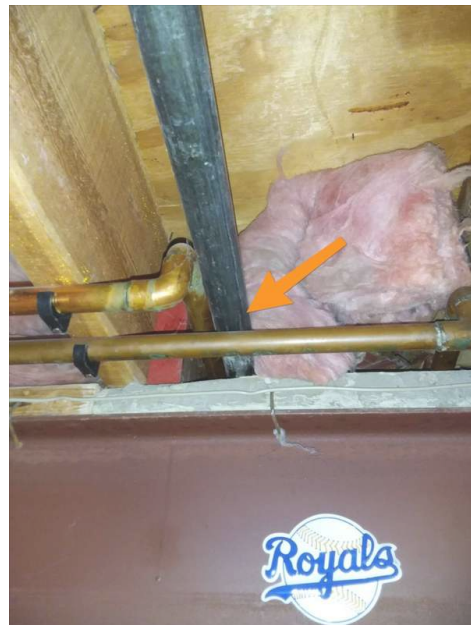
DISSIMILAR METALS IN CONTACT



Metal water distribution pipes in contact with each other were made of different types of metal. Dissimilar metals in contact with each other in the presence of sufficient moisture can cause metal to deteriorate due to galvanic corrosion. The Inspector recommends installation of dielectric unions wherever necessary by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Above furnace room Basement

8.2.4 Water Supply, Distribution Systems & Fixtures

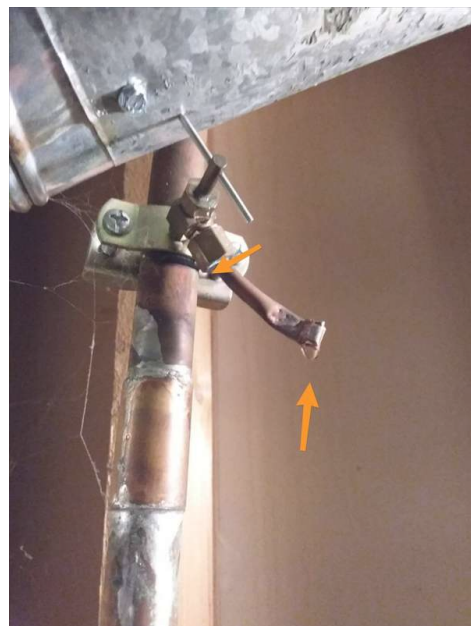
ACTIVE LEAK

At the time of the inspection one or more areas of the plumbing supply pipes was actively leaking. Recommend further evaluation by qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

— Moderate Item



Above water heater

8.2.7 Water Supply, Distribution Systems & Fixtures

LOOSE TOILET

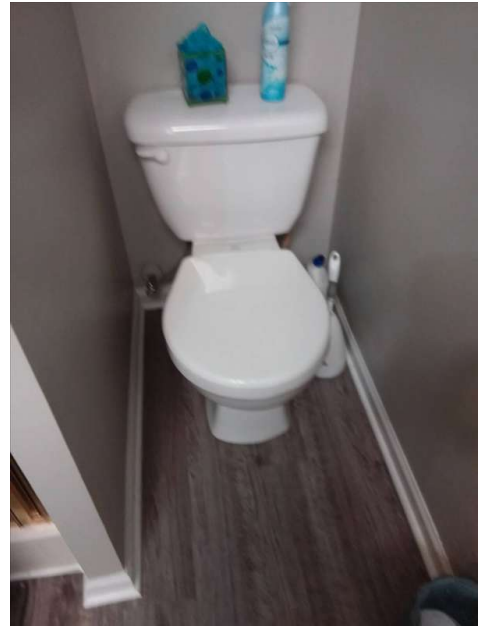
THIRD FLOOR

At the time of inspection one or more toilets were physically loose. This can lead to significant leaks and water damage if not addressed. Recommend further evaluations by qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

— Moderate Item



8.2.8 Water Supply, Distribution Systems & Fixtures

SHOWER HEAD LEAKS WHEN MANIPULATED

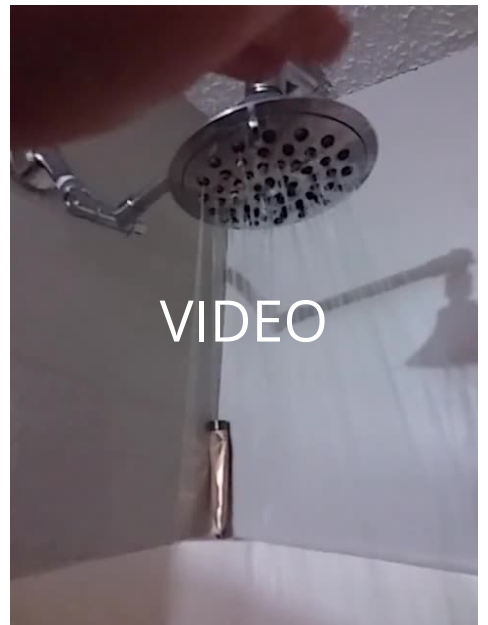
THIRD FLOOR BATH

At the time of inspection one or more shower heads leaked when adjusted. Recommend replacement to avoid possible water damage. This should be a handyman/DIY issue

Recommendation

Contact a handyman or DIY project

 Moderate Item



8.2.9 Water Supply, Distribution Systems & Fixtures

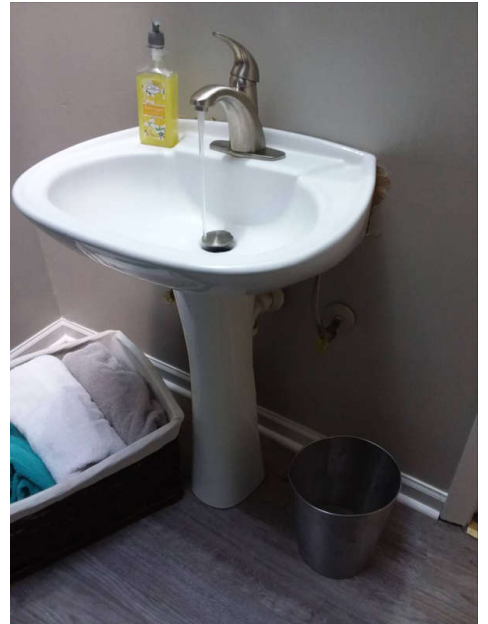
LOOSE SINK

At time of inspection one or more of the bathroom sinks were loose. Recommend attachment to avoid damage and leaks.

Recommendation

Contact a handyman or DIY project

 Moderate Item



Third floor bath

8.2.10 Water Supply, Distribution Systems & Fixtures

LOW HOT WATER FLOW

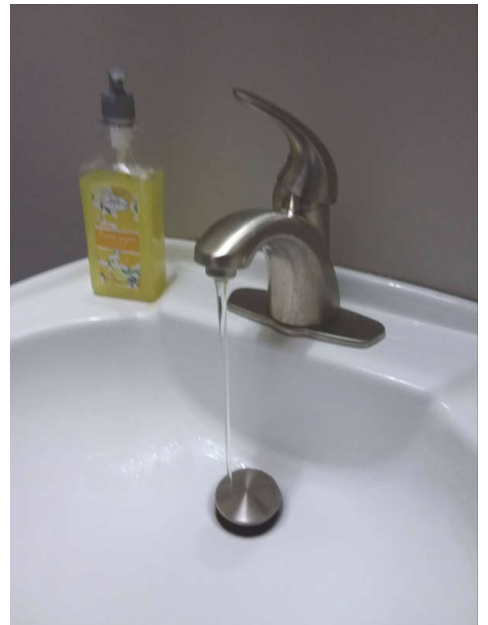
THIRD FLOOR SINK

At the time of inspection the hot water flow at one or more of the bathroom sinks appeared to be weak. Recommend further evaluation by qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

 Moderate Item



Third floor bath

8.2.11 Water Supply, Distribution Systems & Fixtures

JACUZZI TUB FAUCETS COME ON AT SAME TIME

At time of inspection when Jacuzzi tub water was turned on water would come out of both faucets. Recommend replace/repair by qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

 Moderate Item

8.2.12 Water Supply, Distribution Systems & Fixtures

LOW WATER PRESSURE

 Moderate Item

At the time of inspection the overall water pressure throughout the home appeared to be weak/low. Recommend further evaluation by qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

8.3.1 Sewage & Drain, Waste, & Vent (DWV) Systems

 Moderate Item

IMPROPER SLOPE

Waste pipes were improperly sloped. This condition may result in improper drainage, pipe blockage or damage. The Inspector recommends correction by a qualified plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.



Kitchen

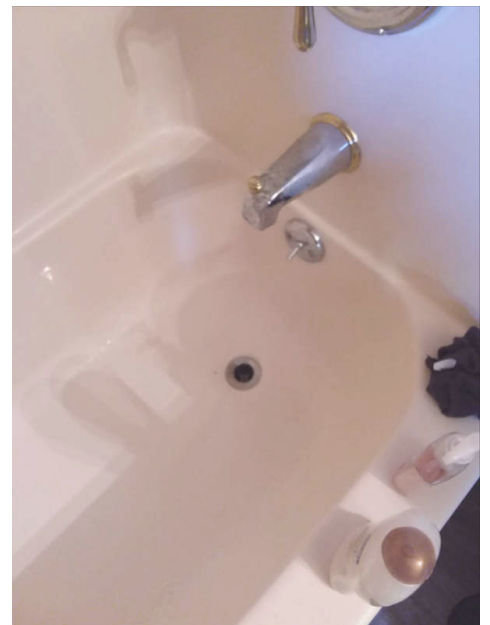
8.3.2 Sewage & Drain, Waste, & Vent (DWV) Systems

 Moderate Item

MISSING TUB STOPPER

Recommendation

Contact a qualified professional.



Main floor bath

8.4.1 Water Heater

 Moderate Item

FLUE- INADEQUATE CLEARANCE FROM COMBUSTIBLES

The exhaust flue for this gas-fired water heater had inadequate clearance from combustibles. This type of exhaust flue requires 1-inch clearance from combustible materials. This condition is a potential fire hazard and should be corrected by a qualified contractor.

Recommendation

Contact a qualified plumbing contractor.



8.4.2 Water Heater

TPR VALVE LEAKING

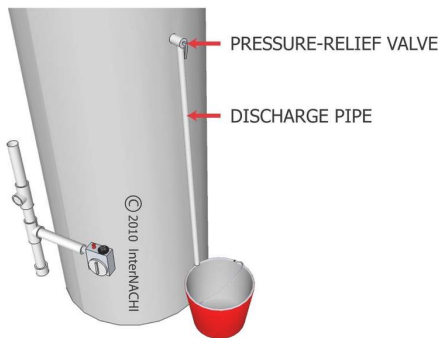
 Significant and/or Safety Concern

Temperature/pressure-relief or TPR valves are safety devices installed on water heating appliances, such as boilers and domestic water supply heaters. TPRs are designed to automatically release water in the event that pressure or temperature in the water tank exceeds safe levels. A leaky TPR valve is an indication that it needs to be replaced. Faulty TPR valves have the potential to become a safety hazard. Recommend repair/replacement by qualified Plumbing contractor.

Recommendation

Contact a qualified plumbing contractor.

DISCHARGE PIPE ON TPR VALVE



9.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device

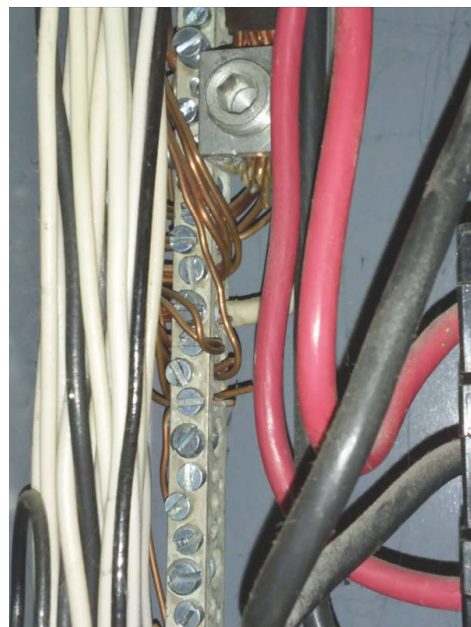
DOUBLE TAPS

 Moderate Item

Double-Tapping is when there are two or more conductors terminating under one screw/lug that was only meant for one conductor. This can lead to arcing and overheating of the conductors. Recommend evaluation by qualified electrician.

Recommendation

Contact a qualified electrical contractor.



9.3.1 Branch Wiring, Circuits, Breakers & Fuses

OPEN JUNCTION BOX

 Significant and/or Safety Concern

At the time of inspection, one or more electrical junction box covers were missing. This poses a risk of electrical shock and potential fire hazard. Recommend boxes be permanently covered. This should be a handyman issue, if not recommend repair be made by qualified electrician.

Recommendation

Contact a qualified handyman.



Attic



Above front door

9.4.1 Lighting Fixtures, Switches & Receptacles

LIGHT INOPERABLE

 Moderate Item

Light fixture did not respond to the switch. The bulb may need to be replaced or there may be a problem with the switch, wiring or light fixture. *If bulb replacement does not correct the issue*, this condition may represent a potential fire hazard and the Inspector recommends that an evaluation and any necessary repairs be performed by a qualified electrical contractor.

Recommendation

Contact a handyman or DIY project



9.4.2 Lighting Fixtures, Switches & Receptacles

HOT-NEUTRAL REVERSED RECEPTACLE

 Moderate Item

An electrical receptacle had hot and neutral wires reversed. This condition should be corrected by a qualified electrical contractor

Recommendation

Contact a qualified electrical contractor.



Main living room

9.4.3 Lighting Fixtures, Switches & Receptacles

OPEN GROUND RECEPTACLE(S)

 Moderate Item

An electrical receptacle had an open ground. Other receptacles in the home were grounded. This receptacle should have a functional equipment grounding conductor installed by qualified electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Basement office

9.5.1 GFCI & AFCI

NO AFCI PROTECTION

Moderate Item

No arc-fault circuit interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms. Safety standards with which new homes must comply require the installation of AFCI protection of all bedroom electrical receptacles. This type of protection is designed to detect electrical arcing, which is a potential fire hazard.

Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. The Inspector recommends updating the existing bedroom receptacles to provide AFCI protection. Arc-fault protection can be provided using either of two methods: 1. Arc Fault Circuit Interrupters (AFCI's) electrical receptacles that have this capability built in.

2. AFCI circuit breakers installed at the main electrical panel that provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker. All work should be performed by a qualified contractor.

Recommendation

Contact a qualified electrical contractor.

9.5.2 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

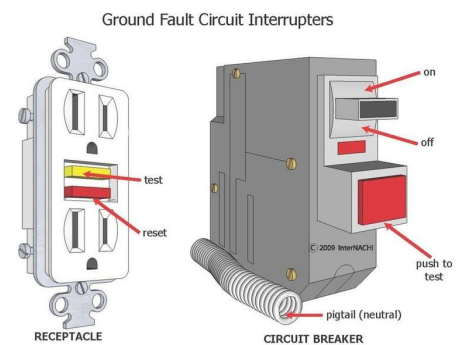
Moderate Item

No ground fault circuit interrupter (GFCI) protection of home electrical receptacles was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, the Inspector recommends that electrical receptacles located in basements, crawlspaces, garages, the home exterior, and interior receptacles located within 6 feet of a plumbing fixture be provided with ground fault circuit interrupter (GFCI) protection in good working order to avoid potential electric shock or electrocution hazards. This can be achieved relatively inexpensively by:

1. Replacing an individual standard receptacle with a GFCI receptacle.
2. Replacing the electrical circuit receptacle located closest to the overcurrent protection device (usually a breaker) with a GFCI receptacle.
3. Replacing the breaker currently protecting the electrical circuit that contains the receptacles of concern with a GFCI breaker.

Recommendation

Contact a qualified electrical contractor.



9.6.1 Smoke Detectors

INAPPROPRIATE LOCATION

Moderate Item

Smoke detector effectiveness may be compromised due to location. Recommend relocating according to manufacturers instructions.

Recommendation

Recommended DIY Project

9.7.1 Carbon Monoxide Detectors

NOT PRESENT

Significant and/or Safety Concern

At time of inspection carbon monoxide detector(s) were not present. Recommend installation per manufacturers recommendations.

Recommendation
Contact a handyman or DIY project

10.2.1 Doors

DOOR STICKS

 Moderate Item

Door sticks and is tough to open. Recommend sanding down offending sides.

[Here is a helpful DIY article](#) on how to fix a sticking door.

Recommendation
Contact a qualified handyman.



Basement

10.2.2 Doors

DOOR HARDWARE- MINOR DAMAGE/DETERIORATION

 Moderate Item

Door hardware in the home exhibited general minor damage or deterioration.

Recommendation
Recommend monitoring.



Basement bedroom

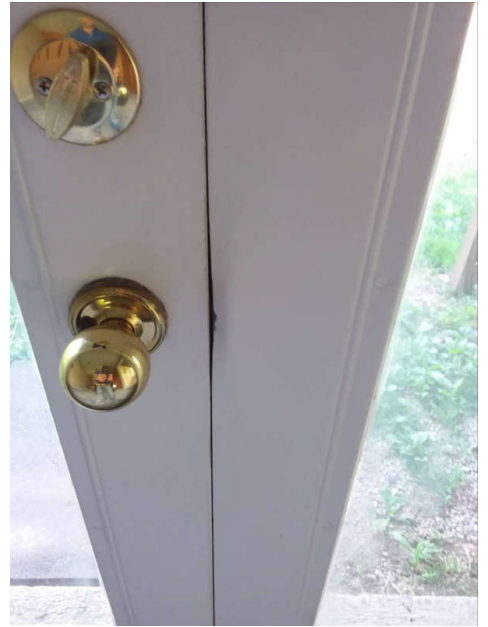
10.2.3 Doors

LIGHT DAMAGE/DETERIORATION

 Moderate Item

Doors exhibited general light damage or deterioration.

Recommendation
Recommend monitoring.



Basement

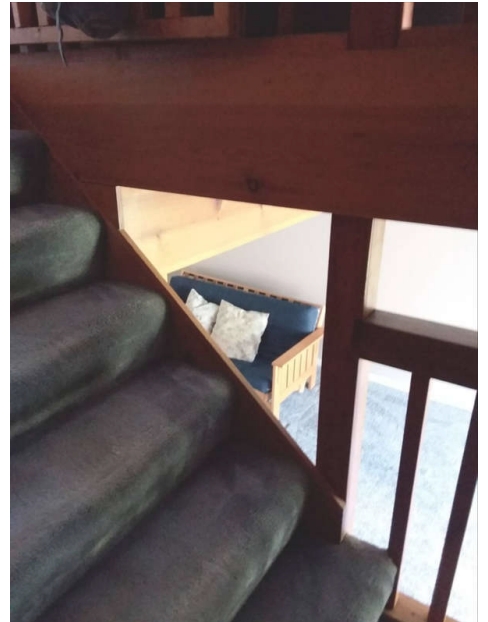
10.8.1 Steps, Stairways & Railings

BALUSTER SPACES TOO WIDE

 Moderate Item

The baluster space is not up to modern safety standards. The space between balusters should not allow passage of a 4 3/8-inch sphere for child safety. Recommend a qualified handyman or original installer repair and bring up to code.

Recommendation
Contact a qualified handyman.



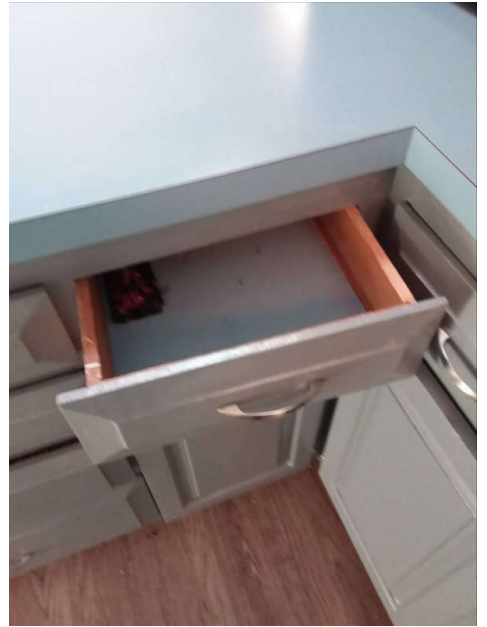
10.9.1 Countertops & Cabinets

DRAWER- BROKEN SLIDE

 Moderate Item

Cabinet drawer(s) had broken glides. Potential Handyman or DIY project.

Recommendation
Contact a handyman or DIY project

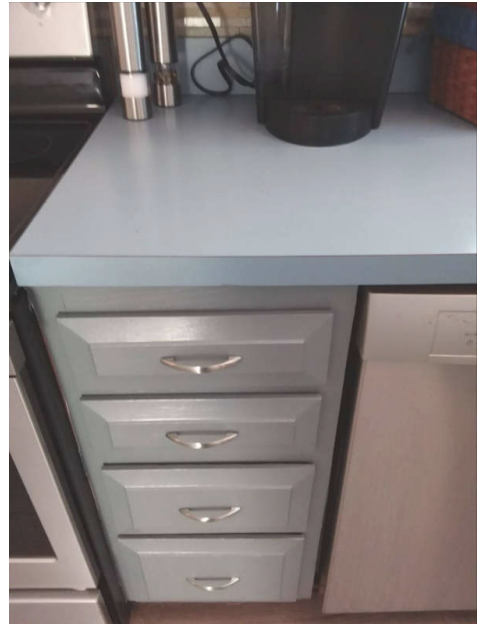


10.9.2 Countertops & Cabinets
COUNTERTOP NOT SECURED

 Moderate Item

Kitchen countertop appeared insecure. Recommend qualified countertop contractor evaluate and secure countertop properly.

Recommendation
Contact a qualified countertop contractor.

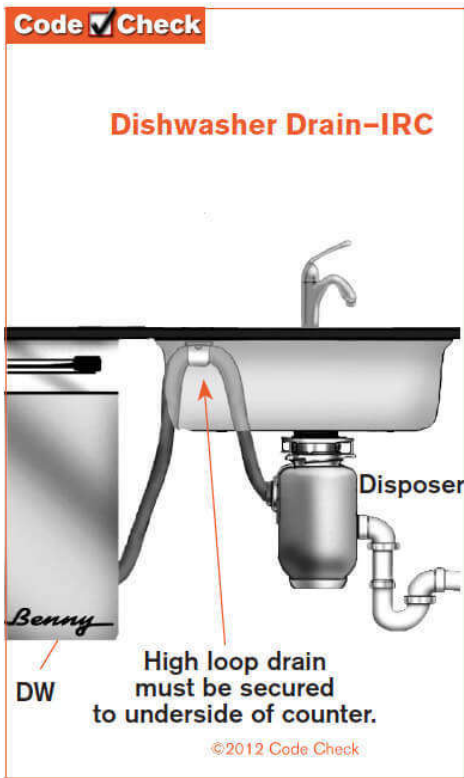


11.1.1 Dishwasher
NO HIGH LOOP

 Moderate Item

The dishwasher drain line was not installed with a "**high loop**". The drain hose must have the **high loop** from the floor to prevent back-flow of water into the **dishwasher** or water siphoning out during operation. The Inspector recommends drain line to be installed in this manner.

Recommendation
Contact a handyman or DIY project



11.4.1 Garbage Disposal

EXCESSIVE NOISE

Moderate Item

Garbage disposal was excessively noisy. Recommend a qualified plumber evaluate and repair.

[Here is a helpful DIY troubleshooting video.](#)

Recommendation

Contact a qualified plumbing contractor.

12.5.1 Garage Door Opener

AUTO REVERSE SENSOR NOT WORKING

Significant and/or Safety Concern

The auto reverse sensor was not responding at time of inspection. This is a safety hazard to children and pets. Recommend a qualified garage door contractor evaluate and repair/replace.

Recommendation

Contact a qualified garage door contractor.

12.6.1 Occupant Door (From garage to inside of home)

DOOR DOES NOT MEET SEPARATION REQUIREMENTS

Significant and/or Safety Concern

Door separating garage and home does not meet safety standards. Doors in firewalls must be at least 1 3/8-inch thick, metal/steel, or a 20-minute fire-rated door.

Recommendation

Contact a qualified door repair/installation contractor.



Basement

12.6.2 Occupant Door (From garage to inside of home)

 Moderate Item

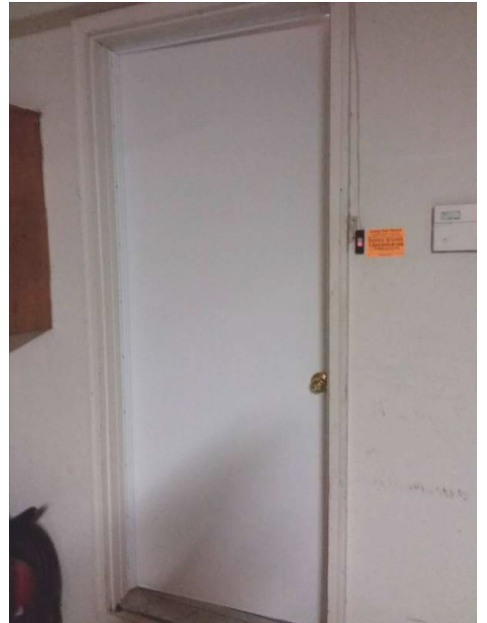
NOT SELF-CLOSING

Door from garage to home should have self-closing hinges to help prevent spread of a fire to living space. Recommend a qualified contractor install self-closing hinges.

[DIY Resource Link.](#)

Recommendation

Contact a qualified door repair/installation contractor.



Man level garage