



TOP 2 BOTTOM HOME INSPECTION REPORT

PROPERTY ADDRESS: 1414 Main Street, Lenexa KS 66219

DATE OF INSPECTION: 1/30/2022

PREPARED FOR: John & Sue Marks

Client Email: JohnandSueMarks@gmail.com

INSPECTED BY: Richard O'Dell, Certified Master Home Inspector (CPI)
Top 2 Bottom Home Inspections



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1. INSPECTION DETAILS

INSPECTOR: Richard O'Dell / Top 2 Bottom Home Inspections

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ADDITIONAL INFO

- Inspection Date Jan 30, 2022
- Inspection Time 10:00 AM
- Property Occupied Occupied
- Building Type Single Family
- Weather Sunny
- Temperature: 28 °F
- Year Built: 1983
- Square Footage 2,386
- Water Source City
- Sewage/Disposal City

2. DEFINITIONS

Satisfactory	Functional with no obvious defects.
Unsatisfactory	Needs immediate repair or replacement.
Minor Deficiency	Functional but shows wear; maintenance recommended.
Unsafe	Hazard present; immediate correction required.
Not Present	Item not found or not installed.
Restricted Access	The area/component could not be inspected (not readily accessible).
Not in Scope	Outside the standard guidelines of this home inspection.

NOTE: The preceding definitions are solely applicable to the property or item inspected, as enumerated within this report and at the time of the inspection.

EXECUTIVE SUMMARY

134 Items Inspected

2 Minor Defect

16 Major Defect

3. INTRODUCTION / GENERAL SCOPE

We appreciate you choosing Top 2 Bottom Home Inspections for your property assessment.

This report represents our professional evaluation of the property's condition as observed on the inspection date. Please feel free to contact us with any follow-up questions you may have.

3.1 WHAT THE INSPECTION COVERS

The inspection constitutes a visual, non-invasive assessment of the accessible areas and components of the property, conducted at the time of the inspection. The conclusions presented represent the professional judgment of the inspector, derived from conditions observed at the time of the inspection.

Client Advisory: This report is intended exclusively for the client stipulated in the agreement and must not be relied upon by any third parties without explicit written authorization. The client is advised to review the entirety of the report, including all observations, limitations, and recommendations.

3.2 LIMITATIONS AND EXCLUSIONS

This inspection does not constitute a warranty, guarantee, or insurance policy regarding the current or future condition of the property. Systems or components that are concealed, inaccessible, or not readily observable are not included in the scope of the inspection. At the time of inspection, the inspector assumes no responsibility for concealed damage, latent defects, or issues that manifest after the inspection is concluded.

4. EXTERIOR

Scope: Visual examination of the building's exterior, grounds, and accessible roof system to identify defects, wear, and leaks. Note: Varying degrees of deterioration may exist; we cannot predict future leaks.

4.1 House Facing

North ▾

4.2 Exterior Faucets (PSI)

75 ▾

4.3 Siding Type

Vinyl ▾

4.4 GFCI Outlet

Major Defect ▾ Observations: I observed that the exterior electrical receptacle at the front of the house is unpowered. Upon further inspection, the associated wiring in the basement has been severed, disconnected from the main panel, and left unsecured. Because the circuit is dead, GFCI protection could not be verified. I recommend that a qualified licensed professional evaluate the circuit and either safely terminate the abandoned wiring in an approved junction box, or repair the circuit and ensure the exterior receptacle is upgraded to provide proper GFCI protection.



EXTERIOR

4.5 Deck

Major Defect - Observations: I observed evidence of termite activity in the wood framing of the backyard deck. It is also noticed that there is visible structural damage to the wood components. It is strongly recommended that a qualified licensed professional be engaged to conduct a comprehensive assessment and implement the necessary corrective measures.



Major Defect - Observations: I observed missing metal joist hangers were observed under the exterior deck framing where the joists connect. It also be noticed that there are unsecured, dangling wires hanging from the structure in the same area. It is strongly recommended that a qualified licensed professional be engaged to conduct a comprehensive assessment and implement the necessary corrective measures.



EXTERIOR

Major Defect - **Observations:** I observed improper, temporary wood supports were observed holding up the exterior deck stairs. It is also noticed that the scrap wood is unanchored and resting directly on loose concrete blocks at ground level. It is strongly recommended that a qualified licensed professional be engaged to conduct a comprehensive assessment and implement the necessary corrective measures.



5. ROOF

Scope: Visual examination of the building's exterior, grounds, and accessible roof system to identify defects, wear, and leaks. Note: Varying degrees of deterioration may exist; we cannot predict future leaks.

5.1 Covering Materials

Asphalt Shingle ▾

5.2 Sidewall

Major Defect ▾ Observations: I observed severe wood rot was observed in the vertical wood siding where it intersects with the roof surface. It is also noticed that proper metal flashing is missing at this transition and the adjacent roofing materials are heavily deteriorated. It is strongly recommended that a qualified licensed professional be engaged to conduct a comprehensive assessment and implement the necessary corrective measures.



6. KITCHEN

Scope: Visual inspection of permanently installed appliances, plumbing fixtures, outlets, and cabinetry to verify functionality and check for leaks or safety hazards.

6.1 Stove

Adora ▾ **Major Defect** ▾ **Observations:** I observed exposed electrical wiring within the cabinet located beneath the stove. This placement presents a potential hazard, as the wiring is susceptible to abrasion or damage from items stored in the cabinet. It is recommended that the electrical wiring be enclosed within a protective conduit. Furthermore, it is advised that a qualified licensed professional be contacted for a comprehensive assessment and the implementation of necessary corrective measures.



6.2 Sink & Faucet

Major Defect ▾ **Observations:** I observed evidence of previous water damage beneath the sink. No active water leakage was detected at the time of the inspection. It is recommended that further investigation by a qualified licensed professional, specifically by removing the damaged wood to assess for wood rot.



7. INTERIORS (LIVING SPACES)

Scope: Evaluation of structural and functional integrity of walls, floors, ceilings, outlets, and windows. Focus on major deficiencies and safety hazards.

7.1 Lights & Outlets:

Minor Defect - Observations: I observed an outlet cover plate that does not fully cover the wall opening, was observed on an electrical receptacle in the living room. It is also noticed that there is a visible gap exposing the interior wall cavity beside the fixture. It is strongly recommended that a qualified licensed professional be engaged to conduct a comprehensive assessment and implement the necessary corrective measures.



7.2 Floors:

Minor Defect - Observations: I observed a large dark stain and severe surface damage was observed on the flooring in the dining room. It also noticed that the top layer of the flooring is completely peeled away near the floor register. It is strongly recommended that a qualified licensed professional be engaged to conduct a comprehensive assessment and implement the necessary corrective measures.



8. FIREPLACE & CHIMNEY

Scope: Visual inspection of accessible components (firebox, damper, hearth, flue) to identify fire or CO safety hazards.

8.1 Fireplace 1 Firebox

Items Inspected ▾

Observations: Appeared to be in serviceable condition with no visible defects observed.

8.2 Fireplace 2 Firebox

Items Inspected ▾

Observations: Appeared to be in serviceable condition with no visible defects observed.

9. LAUNDRY ROOM

Scope: Assessment of water supply, drainage, electrical/gas connections, and dryer vent visibility.

9.1 Dryer Vent (Ventilation/Dryer vent routing)

Major Defect - **Observations:** I observed the exterior dryer vent hood/cover is missing. This condition allows cold air to enter the home and creates a significant entry point for pests and rodents. Recommendation: A qualified licensed professional should install a new, dedicated dryer vent hood with a backdraft damper immediately to prevent animal intrusion.



10. BEDROOM

Scope: A bedroom inspection by Top 2 Bottom Home Inspections is critical for validating the room's safety standards, detecting problems with outlets, egress windows, and structural framing.

Bedroom 1

10.1 Location

Master ▾

Major Defect ▾ **Observations:** I observed a missing cover plate was observed on an electrical outlet in the bedroom. It also be noticed that exposed wiring is visible. It is strongly recommended that a qualified licensed professional be engaged to conduct a comprehensive assessment and implement the necessary corrective measures.



11. BATHROOM

Scope: A bathroom inspection is crucial for identifying hidden problems like water damage, mold, and safety risks associated with moisture and electricity.

Bathroom 1 (Jack & Jill)

11.1 Shower/Tub: (Condition, Caulking, Grout, Heat/Cool)

Major Defect - **Observations:** I observed the bathtub exhibited low water pressure when in operation. Furthermore, the shower could not be engaged due to the malfunction of the shower diverter knob. It is recommended that a qualified licensed professional be contacted for a thorough assessment and necessary repairs.

Bathroom 2 (Inside Bedroom 3)

11.2 Shower/Tub: (Condition, Caulking, Grout, Heat/Cool)

Major Defect - **Observations:** I observed the bathtub exhibited low water pressure when in operation. Furthermore, the shower could not be engaged due to the malfunction of the shower diverter knob. It is recommended that a qualified licensed professional be contacted for a thorough assessment and necessary repairs.

12. MECHANICAL SYSTEMS

Cooling System (AC)

Scope: The AC unit inspection focuses on operational integrity, safety compliance, and identifying significant deficiencies.

12.1 Make (Left Side Unit)

Make (Right Side Unit)

American Standard ▾ 2021 ▾

Single Zone System ▾

12.2 Last Service Date

Last Service Date

1 ▾ 10 ▾ 2022 ▾

1 ▾ 10 ▾ 2022 ▾

12.3 Exterior Electrical Disconnect Box

Major Defect ▾ **Observations:** I observed an exterior electrical disconnect box pulling away from the exterior siding. It also be noticed that the surrounding sealant has completely failed, revealing significant wood deterioration behind the enclosure, and an improper wooden block has been wedged underneath for support. It is strongly recommended that a qualified licensed professional be engaged to conduct a comprehensive assessment and implement the necessary corrective measures.



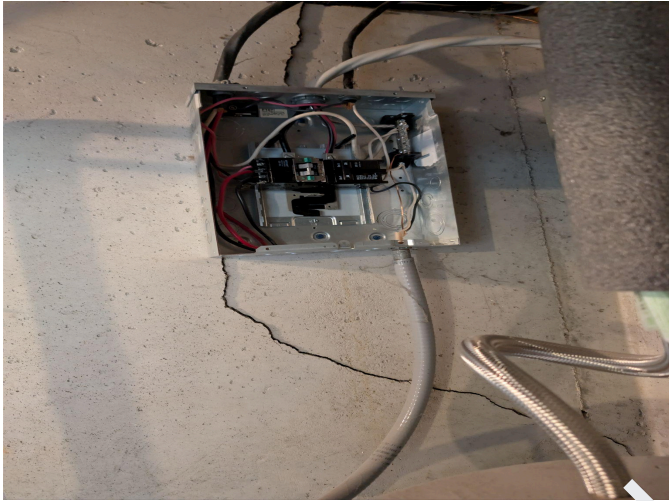
MECHANICAL SYSTEMS

Electrical Panel

Scope: The electrical panels are examined for potential fire or shock hazards.

12.4 Main Panel (Location(s), Labeling, Breakers, Clearance, Amp/Volts)

Major Defect **Observations:** I observed a cracked foundation on the north wall of the interior basement. It is also noticed that the electrical sub-panel is not properly mounted on a wooden backboard. It is strongly recommended that a qualified licensed professional be engaged to conduct a comprehensive assessment and implement the necessary corrective measures.



MECHANICAL SYSTEMS

Heating System (Furnace)

Scope: Visual evaluation of the heating system's safety and operation, examining accessible components (controls, venting, ductwork) while the unit is running.

Item Inspected ▾ Inspected and appeared functional at the time of inspection.

12.5 Make (Left Side Unit)

Make (Right Side Unit)

American Standard ▾ 2021 ▾

Single Zone System ▾

12.6 Last Service Date

Last Service Date

No Records ▾

12.7 Fuel Type / Heat Type

Natural Gas ▾

MECHANICAL SYSTEMS

Plumbing: Water Heater

Scope: I evaluate the water heater's installation, operation, and safety components (including venting, TPR valve, and connections) to identify defects and potential hazards.

12.8 Make (Left Side Unit)

Make (Right Side Unit)

Stiebel Eltron ▾ 2021 ▾

Single Zone System ▾

12.9 Last Service Date

Last Service Date

No Records ▾

12.10 Gas/Electric

Gas ▾

12.11 Expansion Tank

Major Defect ▾ **Observations:** I observed an expansion tank was not observed during the inspection. The installation of an expansion tank is recommended, as it mitigates excess pressure resulting from thermal expansion, thereby safeguarding the plumbing system from potential damage. A qualified licensed professional should be consulted for a comprehensive assessment and to perform the necessary corrective actions.



13. ATTIC & ROOF STRUCTURE

Scope: Visual examination of accessible components to identify material defects, foundation movement, and water penetration. Includes a check of main utility shut-offs and visible piping.

Item Inspected ▾ Inspected and appeared functional at the time of inspection.

13.1 Insulation: (Type, Depth)

Blow In ▾ 4 ▾

14. FOUNDATION

Scope: Visual examination of accessible components to identify material defects, foundation movement, and water penetration. Includes a check of main utility shut-offs and visible piping.

14.1 Foundation Walls / Type

Basement ▾

14.2 Main Water Shut-Off (Location, Operation)

South Wall ▾

14.3 Main Fuel Supply Shut-Off Valve Location

East Wall ▾

14.4 Drain / Waste (Copper, Cast Iron, Plastic)

Cast Iron ▾

14.5 Water Pipes (Copper, Galvanized, Plastic)

Galvanized ▾

14.6 Foundation Walls

Major Defect ▾ I observed cracking in the foundation on the east and north walls of the interior basement. It also be noticed that these cracks could indicate structural movement or allow for potential moisture intrusion. It is strongly recommended that a qualified licensed professional be engaged to conduct a comprehensive assessment and implement the necessary corrective measures.



15. GARAGE

Scope: Visual examination of accessible components to identify material defects, structural conditions. Includes a check of vehicle doors, automatic operators, safety reverse mechanisms, and visible floor surfaces.

Item Inspected ▾ Inspected and appeared functional at the time of inspection.