



Brock. Home Inspections
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Home Inspection Report

809
Lincoln
Coffeyville, KS 67337

Inspected By: Mark Brock

Prepared For: **** *

Inspected On Mon, Nov 4, 2024 at 9:07 AM

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A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

Occupied

No

Furnished

No

Weather

Overcast

Temperature

Cool

Soil Condition

Wet

Door Faces

North

People Present

Client

The visible condition of exterior coverings, trim, entrances and drainage are inspected with respect to their effect on the condition of the building.

Exterior Covering

Lap Wood, Asbestos

Exterior Trim Material

Wood

Comment 1

Deficiency

Some trim and siding damage to the outbuildings

Walking Surface Types

Walks, Steps, Porches

Walking Surface Materials

Concrete

Chimney Type

Metal

Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type

Detached

Vehicle Door Type

Overhead



Mechanical Opener

Yes

Plumbing Present

No

HVAC Present

No

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method

Arms Length



Roofing Material

Composition

Ventilation Present

Roof, Soffit, Gable Ends

Gutter Material

Metal

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Crawl

Foundation Materials

Block, Stone

Floor Structure

Wood Framed

Wall Structure

Wood Framed

Attic

Ceiling Structure

Wood Framed



Roof Structure

Wood Framed

Inspection Method

Inside

Attic Insulation

Batts

Crawl Space

Vapor Retarder

Missing



Inspection Method

Inside

Underfloor Insulation

Not Present

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source

Gas



Comment 2 Deficiency

2022 both work good

Type of Equipment

Forced Air

Type of Distribution

Metal Ducting

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source

Electric

Type of Equipment

Evaporative



Comment 3

Deficiency

Missing secondary drip system or alarm shut off in the attic unit

Type of Distribution

Metal Ducting

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures. Private water and waste systems are beyond the scope of a home inspection. Cast iron and galvanized plumbing is past its design life

Waste Pipe Material

Plastic, Cast Iron

Supply Pipe Material

Plastic, Copper

Location of Water Shutoff

Interior

Location of Fuel Shutoff

At Meter

Water Heater Fuel

Gas

Water Heater Capacity

40 gal



Seismic straps

None

TPR Valve

Yes

Sediment Trap

Missing

Gas Lines

Black pipe

Bathroom #1

Location

Lower

Bath Tub

Not Present

Tub Surround

Not Present

Shower

Free Standing

Shower Walls

Fiberglass

Sink(s)

Single Vanity

Toilet

Standard Tank

Bidet

Not Present

Floor

Wood

Ventilation Type

Vent Fan

GFCI Protection

Not Present

Bathroom #2

Location

Top

Bath Tub

Free Standing

Tub Surround

Fiberglass

Shower

In Tub

Shower Walls

Fiberglass

Sink(s)

Single Vanity

Toilet

Standard Tank

Bidet

Not Present

Floor

Wood

Ventilation Type

Window

GFCI Protection

Not Present

Bathroom #3

Bathroom #4

Bathroom #5

Laundry

Location

Service Area

Laundry Sink

No

Washer Hookups

Yes

Dryer Venting

To Exterior

Dryer Fuel

240v Electric

GFCI Protection

Not Present

Cabinets

Wood

Countertops

Laminate

Sink

Double, Sprayer

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service

Overhead



Service Panel Location

Interior

Service Voltage

240 volts

Service Amperage

200 amps

Over Current Devices

Breakers



Comment 4

Deficiency

Missing breaker

Main Disconnect Location

Service Panel

Subpanel Locations

Garage



Wiring Method

Conventional Copper



**Comment 5
Deficiency**

Counter top outlets are not gfci protected. Exterior wiring in the portable shed is not GFCI protected overall wiring appears to have been updated from knob and tube several years ago.

Smoke Detectors Present

No



Carbon Monoxide Alarm

Not Present

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Types Installed

Dishwasher, Food Disposer, Range, Range Vent, Cooktop, Fridge



Comment 6 Deficiency

Microwave not working Filtered water not active. Dishwasher loose

Cooking Fuel

Gas

Ventilation Type

Recirculating

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Window Types

Double Hung

Window Materials

Wood



**Comment 7
Deficiency**

Several stays broken. Many screens missing pieces

Entry Door Types

Hinged

Entry Door Materials

Wood

Fireplace/Stove Type

Manufactured

Walls

Plaster paneling

Ceiling

Plaster ceiling tile

Comment 8
Deficiency



Invoice

Brock home inspections
5208 cr 3375
Independence Ks 67301
620-332-4357

Name

**** *

Address

809 Lincoln Ave., Coffeyville, KS 67337

Date

11/04/24 9:08 AM EST

Amount Due

Inspection fee. \$350

Other

Realtor

**Comment 9
Information**

Comment 10
Information

Fan in south room wired wrong, light in utility room wired wrong. no remote. Water drip in tank closet. Attic fan not working. Overall well-built well kept Property in a nice location, normal findings for age and size.



This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Deficiency

Exterior: Exterior Trim Material

Some trim and siding damage to the outbuildings

Heating: Energy Source

2022 both work good

Cooling: Type of Equipment

Missing secondary drip system or alarm shut off in the attic unit

Electrical: Over Current Devices

Missing breaker

Electrical: Wiring Method

Counter top outlets are not gfci protected. Exterior wiring in the portable shed is not GFCI protected overall wiring appears to have been updated from knob and tube several years ago.

Appliances: Types Installed

Microwave not working Filtered water not active. Dishwasher loose

Interior: Window Materials

Several stays broken. Many screens missing pieces

Interior: Ceiling

