



LEGACY
HOME INSPECTIONS

LEGACY Home Inspections

Presents

Walk-Through Consultation

An Exclusive Presentation for

All Agents in KC Metro

Robert Ladd, CPI
Certified Professional Inspector

Goal

Goal

**Provide you and your Buyer's
with a sense of peace in
writing a contract utilizing
Box 3.**





Discolored Shingles



Shingle Waves



Thick Edges

Signs of Multiple Layers of Shingles

Signs of Multiple Layers of Shingles

- Darkened Shingles

Signs of Multiple Layers of Shingles

- Darkened Shingles
- Waves

Signs of Multiple Layers of Shingles

- Darkened Shingles
- Waves
- Thick edges



Discolored Shingles



Discolored Shingles

Asphalt Bleed Through



Discolored Shingles

Asphalt Bleed Through



Discolored Shingles



Discolored Shingles

Asphalt Bleed Through



Discolored Shingles

Algae



**Discolored
Shingles**



**Shingles
Waves**



**Discolored
Shingles**



**Shingles
Waves**



Thick Edges





Is that stucco synthetic?



Is that stucco synthetic?



Is that stucco synthetic?

1. Thumb Test



Is that stucco synthetic?

- 1. Thumb Test**
- 2. Ring Test**



Is that stucco synthetic?

- 1. Thumb Test**
- 2. Ring Test**
- 3. Insulation Test**





Broken Seal



Broken Seal



Broken Seal



Broken Seal



Sleeve

wiseGEEK:

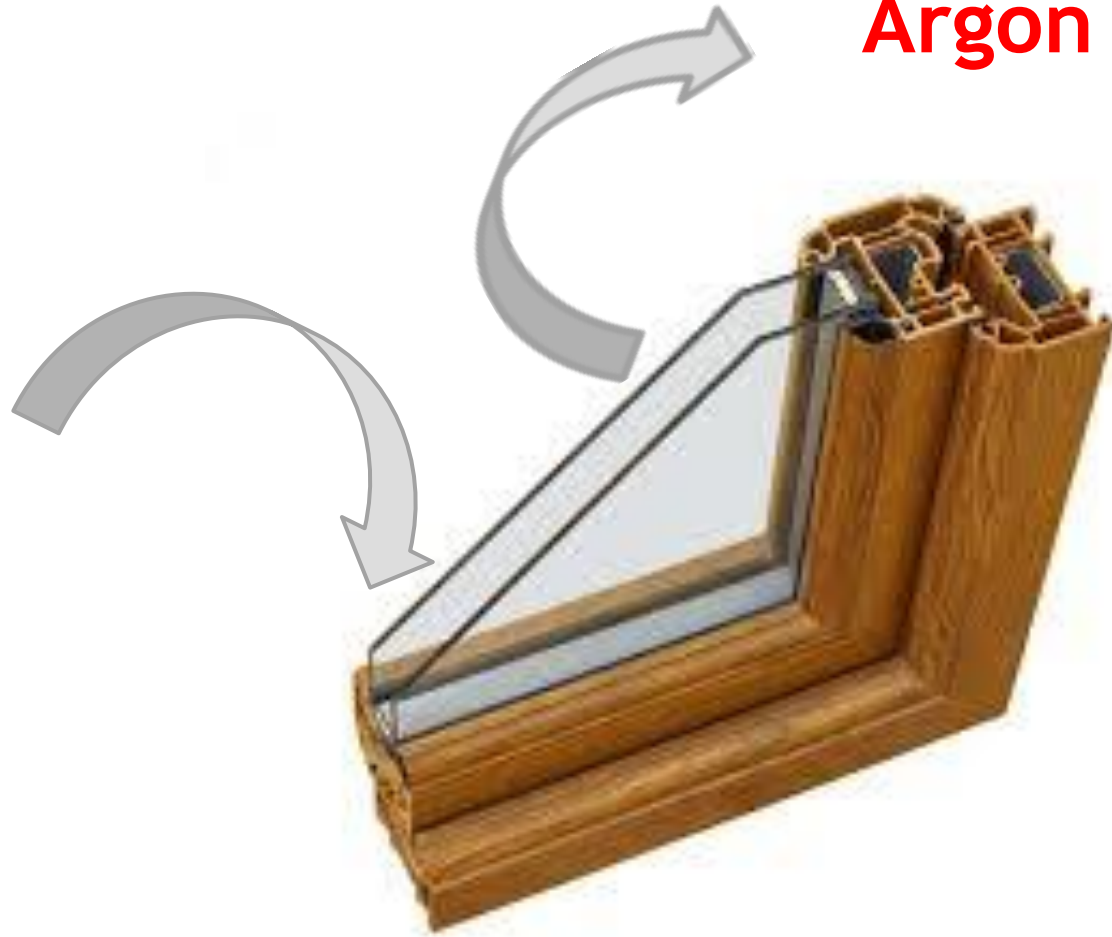
Argon Gas



wiseGEEK:

Air

Argon Gas



wiseGEEK:

Cool Word for the Day

Cool Word for the Day

Argon Gas





What Are Those Dark Spots



Mud/Resin Jacking



Before



Before



After

Is mud-jacking cost-effective?

About 1/3 the cost of replacement

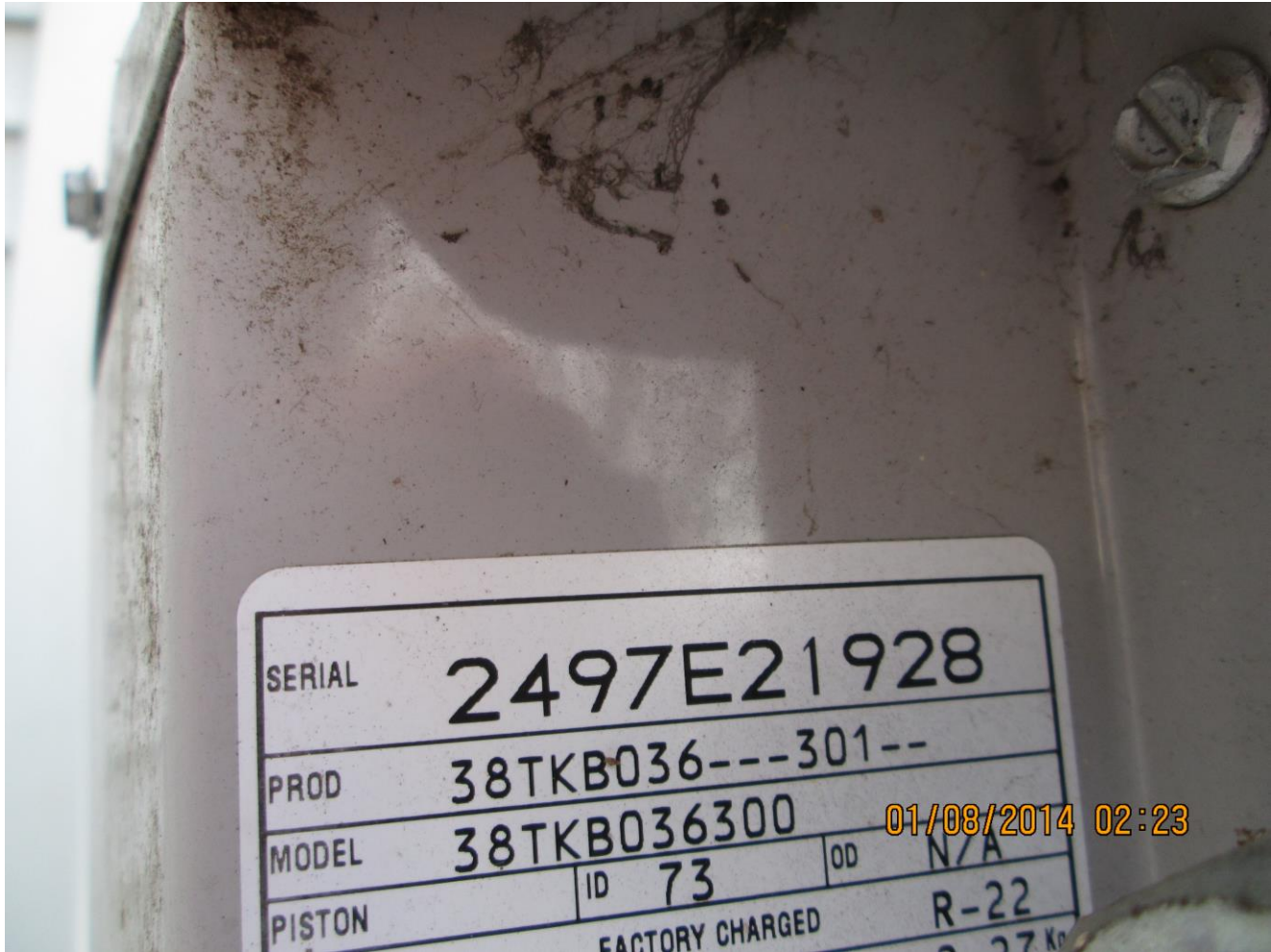




How Old?

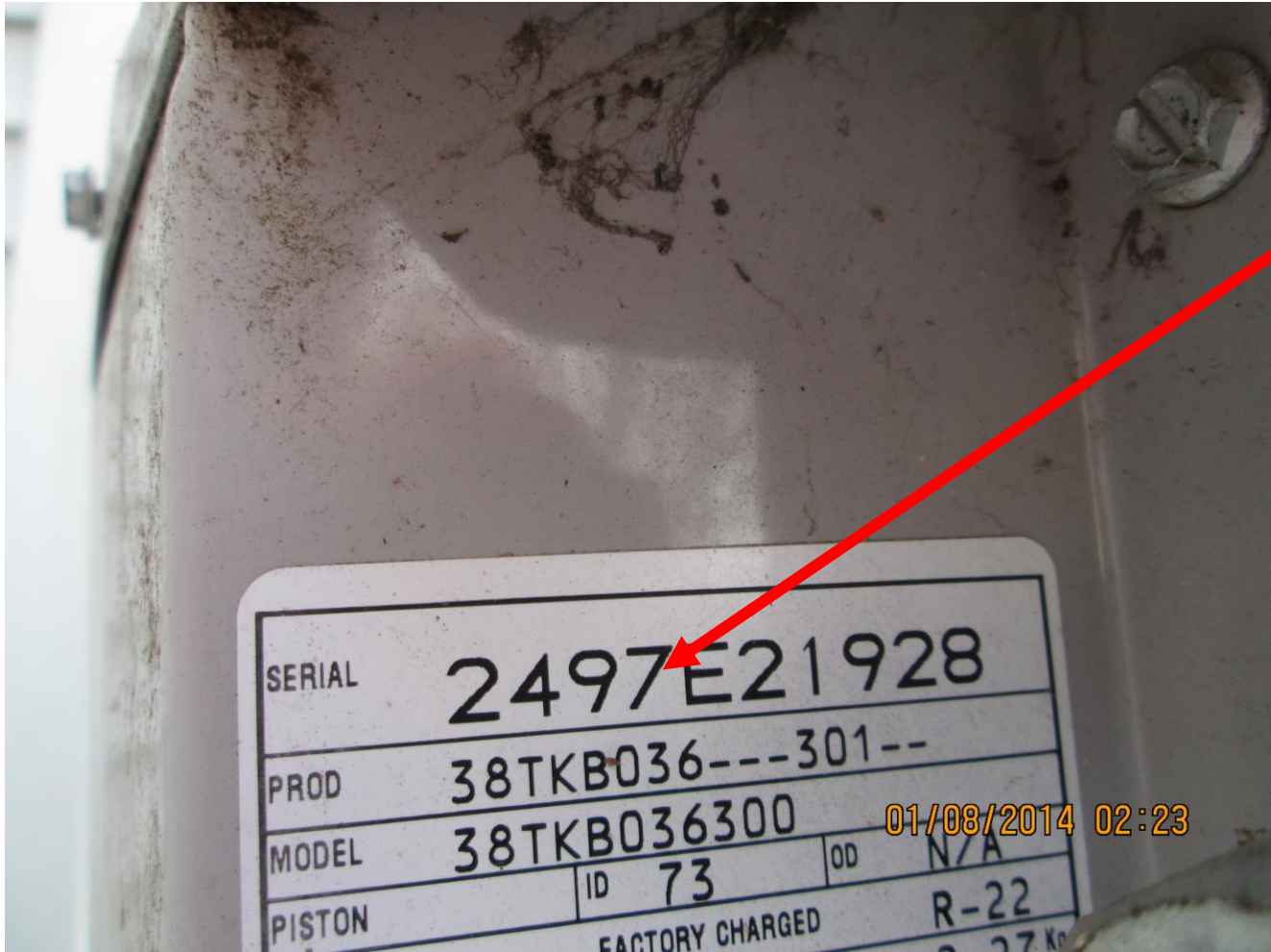
The age is
ALWAYS

The age is
ALWAYS
in the Serial Number



SERIAL	2497E21928		
PROD	38TKB036---301--		
MODEL	38TKB036300		
PISTON	ID	73	OD
	FACTORY CHARGED		N/A
			R-22

01/08/2014 02:23



1997

SERIAL	2497E21928		
PROD	38TKB036---301--		
MODEL	38TKB036300		
	ID	OD	
	73		N/A
PISTON	FACTORY CHARGED		R-22

01/08/2014 02:23



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Legacy Home Inspections

Providing Peace of Mind, One Home at a Time

We're the Largest Home Inspection Company in Kansas City

We have 15 certified inspectors performing over 3,000 inspections per year. The average



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voids, loose handrails, lack of stringers, and other deck related items

firebox, presence of glass doors, mesh screens and other fireplace related items

Download a Sample Report

 home_inspection_2774_barron_road.pdf
Download File



Want to know the age of a Furnace, Air Conditioner or Water Heater? Click This link:
<http://www.buildingcenter.org/content/hvac-production-dateage>

We're the only Inspection Company in Kansas City to offer Thermal Imaging **Free** of charge. Most companies do not have the technology, and those that do, charge between \$125-175 as an add-on feature.

So what is thermal imaging?

It's a specialized camera that pinpoints temperature differentials.

How does it work?

Building Intelligence Center

Your #1 resource for determining the date of manufacture or age of HVAC & Water Heater equipment.

[Home](#)

HVAC -PRODUCTION DATE/AGE



The National Association of
Commercial Building Inspectors & Thermographers®
www.NACBI.org
Take your inspection business to the next level!

For More Info

JOIN TODAY!
first year membership only \$179.00

How to determine the date of manufacture, production or age of your furnace, air conditioner, heat pump, boiler, evaporator, cooler or other HVAC equipment

<p>A</p> <p>AAF AAON AbsolutAir Adams</p>	<p>F</p> <p>Fedders FHP First Co. Florida Heat Pump</p>	<p>P</p> <p>Panasonic Paradise</p> <p>Parker Patriot Payne Peerless Pennco Penstan Air-Ease PERFEX PFC</p>
--	--	---

shut down

[Home](#)

Jan 2014

pressure switch
iron natural
water boilers
rners when

[Decline](#)

[to Fall and](#)

(Thu, 09

the frame of

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[Heil](#)
[Heil-Quaker](#)
[HermanNelson](#)
[Hot Dawg](#)

G

H

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[Quietside](#)

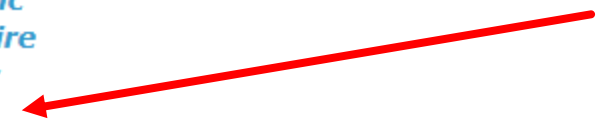
[Raypac Motivair](#)
[Red T](#)
[Remington](#)
[REPCO](#)
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[Retroaire](#)
[Reznor](#)
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[Richmond](#)
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[Robur](#)
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[Ruud](#)
[Rupp](#)

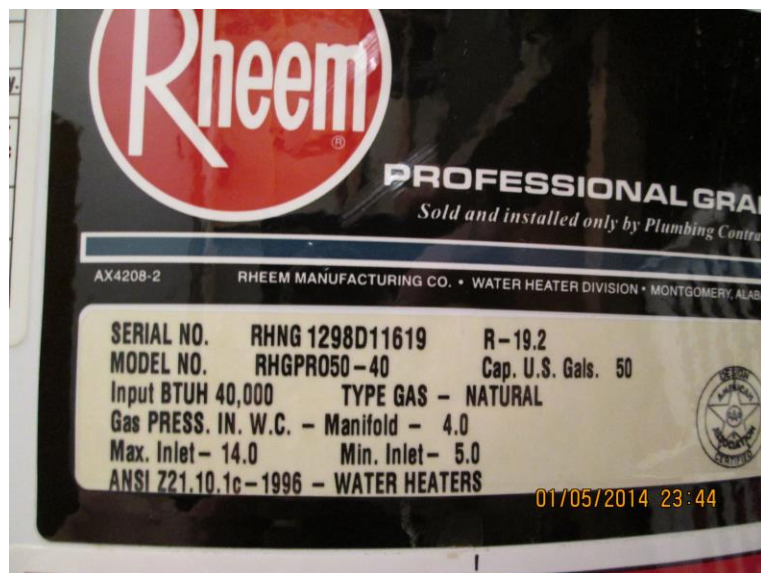
[Samsung](#)
[Sanyo](#)
[Saturn](#)
[Sears](#)
[Semco](#)
[Series 16](#)
[Sharp](#)

Q

R

S





Style 3: RHEEM® Tankless Water Heater
Sample Serial #: RMNG0298132767
Manufactured by Rheem®

The 5th thru 8th digits
of the serial number represent the month
and year of manufacture.

RMNG0298132767

PRODUCTION MONTH

PRODUCTION YEAR



©2011 <http://research.web.officelive.com>

Water Heater Data Plate

MODEL NO. CAPF3137B6AA
SERIAL NO. 1507509468
REFRIGERANT: SUITABLE FOR R22 OR R410A
DESIGN PRESS. 450 PSIG
FACTORY TEST PRESS. 450 PSIG

GOODMAN COMPANY, L.P.
5151 SAN FELIPE, STE 500
HOUSTON, TEXAS 77056



CENTRAL
COOLING AIR
CONDITIONER

Intertek
94298



1507509468





MODEL NO. CAPF3137B6AA
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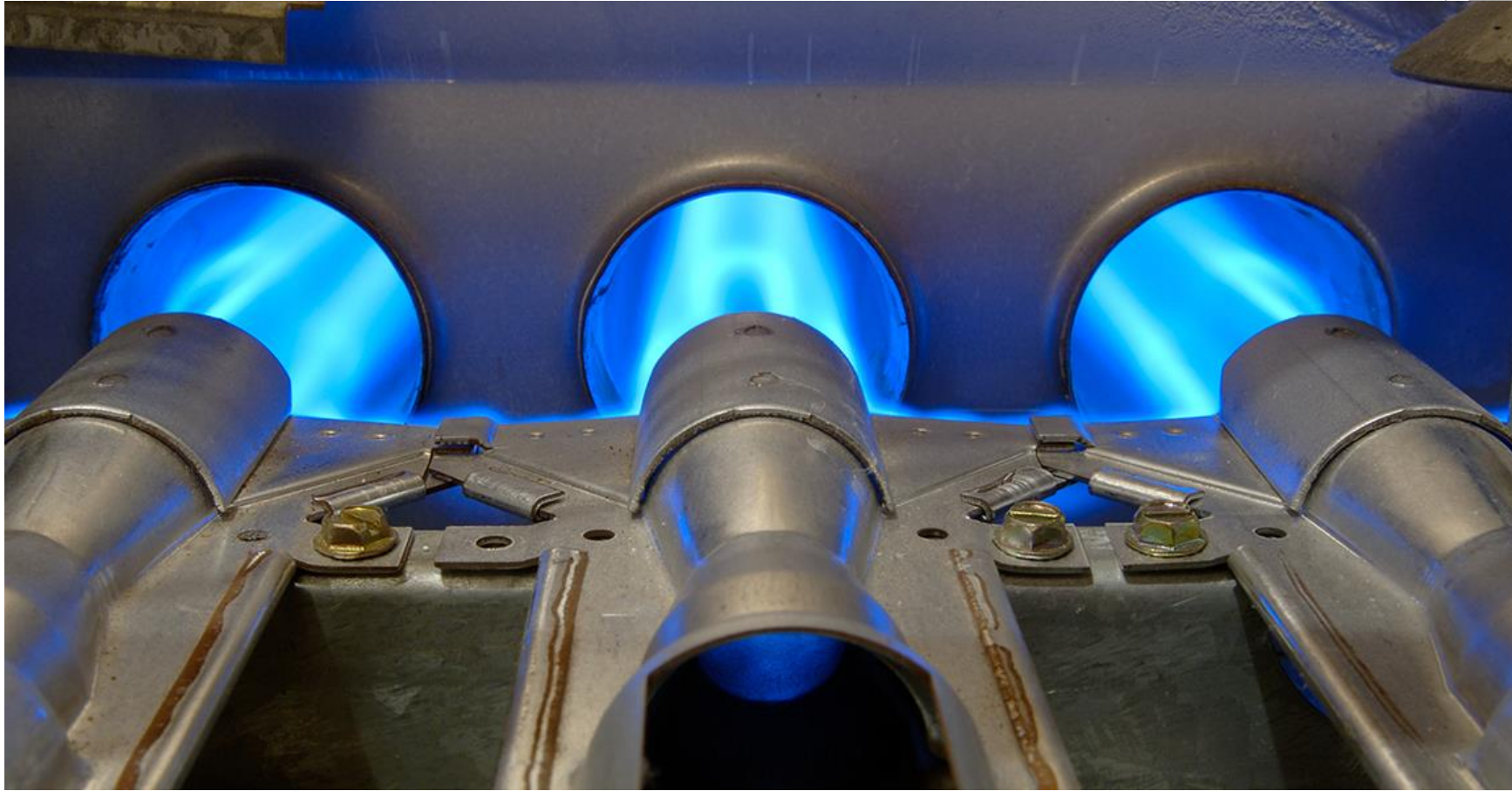


CENTRAL
COOLING AIR
CONDITIONER

Intertek
94298



1507509468





Complete Combustion





Potential Cracked Heat Exchanger



LENNOX®

913-262-2969

DATE	SERVICE TECH	SERVICE PERFORMED
11/21/14	Travis	Fall tune up
11/20/14	Travis	Fall tune up
5-12-16	SC	SPRING
5-25-17	SC	SPRING
6-27-17	TH/EA	New Lennox system
11-16-18	TH	Fall ✓
5-13-19	SC	SPRING
11-14-19	CB	Fall ✓/435p20
5-1-20	SC	SPRING
9-30-20	BU	FALL TUNE-UP
7-11-21	SC	SPRING
12-7-21	SC	Fall

REORDER FROM MONARCH INDUSTRIES 913-262-4505

Service Schedule

Life Expectancies

Life Expectancies

- **Air Conditioner 12-15 years**

Life Expectancies

- **Air Conditioner 12-15 years**
- **Furnace 15-20 years**

Life Expectancies

- **Air Conditioner 12-15 years**
- **Furnace 15-20 years**
- **Water Heater 8-10 Years**



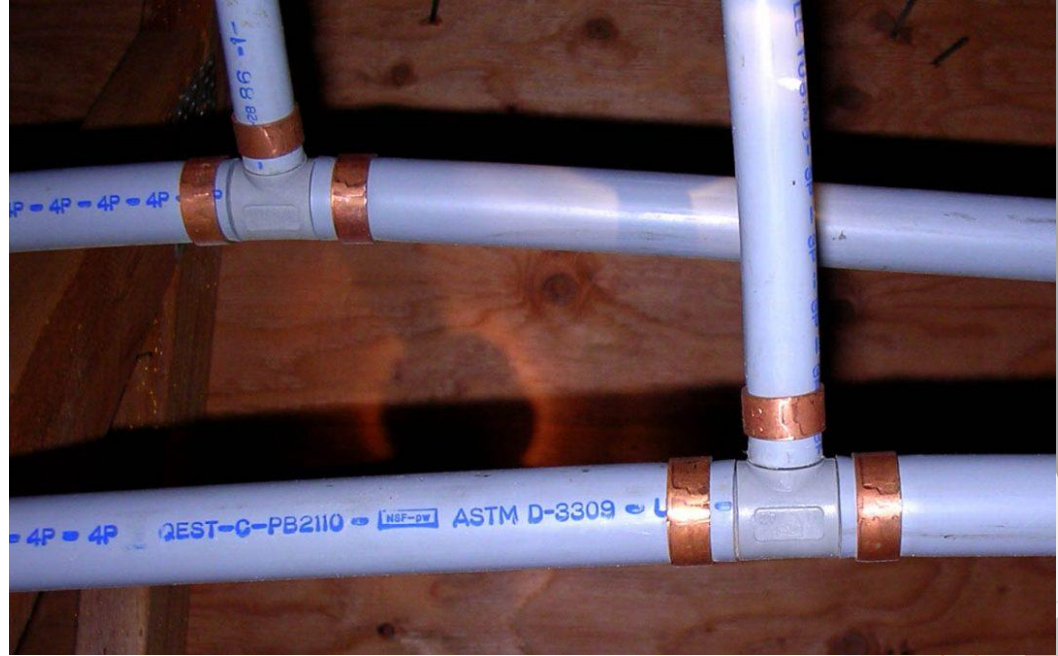
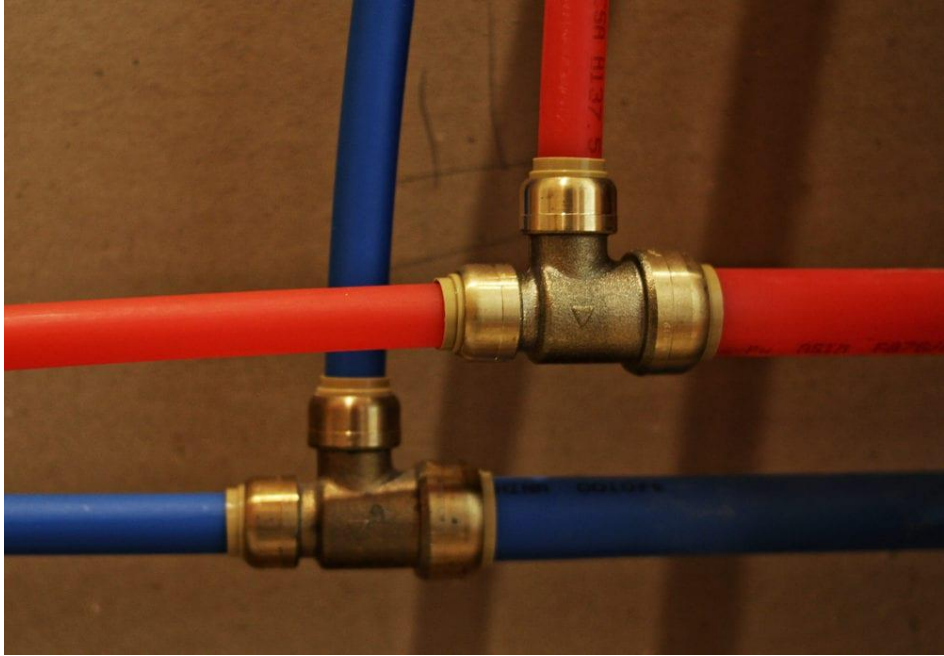


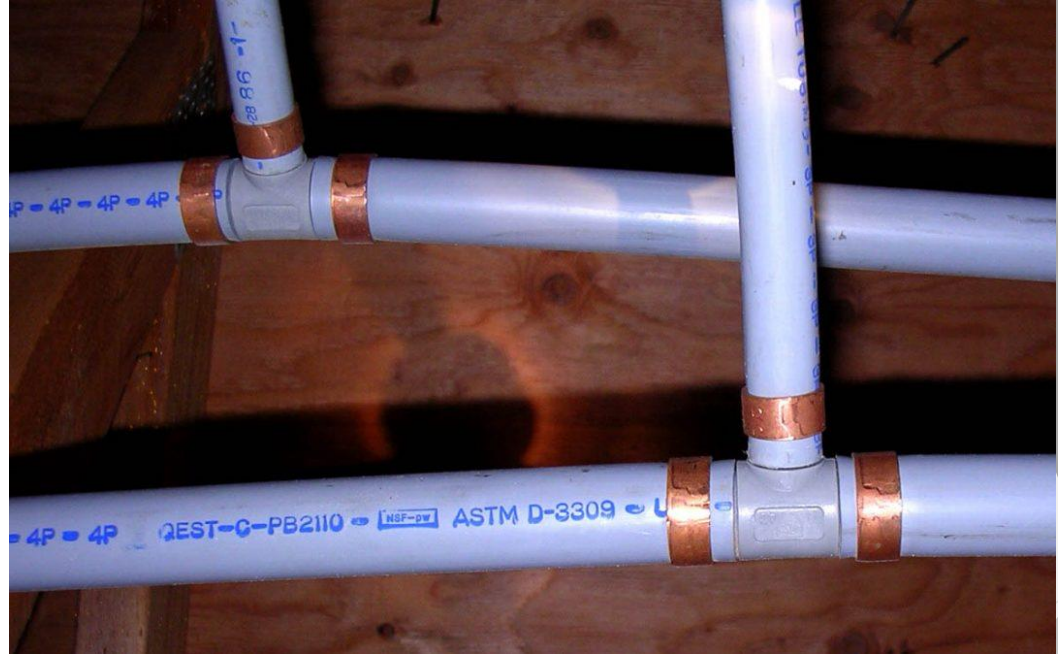
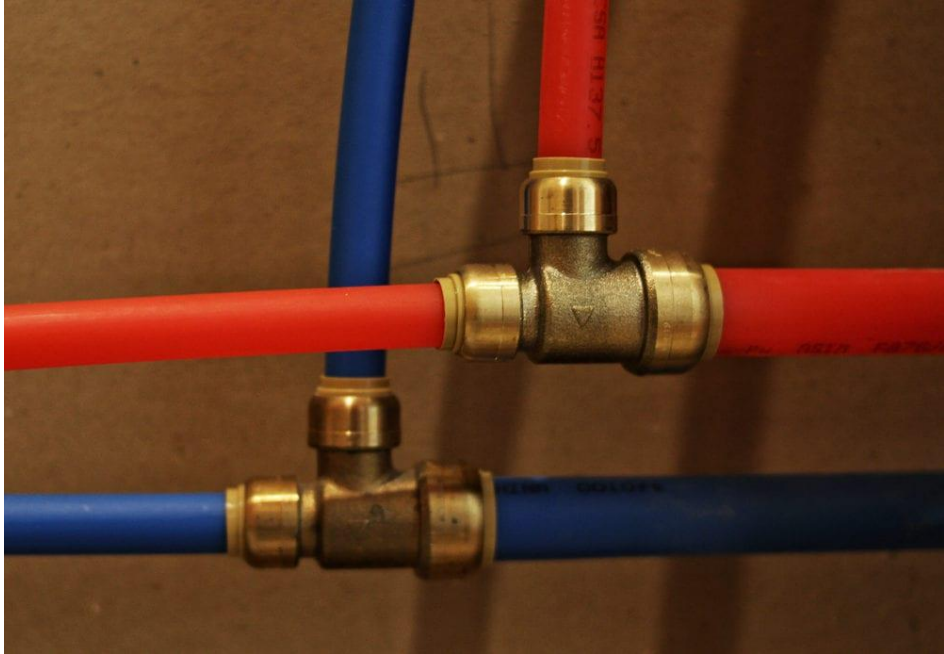
Asbestos Floor Tiles?



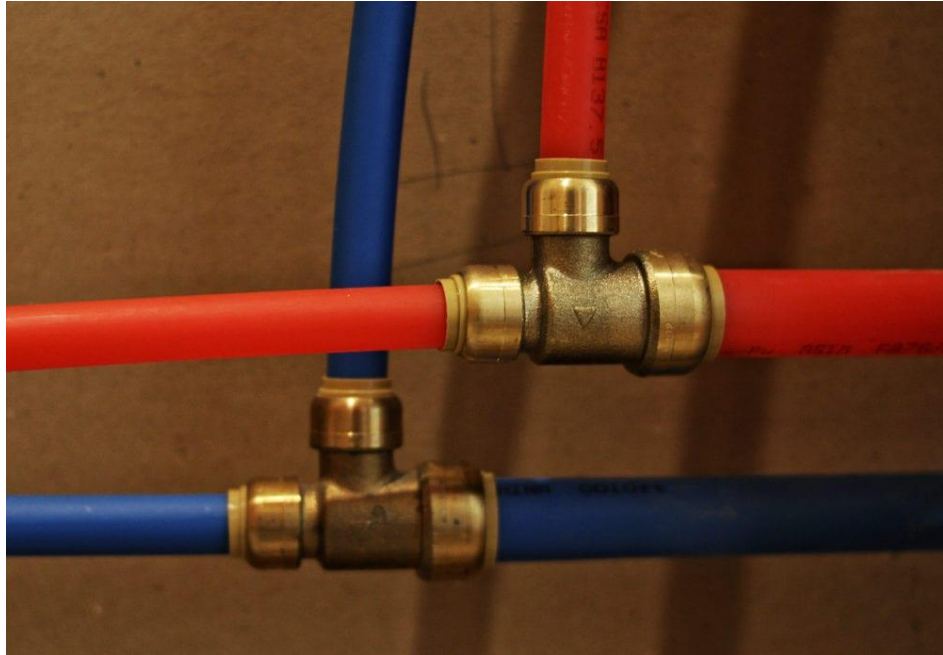
8" Squares

Asbestos Floor Tiles?

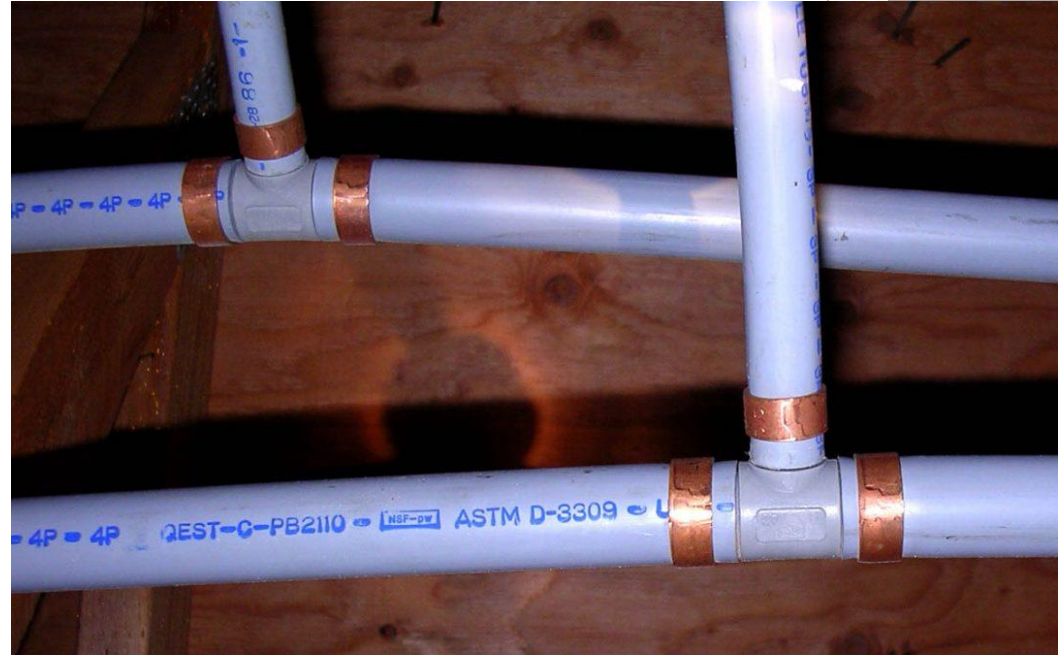




Pex



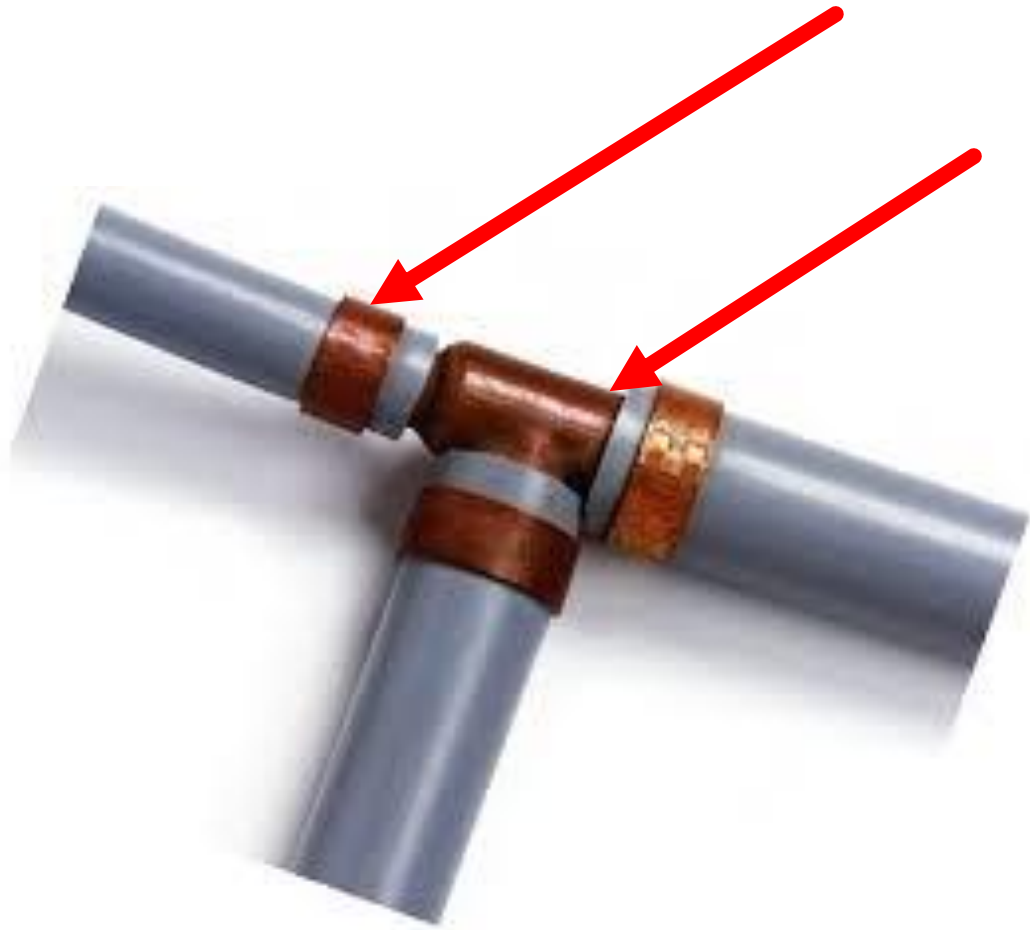
Pex



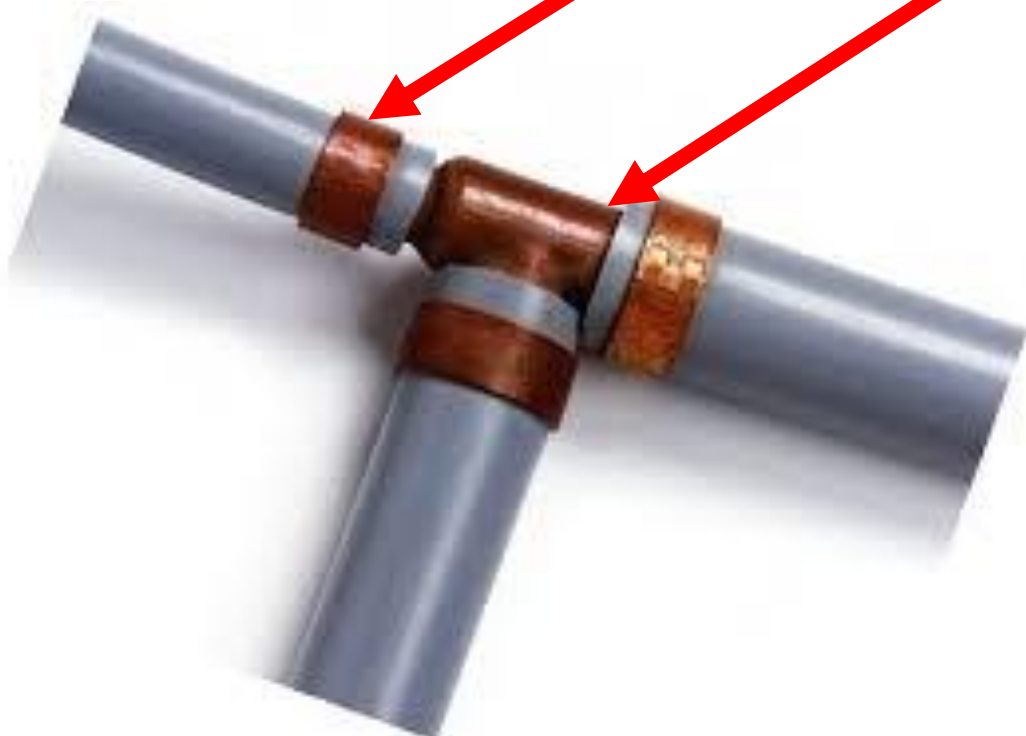
Polybutylene





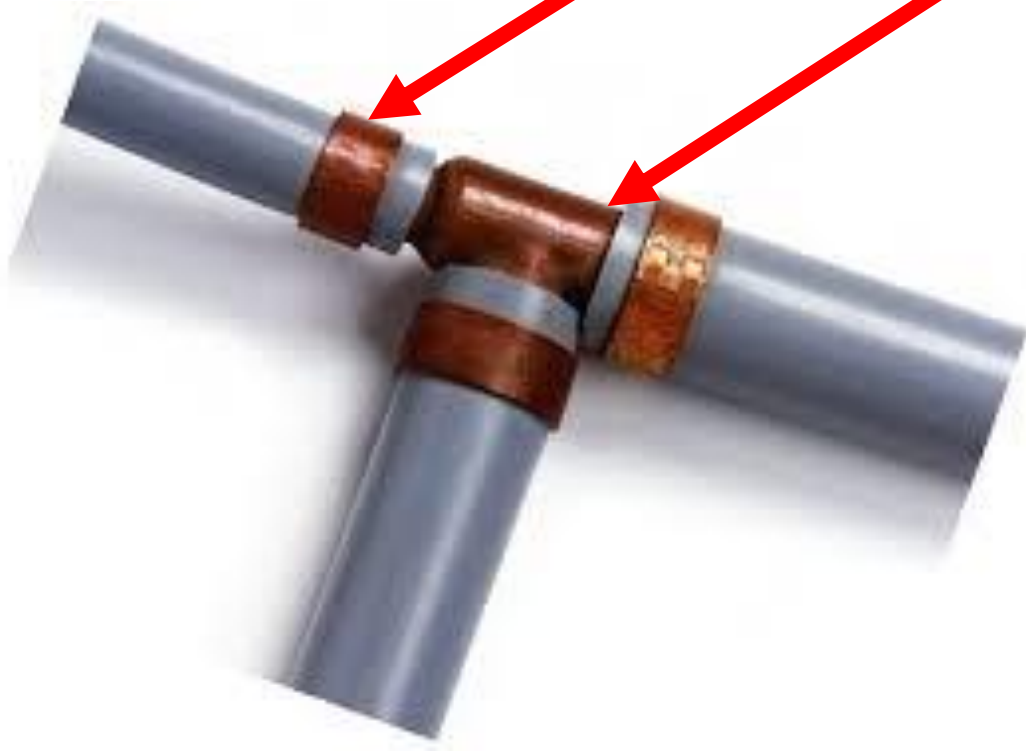


**Crimp
Fitting**



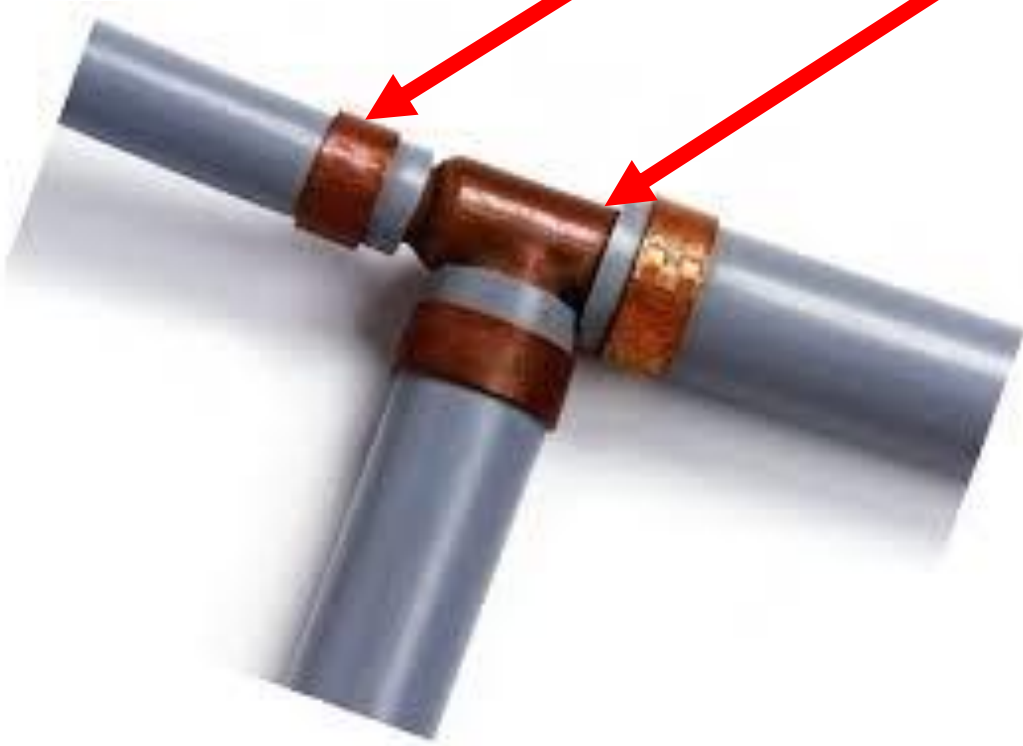
Copper
Good

Crimp Fitting



Copper
Good

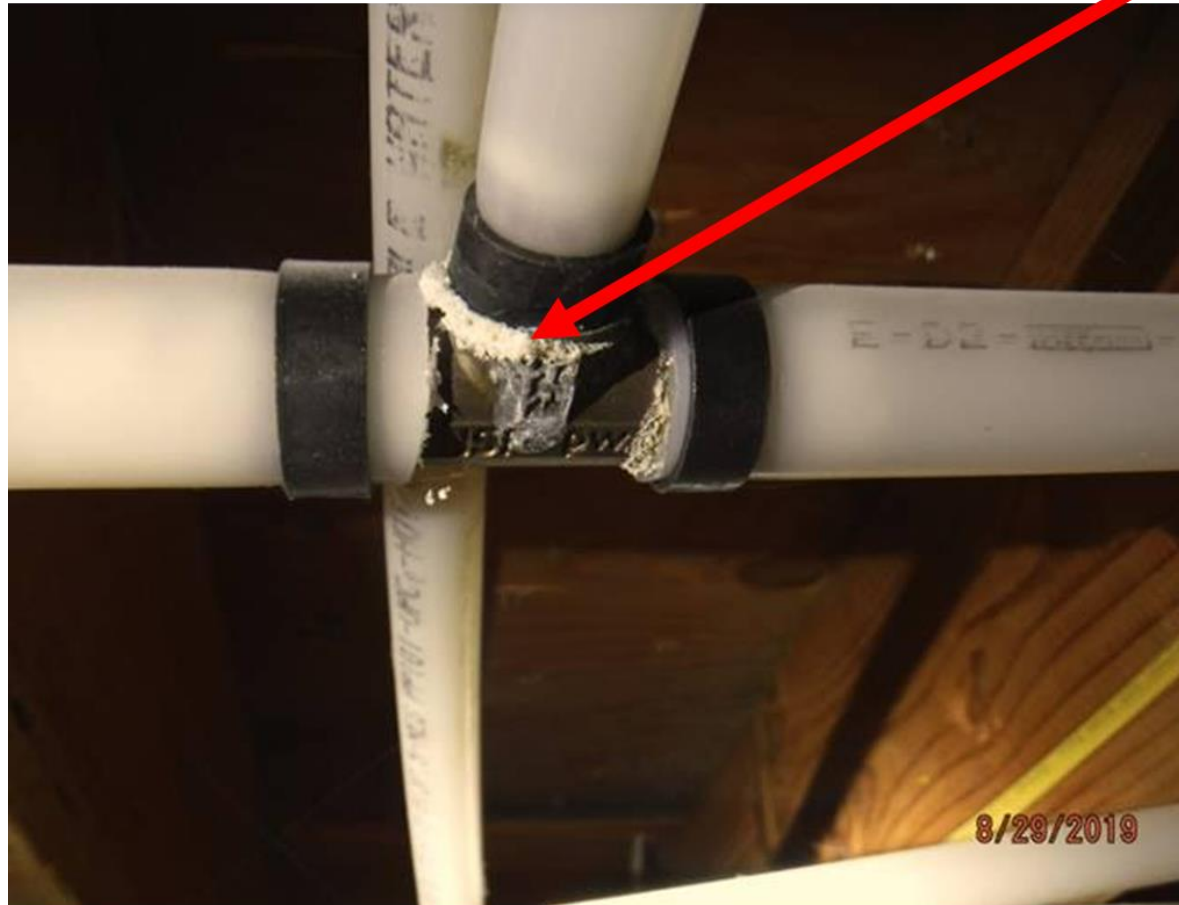
Crimp Fitting



Copper
Good



Aluminum
Not so much



Exterior Corrosion at Brass Fitting



Zurn fitting Model F1807

**What is the most commonly asked
safety-related question?**

**What is the most commonly asked
safety-related question?**

Is my electric panel in good shape?



Electric Panel



STAB-LOK



Zinsco



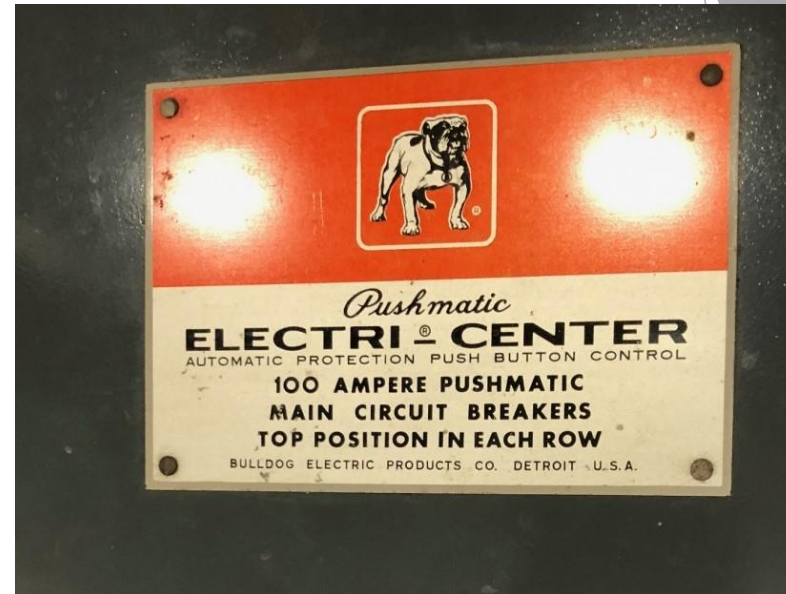
Bulldog Pushmatic



STAB-LOK



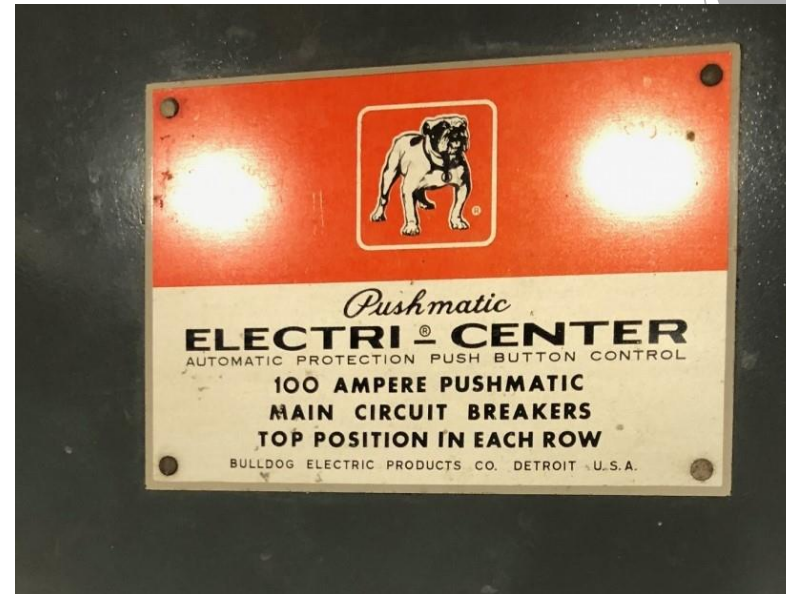
STAB-LOK



Pushmatic



STAB-LOK



Pushmatic



Zinsco



Digital Thermometer



Breaker Temperature Reading



Mini Thermal Imaging Camera



What they see



What they see



What we see



What they see



What we see

Carpet with 40% moisture



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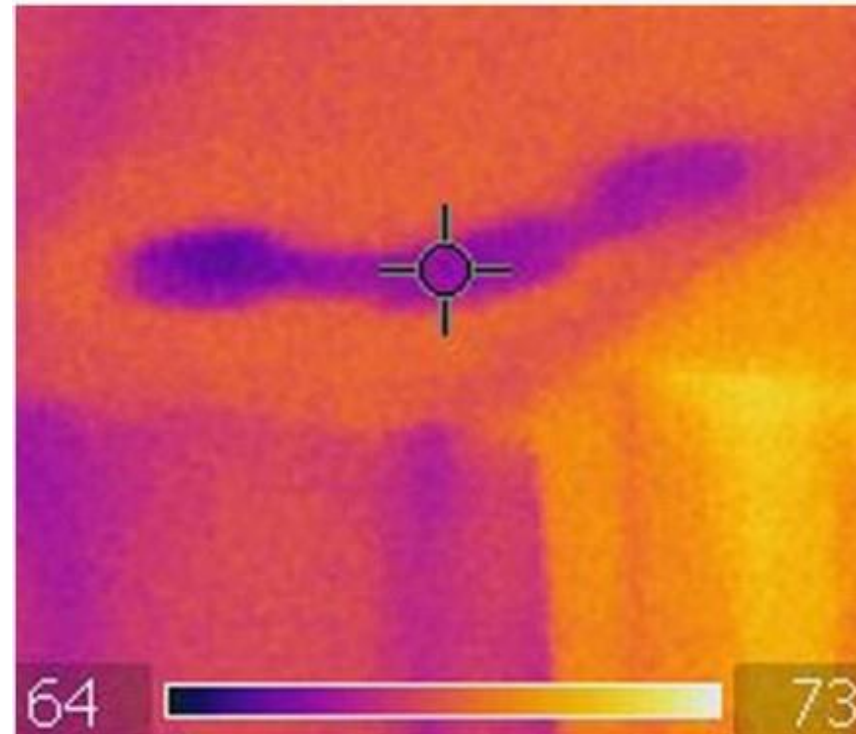
What they see



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What they see



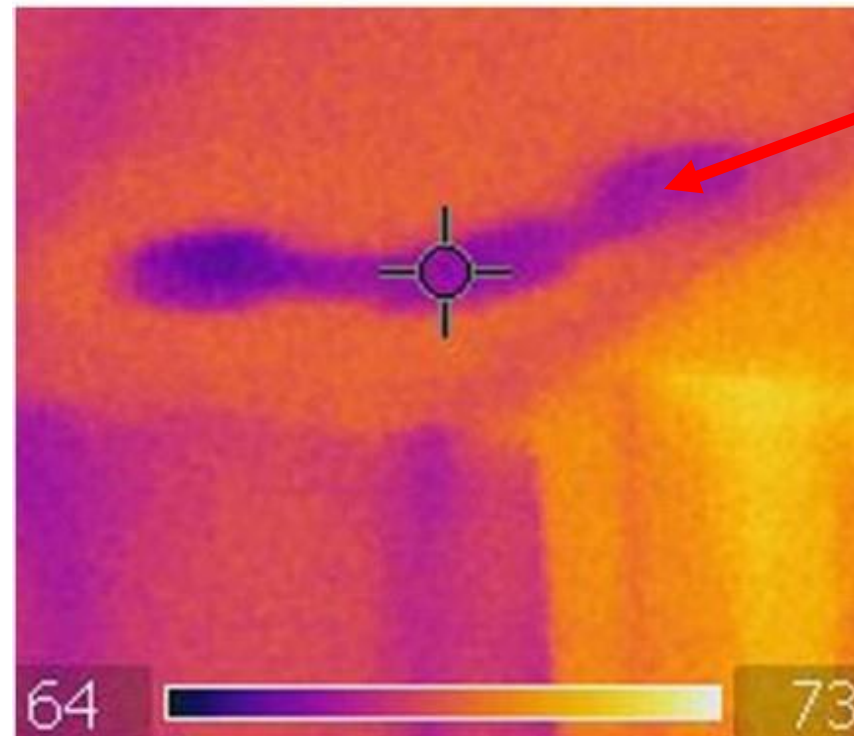
What we See



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What they see



What we See

Ceiling with 53% water

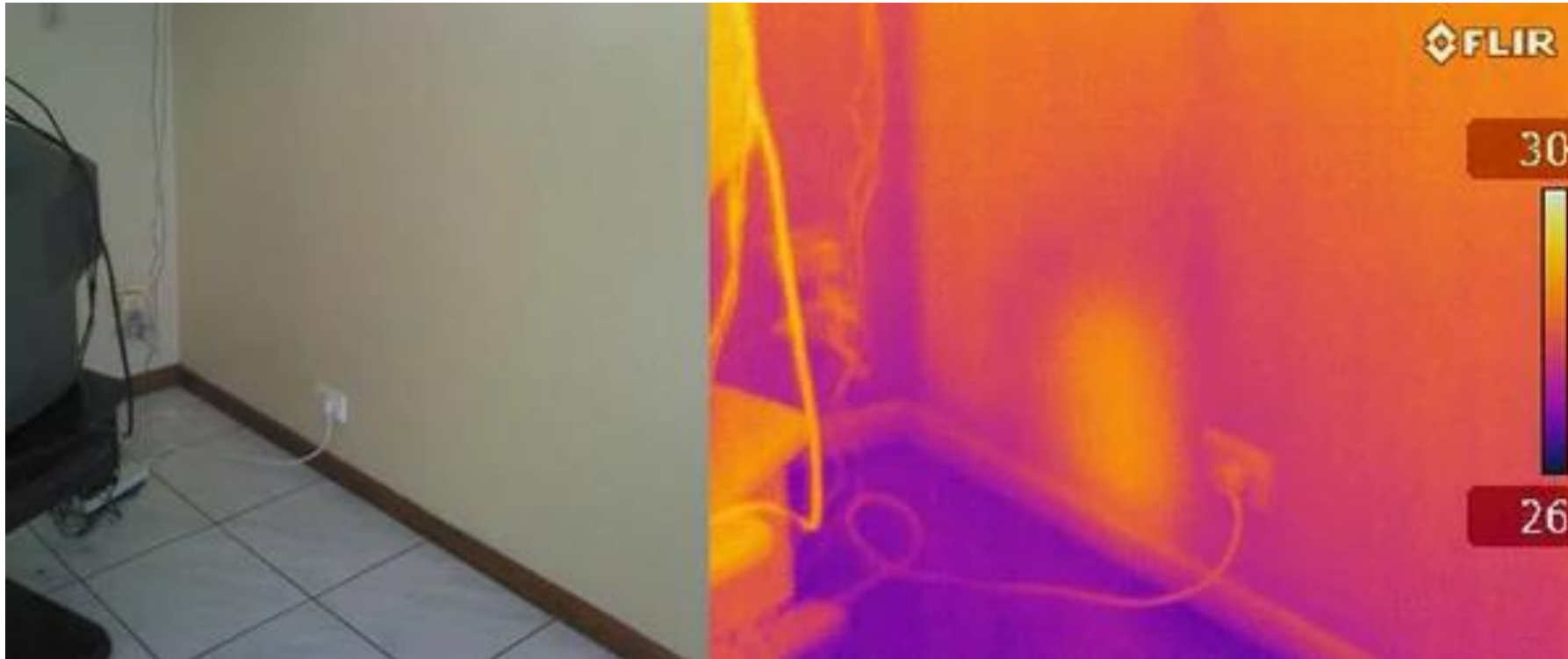


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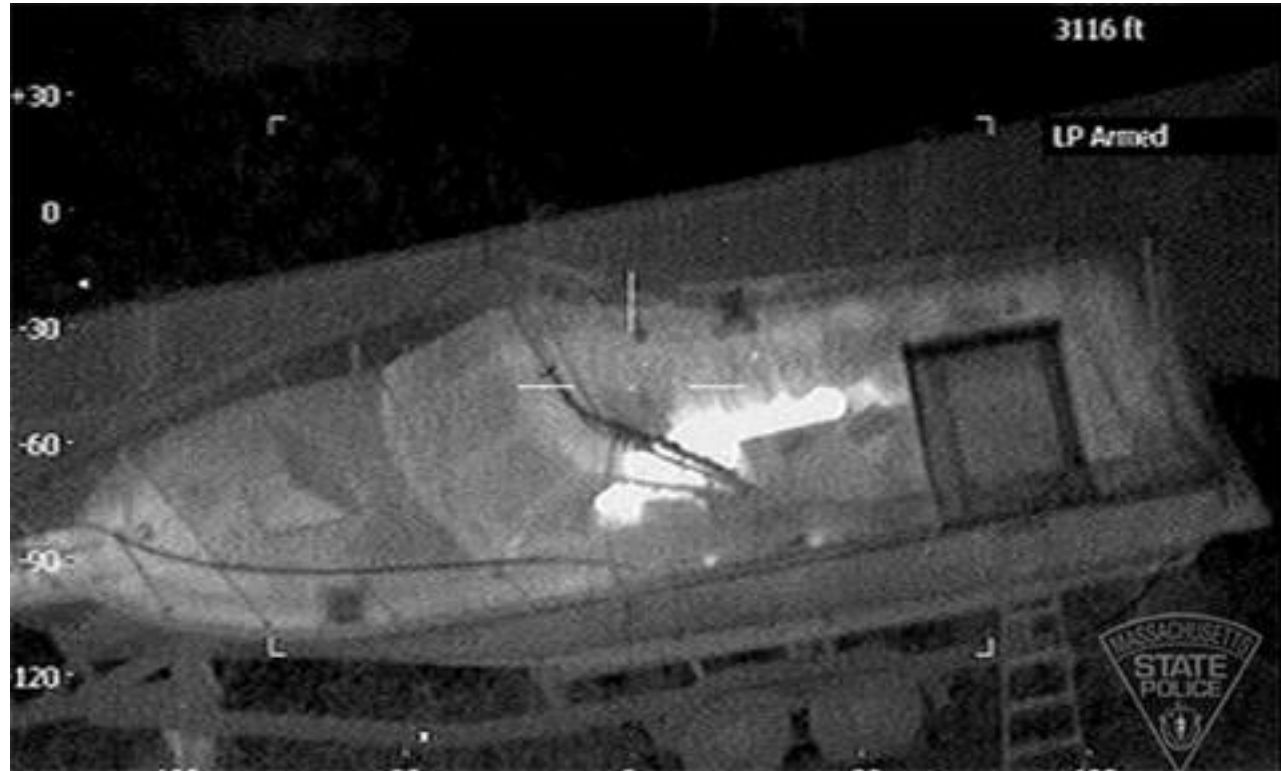
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Termites

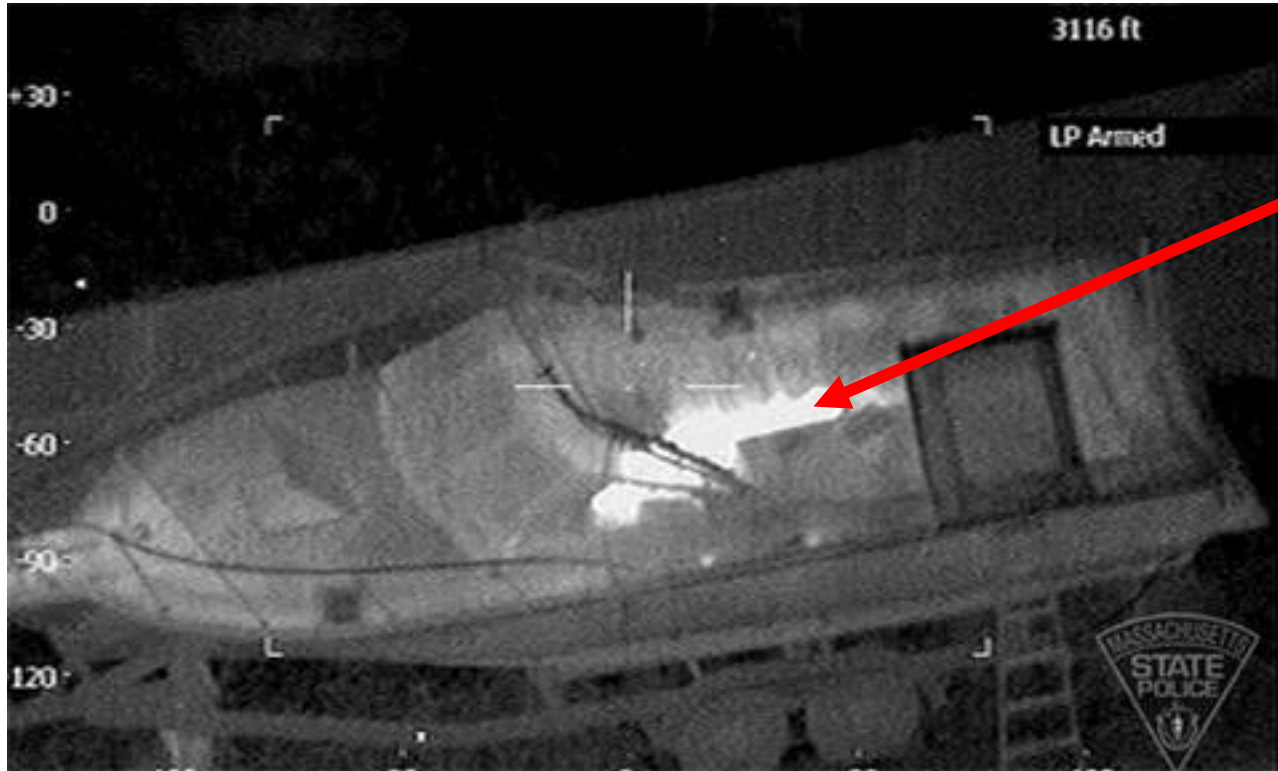


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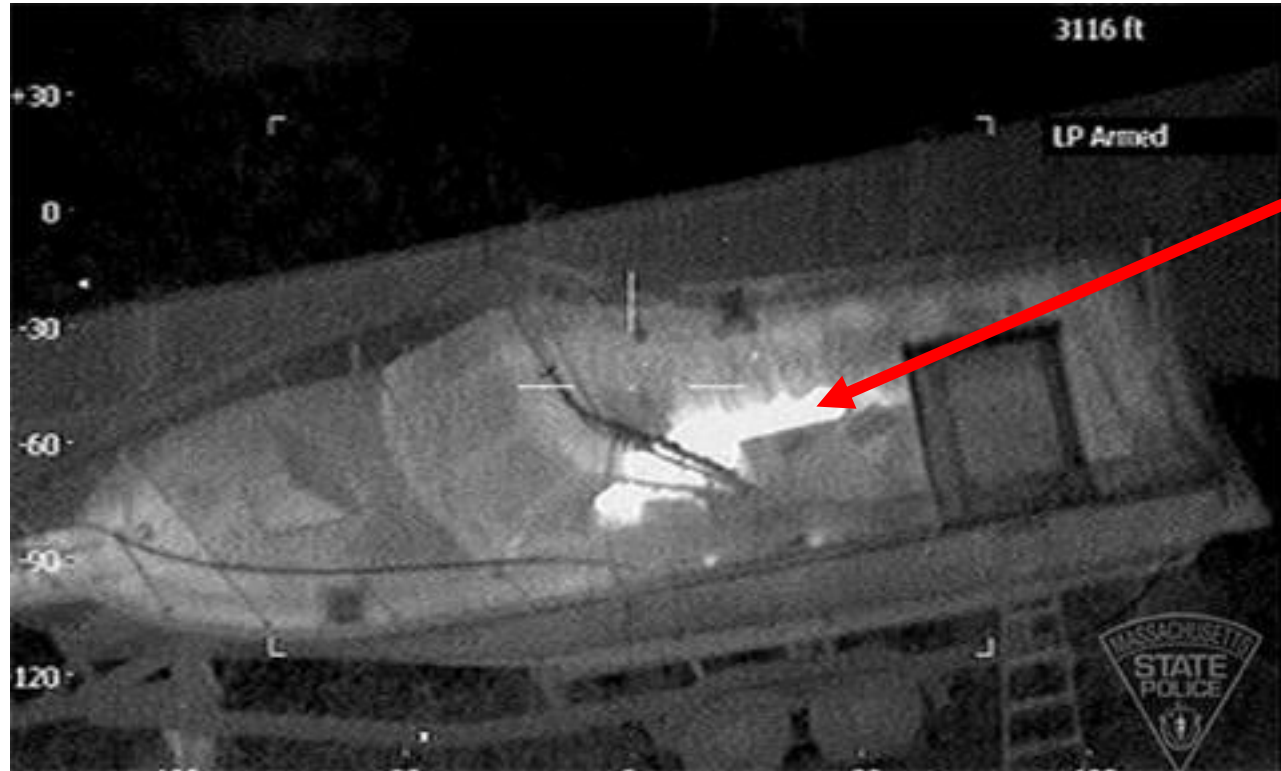


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Boston Marathon Bomber



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Foundations



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Vertical



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Vertical



Diagonal



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Vertical



Diagonal



Horizontal



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Horizontal



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- **Serious Defect**

Horizontal



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Horizontal

- **Serious Defect**
- **Pressure from Outside the Wall**



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Horizontal

- **Serious Defect**
- **Pressure from Outside the Wall**
- **Hydrostatic Pressure**



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Horizontal

- **Serious Defect**
- **Pressure from Outside the Wall**
- **Hydrostatic Pressure**
- **Structural Engineer**



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Five Types of Foundation Repairs



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Five Types of Foundation Repairs

- **Lateral Brace**



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Five Types of Foundation Repairs

- **Lateral Brace**
- **Deadman Anchors**



Five Types of Foundation Repairs

- **Lateral Brace**
- **Deadman Anchors**
- **Epoxy Injections**



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Five Types of Foundation Repairs

- **Lateral Brace**
- **Deadman Anchors**
- **Epoxy Injections**
- **Carbon Fiber Strips**



Five Types of Foundation Repairs

- **Lateral Brace**
- **Deadman Anchors**
- **Epoxy Injections**
- **Carbon Fiber Strips**
- **Piers**



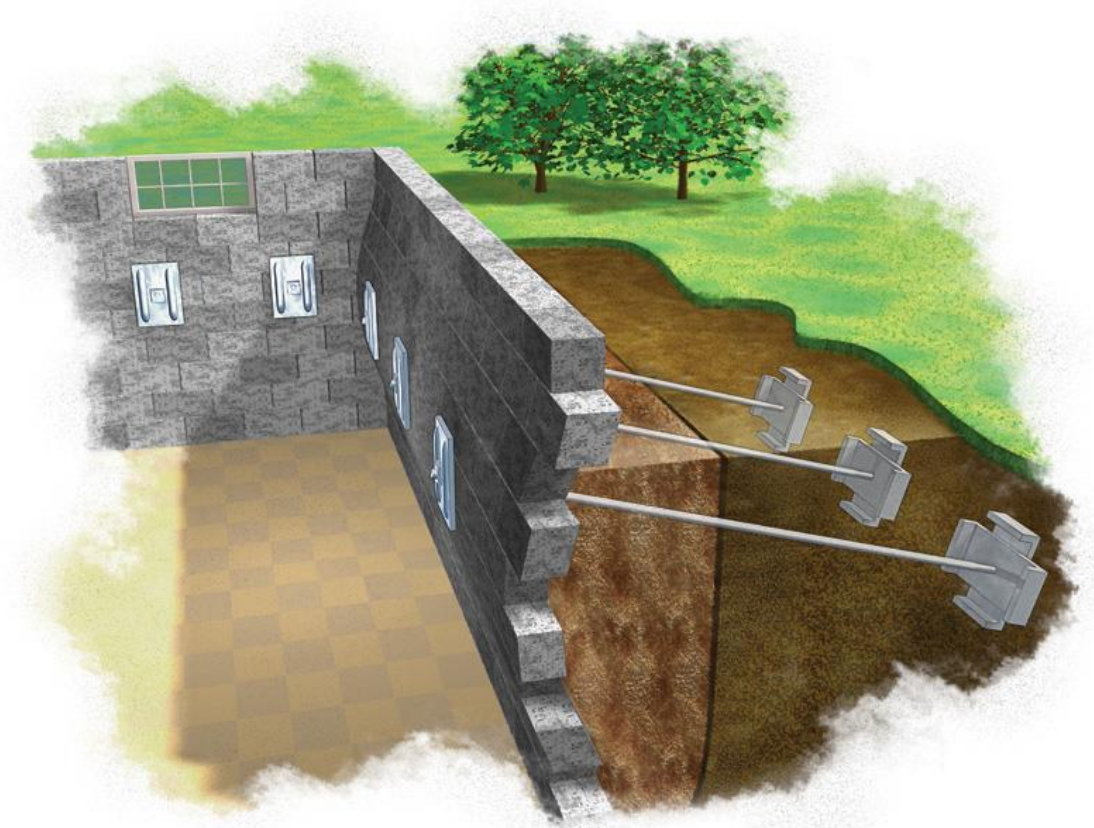


Lateral Braces

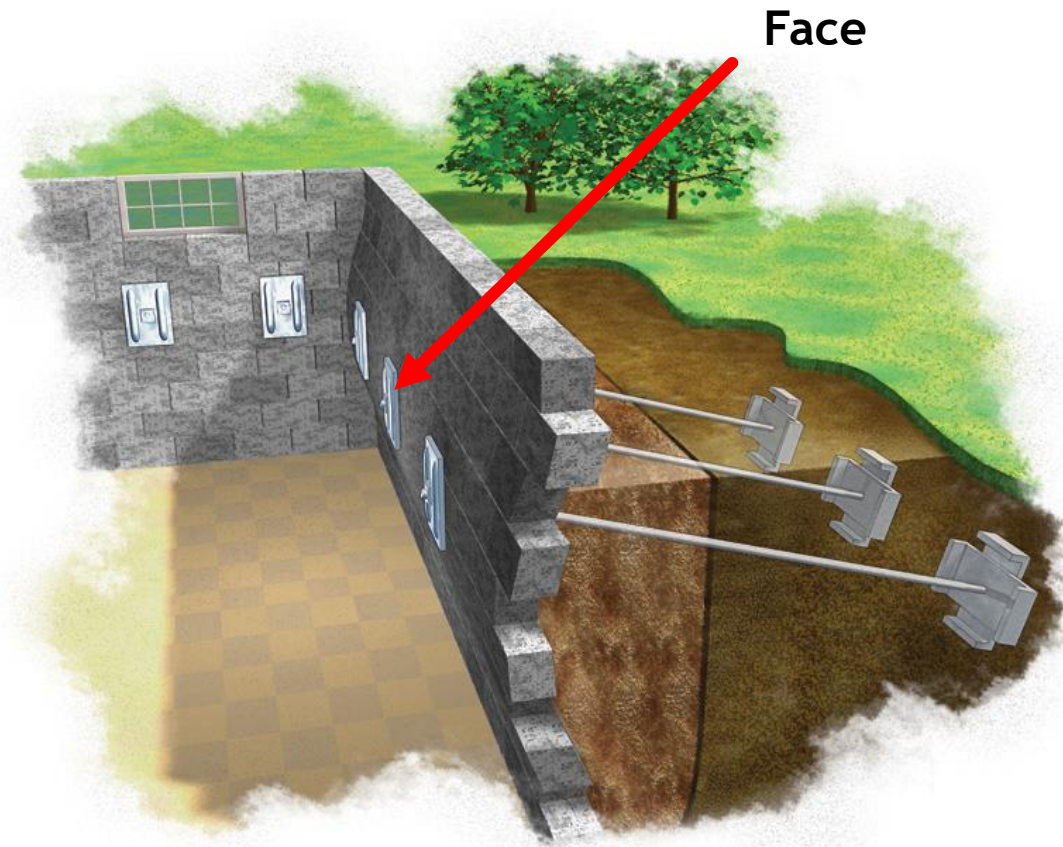




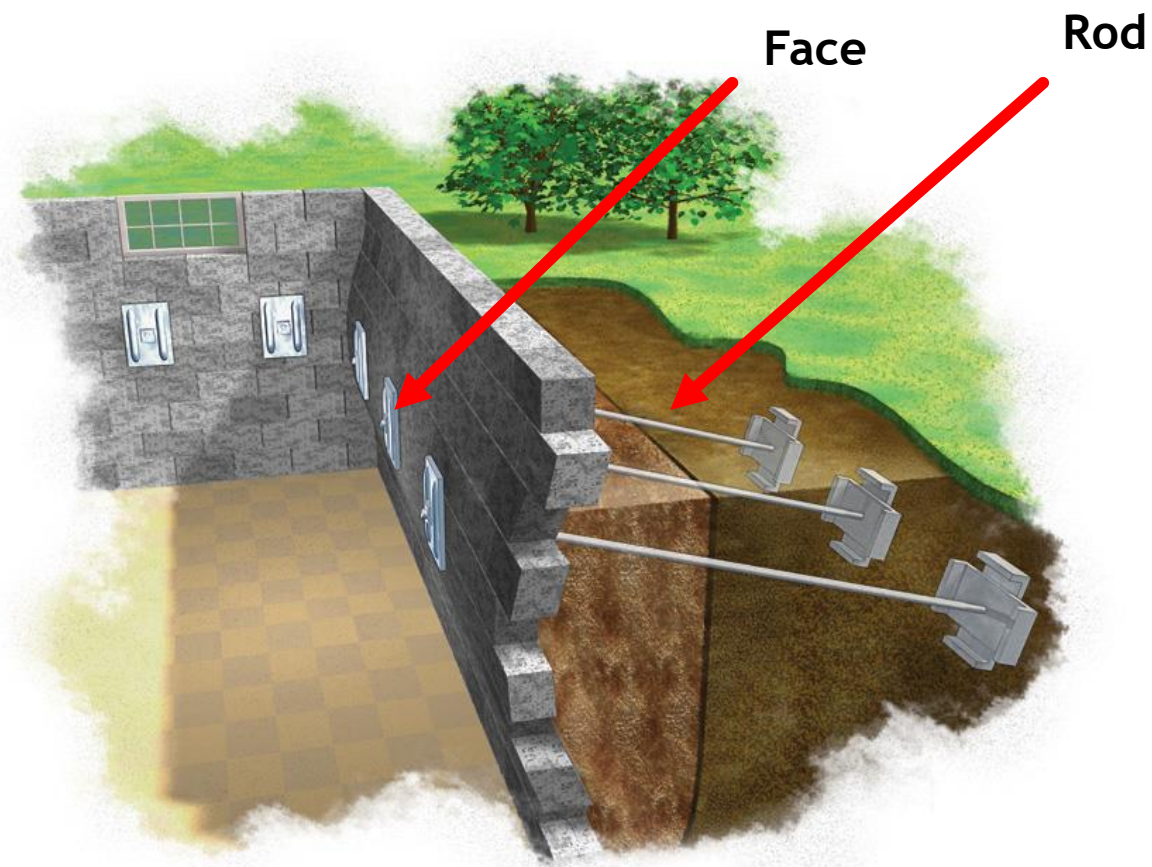
Deadman Anchors



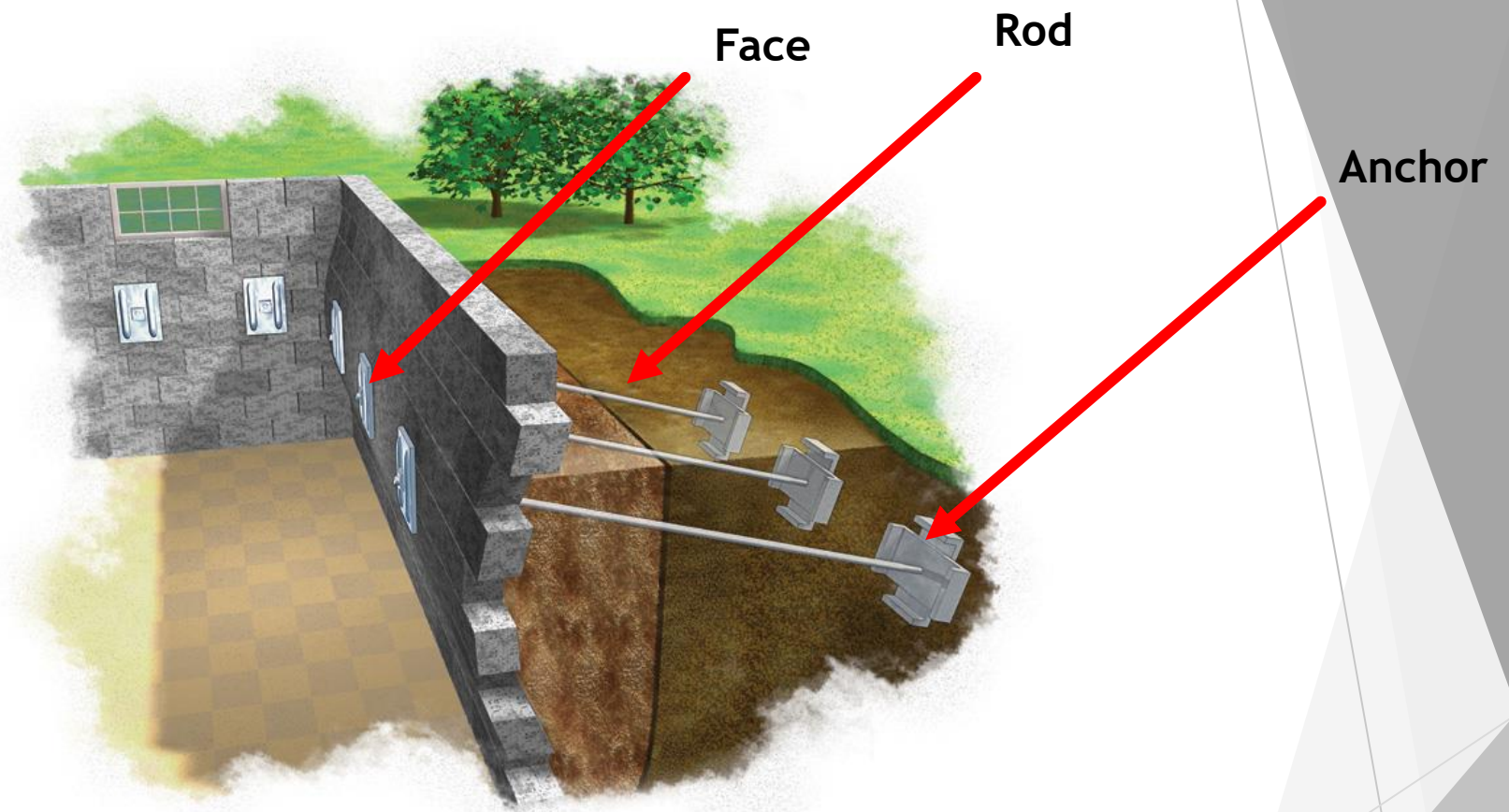
Deadman Anchors



Deadman Anchors



Deadman Anchors



Deadman Anchors





Carbon Fiber Strips





Epoxy Injection





Evidence of Piers



Helical Piers



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Cold Pour





Efflorescence







Dry Basement System



Dry Basement System

What are the signs that a house has settled?



Exterior Cracks



Exterior Cracks



Exterior Cracks



Exterior Cracks



Exterior Cracks



Chimney Separation



Exterior Cracks



Exterior Cracks



Chimney Separation



Mudjacking



Exterior Cracks



Exterior Cracks



Chimney Separation



Mudjacking



Exterior Cracks



Exterior Cracks



Chimney Separation



Mudjacking



Cracked Floor Tiles

With Any Structural Repairs...

With Any Structural Repairs...
The most important question to ask...

With Any Structural Repairs...
The most important question to ask...

Is there a Transferrable Warranty?



Mold





Lumberyard Mold

Mold

✓ Over 1000 strains

Mold

- ✓ Over 1000 strains
- ✓ Only one is Toxigenic

Mold

- ✓ Over 1000 strains
- ✓ Only one is Toxigenic
- ✓ Black Mold

Mold

- ✓ Over 1000 strains
- ✓ Only one is Toxigenic
- ✓ Black Mold

Funny thing about Black Mold...

Mold

- ✓ Over 1000 strains
- ✓ Only one is Toxigenic
- ✓ Black Mold

Funny thing about Black Mold...

Its Green



Stachybotrys Chartarum

Conditions for Black Mold

- Warm

Conditions for Black Mold

- Warm
- Wet

Conditions for Black Mold

- Warm
- Wet
- Dark

Conditions for Black Mold

- Warm
- Wet
- Dark
- Humid

Conditions for Black Mold

- Warm
- Wet
- Dark
- Humid
- Extended Period of Time

Can I Clean the Mold?

Per CDC Guidelines

Can I Clean the Mold?

Per CDC Guidelines

- **If the mold is less than 10 feet square**

Can I Clean the Mold?

Per CDC Guidelines

- **If the mold is less than 10 feet square**
- **Don't paint over it, remove it**

Can I Clean the Mold?

Per CDC Guidelines

- **If the mold is less than 10 feet square**
- **Don't paint over it, remove it**
- **Wear N-95 Mask/Gloves/Goggles**

Can I Clean the Mold?

Per CDC Guidelines

- If the mold is less than 10 feet square
- Don't paint over it, remove it
- Wear N-95 Mask/Gloves/Goggles
- 90/10 solution of ammonia or bleach
(Do not mix cleaners)

Can I Clean the Mold?

Per CDC Guidelines

- If the mold is less than 10 feet square
- Don't paint over it, remove it
- Wear N-95 Mask/Gloves/Goggles
- 90/10 solution of ammonia or bleach
 - (Do not mix cleaners)
- Clean with sponge

Can I Clean the Mold?

Per CDC Guidelines

- If the mold is less than 10 feet square
- Don't paint over it, remove it
- Wear N-95 Mask/Gloves/Goggles
- 90/10 solution of ammonia or bleach
 - (Do not mix cleaners)
- Clean with sponge
- Air dry the surface (fan)

Cool Word for the Day

Stachybotrys Chartarum



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Eastern Subterranean Termite



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Shelter Tubes



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**Three Pounds Per
Year**



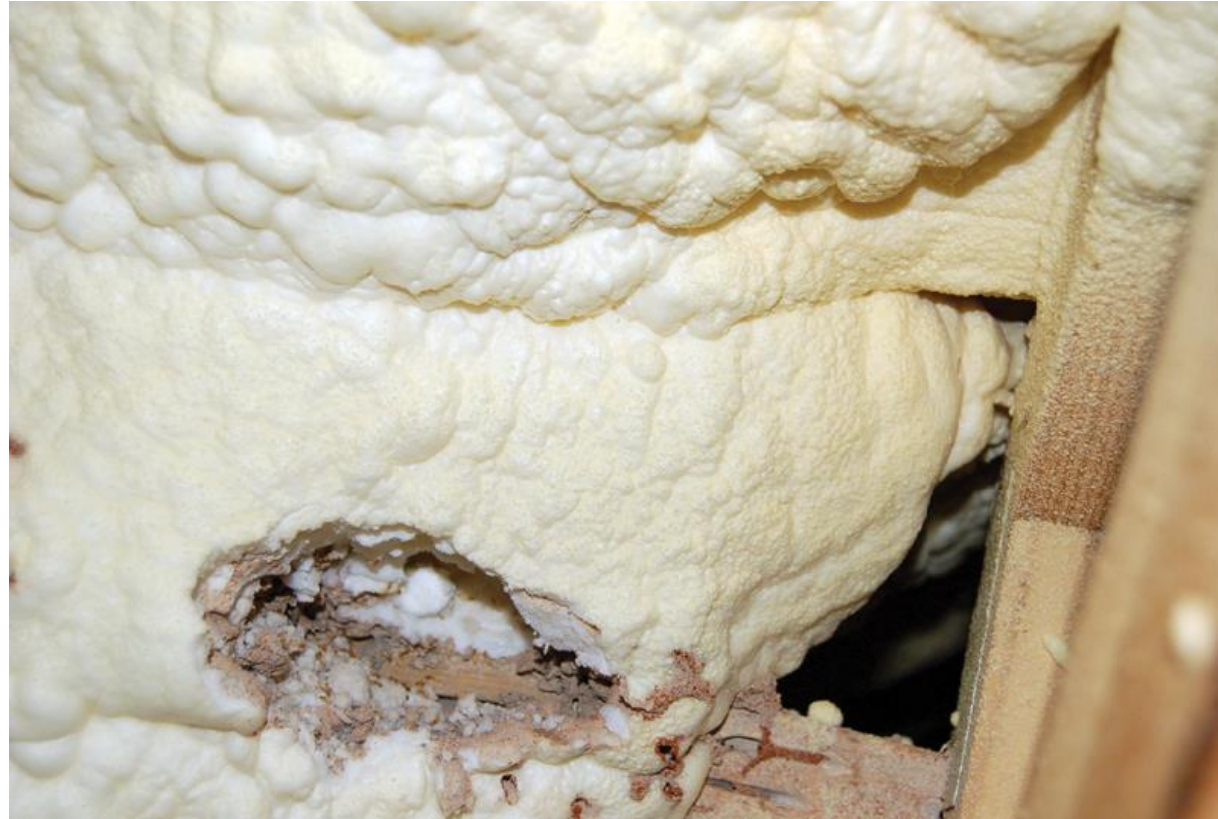
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Termites Eat Drywall



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Termites Eat Styrofoam



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Termite Damage



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Termite Damage



Woodrot



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Termite Damage
(with grain)



Woodrot
(across grain)



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Where are termites most likely to enter a home?



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Termite Treatment on Front Porch



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Open Porch During Construction



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Termites are not the **only wood
destroying insects in Kansas
City**



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Carpenter Bees



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Carpenter Bees



Bumble Bees



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Powder Post Beetle



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Carpenter Ants



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Lathe Blemish



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Swarming Ants

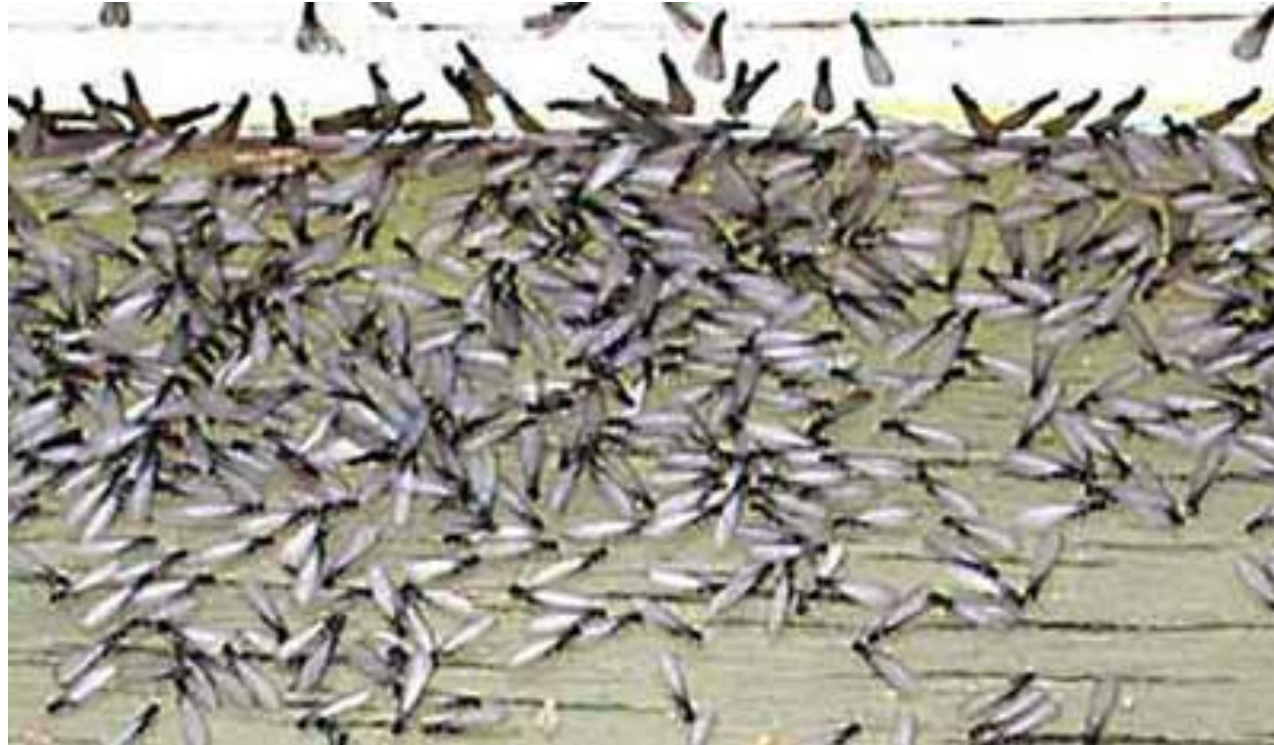


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Swarming Termites



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Termites



Ants



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Takes 2-4 years to produce Swarmers



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Ant



Termite

**Good Luck to all
members of the
Agents in KC Metro
Family**

And

Thank You

**for allowing me to be a
small part of your
success!**