3D-Sq. Home Inspection Service

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25851 Anderson School Rd
Sedalia MO 65301-1326
Inspector: Kevin Haulotte

Property Inspection Report

Client(s): **Your Name**
Property address: **12345 Your Road**
Your Town, MO 11111-2222
Inspection date: **Tuesday, January 30, 2018**

This report published on Friday, February 02, 2018 5:12:52 PM CST

How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a safety hazard
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Comment	For your information
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

Report number: 20180130-01
Time started: 2:15
Time finished: 4:00
Present during inspection: Noelle Beck and Erin Kuntzsch
Client present for discussion at end of inspection: Mary Haulotte
Inspector: Kevin
Weather conditions during inspection: Dry (no rain), Windy, Sunny
Temperature during inspection: Cool, 44 degrees
Ground condition: Dry
Recent weather: Dry (no rain)
Payment method: Check
Type of building: Single family, Single-family dwelling
Buildings inspected: One house
Age of main building: 1951
Source for main building age: Municipal records or property listing
Front of building faces: North
Main entrance faces: North
Occupied: No
Additions and modifications: It appears a living room was converted from a garage bay, or a breezeway.

1) Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:
http://www.reporthost.com/?EPA
http://www.reporthost.com/?CPSC
http://www.reporthost.com/?CDC

Grounds

Limitations: Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below

the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.
Condition of fences and gates: Appeared serviceable
Fence and gate material: Chain link
Condition of retaining walls: Required repair, replacement and/or evaluation (see comments below), Wall at South of property is leaning out words.
Retaining wall material: Masonry block
Site profile: Moderate slope
Condition of driveway: Appeared serviceable
Driveway material: Poured in place concrete
Condition of sidewalks and/or patios: Appeared serviceable
Sidewalk material: Poured in place concrete
Condition of deck, patio and/or porch covers: Appeared serviceable

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2) Retaining wall at south of property is leaning. This could be a potential hazard. Have a qualified contractor inspect and repair.


Photo 2-1


Photo 2-2

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3) Chain link fence is rusted in has top rails that are missing and/or are loose.


Photo 3-1


Photo 3-2


Photo 3-3


Photo 3-4

4) Some areas of the substructure were inaccessible due to limited space below. These areas couldn't be evaluated and are excluded from the inspection.

Exterior and Foundation

Limitations: The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.
Wall inspection method: Viewed from ground
Condition of wall exterior covering: Appeared serviceable
Apparent wall structure: Wood frame
Wall covering: Stone or faux stone veneer
Condition of foundation and footings: Appeared serviceable
Apparent foundation type: Finished basement, Concrete garage slab

Basement

Limitations: Structural components such as joists and beams, and other components such as piping, wiring and/or ducting that are obscured by under-floor insulation are also excluded from this inspection. Note that the inspector does not determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

The inspector does not guarantee or warrant that water will not accumulate in the basement in the future. Access to the basement during all seasons and during prolonged periods of all types of weather conditions (e.g. heavy rain, melting snow) would be needed to do so. The inspector does not determine the adequacy of basement floor or stairwell drains, or determine if such drains are clear or clogged.

Note that all basement areas should be checked periodically for water intrusion, plumbing leaks and pest activity.
Condition of exterior entry doors: Appeared serviceable
Exterior door material: Wood
Pier or support post material: Steel
Beam material: Steel
Floor structure above: Solid wood joists, 2x12
Condition of insulation underneath floor above: Required repairs, replacement and/or evaluation (see comments below),
Exterior Rim joist should be insulated.

5) Moderate cracks (1/8 inch - 3/4 inch) and/or leaning were found in the foundation. This may be a structural concern or an indication that settlement is ongoing. The client should consider hiring qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:
Foundation repair contractors who may prescribe repairs, and will give cost estimates for such repairs
Masonry contractors who repair and/or replace brick veneer
Geotechnical engineers who attempt to determine if settlement is ongoing, and the cause of the settlement
Structural engineers who determine if repairs are necessary, and prescribe those repairs

At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including hydraulic cement, resilient caulks and epoxy sealants.
NOTE: This is the only area that a visual inspection was possible as other areas are concealed by framed walls.


Photo 5-1


Photo 5-2

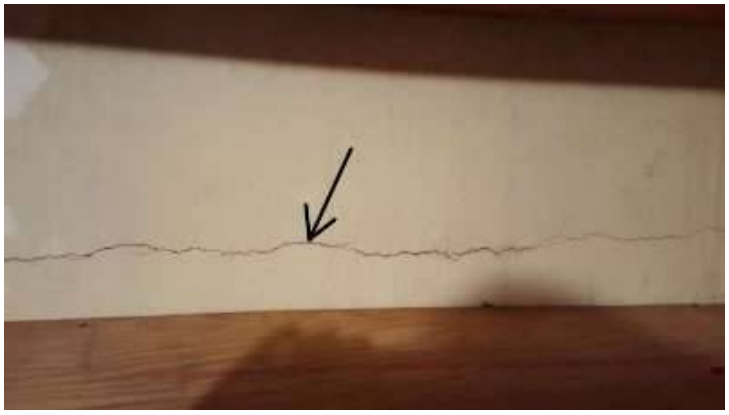
Photo 5-3

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6) Carpet was installed in the basement. Carpet absorbs and retains moisture and odors in humid environments such as basements. Monitor carpeted areas for moisture and odors in the future. Carpeting may need removal and/or replacement with a moisture-resistant flooring material.

Photo 6-1

Roof

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain, melting snow) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.
Roof inspection method: Traversed
Condition of roof surface material: Appeared serviceable
Roof surface material: Asphalt or fiberglass composition shingles
Roof type: Gable
Apparent number of layers of roof surface material: One
Condition of exposed flashings: Appeared serviceable
Condition of gutters, downspouts and extensions: Appeared serviceable
Gutter and downspout material: Metal

Attic and Roof Structure

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.
Attic inspection method: Partially traversed
Location of attic access point #A: Garage
Condition of roof structure: Appeared serviceable
Roof structure type: Rafters, 2x4@16"OC
Ceiling structure: Ceiling joists, 2x6@16"OC
Condition of insulation in attic (ceiling, skylight chase, etc.): Required repair, replacement and/or evaluation (see comments below): Current R-value is approx. 19 suggest R 38 to 60 per energy star recommendations.
Ceiling insulation material: Vermiculite loose fill, 6" approximately
Approximate attic insulation R value (may vary in areas): R-19
Vermiculite insulation present: Yes
Vapor retarder: None visible
Roof ventilation type: Box vents (roof jacks), Gable end vents

7) One or more sections of the roof structure appeared to have substandard ventilation, soffit or lower vents were missing. This

can result in high attic and roof surface temperatures, reduce the life of the roof covering materials, and/or increase cooling costs. High levels of moisture are also likely to accumulate in the roof structure or attic, and can be a conducive condition for wood-destroying organisms. Standard building practices require one free square foot of ventilation for every 150 square feet of attic space, and that vents be evenly distributed between the lowest points of the roof structure and the highest points to promote air circulation. Often this means that both soffit vents and ridge or gable end vents are installed. Recommend that a qualified contractor evaluate and repair per standard building practices.

Recommend vents be added in the soffits around the house for positive ventilation.

Photo 7-1

Photo 7-2
Add vents to soffits.

Photo 7-3

8) One or more exhaust fans in the attic had no duct to route the exhaust air outside. As a result, conditioned air will enter the attic when the fan is operated. This can result in excessive moisture in the attic. Recommend that a qualified contractor install ducting per standard building practices. Typically, this includes a duct with R-4 rated insulation permanently attached to a vent hood or cap installed on the roof or at an exterior wall.

Photo 8-1

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9) The ceiling insulation in one or more areas of the attic was substandard. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

Garage or Carport

Limitations: The inspector cannot reasonably determine the integrity of all elements of limited fire resistance at residential construction or verify firewall ratings at multi unit construction. Requirements for ventilation in garages vary between municipalities.
Type: Attached, Garage
Type of door between garage and house: Hollow core
Condition of garage vehicle door(s): Appeared serviceable
Type of garage vehicle door: Roll
Number of vehicle doors: 1
Condition of automatic opener(s): Appeared serviceable
Condition of garage floor: Appeared serviceable
Condition of garage interior: Appeared serviceable

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10) The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:
http://www.reporthost.com/?AGFR

Photo 10-1

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11) One or more areas with missing or substandard surface materials and/or Fire rating were found in the attached garage walls or ceilings. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall). For more information, visit:
http://www.reporthost.com/?AGFR

Electric

Limitations: The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.
Primary service type: Overhead
Number of service conductors: 3
Service voltage (volts): 120-240
Estimated service amperage: 200
Primary service overload protection type: Circuit breakers
Service entrance conductor material: Stranded copper
Main disconnect rating (amps): 200
System ground: Cold water supply pipes
Condition of main service panel: Appeared serviceable
Location of main service panel #A: Basement

Location of main disconnect: Breaker at top of main service panel
Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)
Ground fault circuit interrupter (GFCI) protection present: No
Smoke alarms installed: No, recommend install
Carbon monoxide alarms installed: No, recommend install

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12) One or more electric receptacles at the kitchen, bathroom(s), 3/4 bath, full bath, laundry area, garage, exterior and/or basement had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:
http://www.reporthost.com/?GFCI

Photo 12-1
All exterior outlets non GFCI. Some have exposed wiring.

Photo 12-2
All kitchen outlets including Garbage disposal to be GFCI

Photo 12-3

Photo 12-4


Photo 12-5


Photo 12-6

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13) The service drop wires were less than 10 feet above the ground, a deck or walkways. This is a shock hazard. A qualified electrician or the utility company should repair per standard building practices.


Photo 13-1

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14) Light fixtures with fully or partially exposed incandescent bulbs were installed in one or more closets. This is a fire hazard. Flammable stored items can come into contact with hot bulbs, or hot fragments from broken bulbs can fall on combustible materials. Closet lighting should use fluorescent light fixtures or fully enclosed incandescent fixtures. Installing a compact fluorescent lamp in a lamp holder is not an acceptable practice. If globes or covers are missing, they should be replaced. Otherwise recommend that a qualified electrician replace closet lights per standard building practices.

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15) One or more sections of outdoor wiring were exposed and subject to damage. This is a potential shock hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing conduit, re-routing wires or replacing wiring.

Expose wiring around the covered porch at the floor.

Photo 15-1
All exterior outlets non GFCI. Some have exposed wiring.

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16) No permanently installed smoke alarms were found. This is a potential safety hazard. A qualified electrician should install smoke alarms per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor and in attached garages). For more information, visit:
http://www.reporthost.com/?SMKALRM

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17) One or more light fixtures were controlled by a metal pull chain. This is a safety hazard for shock. Recommend that strings or isolating links be installed to prevent shock.

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18) Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.

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19) 2-slot receptacles rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private/shared wells and related equipment; private sewage disposal systems; hot tubs or spas; main, side and lateral sewer lines; gray water systems; pressure boosting systems; trap primers; incinerating or composting toilets; fire suppression systems; water softeners, conditioners or filtering systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determine the existence or condition of underground or above-ground fuel tanks.
Condition of service and main line: Appeared serviceable
Water service: Public
Location of main water meter: Front yard
Location of main water shut-off: Basement
Service pipe material: Copper
Condition of supply lines: Appeared serviceable

Supply pipe material: Copper
Condition of drain pipes: Appeared serviceable
Drain pipe material: Plastic
Condition of waste lines: Appeared serviceable
Waste pipe material: Plastic, Cast iron
Location(s) of plumbing clean-outs: Not determined (obscured, inaccessible or none found)
Vent pipe condition: Appeared serviceable
Vent pipe material: Cast iron
Sump pump installed: No
Condition of fuel system: Appeared serviceable
Location of main fuel shut-off valve: At gas meter

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20) Gas line with shut off exposed in basement. Needs a plug or to be terminated to an appliance.

Photo 20-1

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21) 2 hose bibs were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply. Recommend installing backflow prevention devices on all hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit:
http://www.reporthost.com/?BKFLOW

Photo 21-1

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22) Either no pit liner was installed for the sump pump, or the liner was substandard or significantly deteriorated. Sediment can clog and damage the pump. A pit liner such as a plastic bucket or molded concrete should be installed. Typical dimensions are 18 inches in diameter and 2-3 feet deep. Recommend that a qualified person repair per standard building practices. For more information, visit: http://www.reporthost.com/?IASP

Photo 22-1

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23) The gas meter was in contact with or too close to the soil below and is likely to rust as a result. Gas meters should be located 10 inches or more above the soil below. Soil should be graded or removed as necessary.

Photo 23-1

Water Heater

Limitations: Evaluation of and determining the adequacy or completeness of the following items are not included in this inspection: water recirculation pumps; solar water heating systems; Energy Smart or energy saver controls; catch pan drains. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit or a shut-off valve to be operated.
Condition of water heater: Near, at or beyond service life
Type: Tank
Energy source: Natural gas
Capacity (in gallons): 40
Temperature-pressure relief valve installed: Yes
Manufacturer: U.S. Craftmaster
Model number: BFG1F4034TNOV
Serial number: 0935T414573
Location of water heater: Basement
Hot water temperature tested: No
Condition of burners: Appeared serviceable
Condition of venting system: Appeared serviceable
Condition of combustion air supply: Appeared serviceable

24) The estimated useful life for most water heaters is 8-12 years. This water heater appeared to be at this age and/or its useful lifespan and may need replacing at any time. Recommend budgeting for a replacement in the near future, or considering replacement now before any leaks occur. The client should be aware that significant flooding can occur if the water heater fails. If not replaced now, consider having a qualified person install a catch pan and drain or a water alarm to help prevent damage if water does leak.

Heating, Ventilation and Air Condition (HVAC)

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).
General heating system type(s): Forced air, Heat pump
General heating distribution type(s): Ducts and registers
Condition of forced air heating/(cooling) system: Appeared serviceable
Forced air heating system fuel type: Natural gas
Estimated age of forced air furnace: 8 years
Forced air heating system manufacturer: Ruud

Forced air furnace model #: RCQD-3621AS
Forced air furnace serial number: F231003299
Condition of furnace filters: Appeared serviceable
Location for forced air filter(s): At base of air handler
Condition of forced air ducts and registers: Appeared serviceable
Condition of cooling system and/or heat pump: Appeared serviceable
Cooling system and/or heat pump fuel type: Electric
Location of heat pump or air conditioning unit: west
Type: Heat pump
Estimated age of heat pump or air conditioning unit: 8 years
Manufacturer of cooling system and/or heat pump: Ruud
Heat pump or air conditioner model number: UASL-036JEC
Heat pump or air conditioner serial number: 7234W231002265

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25) Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

Fireplaces, Stoves, Chimneys and Flues

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, and also does not determine if prefabricated or zero-clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit, and does not light fires. The inspector provides a basic visual examination of a chimney and any associated wood burning device. The National Fire Protection Association has stated that an in-depth Level 2 chimney inspection should be part of every sale or transfer of property with a wood-burning device. Such an inspection may reveal defects that are not apparent to the home inspector who is a generalist.
Condition of wood-burning fireplaces, stoves: Appeared serviceable
Wood-burning fireplace type: Masonry
Condition of gas-fired fireplaces or stoves: Appeared serviceable
Condition of chimneys and flues: Appeared serviceable
Wood-burning chimney type: Masonry

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26) The brick chimney was moderately deteriorated. For example, loose or missing mortar, cracked, broken, loose or spalled bricks. Loose bricks can pose a safety hazard, and deteriorated masonry can allow water to infiltrate the chimney structure and cause further damage. Recommend that a qualified contractor repair as necessary.

Limited tuck pointing needed.


Photo 26-1

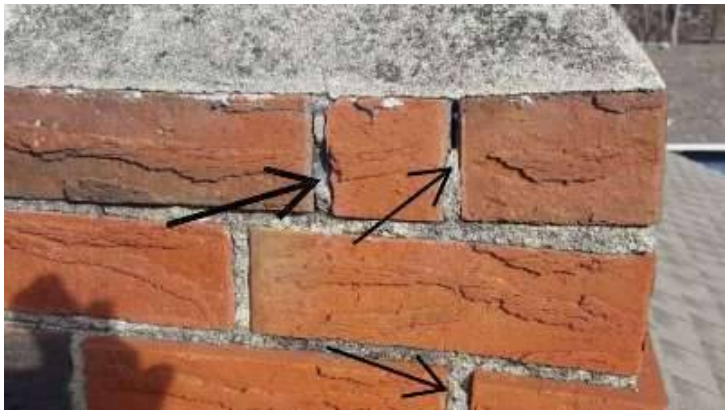
Photo 26-2

Kitchen

Limitations: The following items are not included in this inspection: household appliances such as stoves, ovens, cook tops, ranges, warming ovens, griddles, broilers, dishwashers, trash compactors, refrigerators, freezers, ice makers, hot water dispensers and water filters; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights.

Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances. The inspector does not note appliance manufacturers, models or serial numbers and does not determine if appliances are subject to recalls. Areas and components behind and obscured by appliances are inaccessible and excluded from this inspection.
Permanently installed kitchen appliances present during inspection: Oven, Cooktop, Dishwasher, Refrigerator, Under-sink food disposal
Condition of counters: Appeared serviceable
Condition of cabinets: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of under-sink food disposal: Appeared serviceable
Condition of dishwasher: Appeared serviceable, Near, at or beyond service life
Condition of ranges, cooktops and/or ovens: Appeared serviceable, Near, at or beyond service life
Range, cooktop, oven type: Electric
Type of ventilation: Hood or built into microwave over range or cooktop
Condition of refrigerator: Appeared serviceable

Bathrooms, Laundry and Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.
Location #A: Full bath, first floor
Location #B: 3/4 bath, basement
Condition of cabinets: Appeared serviceable
Condition of flooring: Appeared serviceable
Condition of sinks and related plumbing: Appeared serviceable
Condition of toilets: Appeared serviceable
Condition of bathtubs and related plumbing: Required repair, replacement and/or evaluation (see comments below)
Condition of shower(s) and related plumbing: Appeared serviceable
Condition of ventilation systems: Appeared serviceable
Gas supply for laundry equipment present: Yes
240 volt receptacle for laundry equipment present: No

27) The bathroom with a shower or bathtub at location(s) #B didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

28) The toilet at location(s) #A and B appeared to be old, and may use excessive amounts of water. Modern low-flush toilets use only 1.6 gallons (6 liters) of water per flush, where as many pre-1980 toilets use 7 or 6 gallons per flush (GPF). Consider having a qualified plumber replace old toilets as necessary with modern, good quality toilets for better water conservation.

29) The bathtub drain stopper mechanism at location(s) #A was inoperable. Recommend that a qualified person repair or replace as necessary.

Photo 29-1

Interior, Doors and Windows

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.
Condition of exterior entry doors: Appeared serviceable
Exterior door material: Wood, Glass panel, Sliding glass
Condition of interior doors: Appeared serviceable
Condition of windows and skylights: Appeared serviceable, Required repair, replacement and/or evaluation (see comments below)
Type(s) of windows: Single-hung
Condition of walls and ceilings: Appeared serviceable
Wall type or covering: Drywall or plaster, Paneling
Ceiling type or covering: Drywall or plaster
Condition of flooring: Appeared serviceable
Flooring type or covering: Carpet, Vinyl, linoleum or marmoleum
Condition of stairs, handrails and guardrails: Appeared serviceable

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30) One or more bedroom windows had substandard egress by today's standard building practices. Adequate egress is important in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Bedroom windows had an opening size that was too small. This is a potential safety hazard. Standard building practices require that every bedroom have at least one egress window or an exterior entry door. Egress windows must comply with these requirements:

- Minimum width of opening: 20 inches
- Minimum height of opening: 24 inches

- Minimum net clear opening at a grade floor egress windows: 5 square feet
- Minimum net clear opening of other egress windows: 5.7 square feet
- Maximum height of base of opening above grade or landing of grade floor egress windows: 44 inches
- Maximum height of base of opening above interior side floor: 44 inches
- Windows should open easily without the use of keys or tools

And for window wells below grade:

- Minimum net clear area of 9 square feet
- Minimum horizontal projection and width of 36 inches
- Wells with a vertical depth greater than 44 inches require a permanent ladder or steps usable with the window in the fully open position

Where windows are too high, at a minimum, keep something that serves as a ladder below the window at all times. Recommend that a qualified contractor repair or make modifications per standard building practices. For more information, visit:
http://www.reporthost.com/?EGRESS

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31) Lock mechanisms on one or more windows were inoperable. This can pose a security risk. Recommend that a qualified person repair as necessary.

East window on the north wall of the north bedroom latch inoperable. All others serviceable.

Photo 31-1

Photo X-1

Photo X-2

Photo X-3

Photo X-4

Photo X-5

Photo X-6

Photo X-7

Photo X-8

Photo X-9

Photo X-10

Photo X-11

Photo X-12

Photo X-13

Photo X-14

Photo X-15

Photo X-16

Photo X-17

Photo X-18

Photo X-19

Photo X-20

Photo X-21

Photo X-22

Photo X-23

Photo X-24

Photo X-25

Photo X-26

Photo X-27

Photo X-28

Photo X-29

Photo X-30

Photo X-31

Photo X-32

Photo X-33

Photo X-34

Photo X-35

Photo X-36

Photo X-37

Photo X-38

Photo X-39

Photo X-40

Photo X-41

Photo X-42

Photo X-43

Photo X-44

Photo X-45

Photo X-46

Photo X-47

Photo X-48

Photo X-49

Photo X-50

Photo X-51

Photo X-52

Photo X-53

Photo X-54

Photo X-55

Photo X-56

Photo X-57

Photo X-58

Photo X-59

Photo X-60

Photo X-61

Photo X-62

Photo X-63

Photo X-64

Photo X-65


Photo X-66


Photo X-67


Photo X-68

Photo X-69

Photo X-70

Photo X-71

Photo X-72

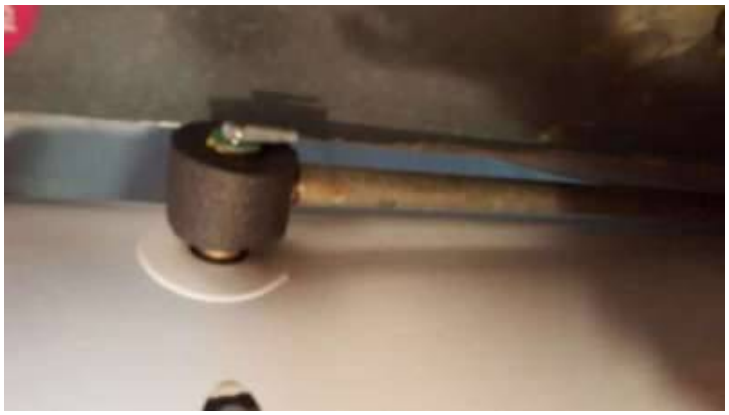
Photo X-73


Photo X-74


Photo X-75


Photo X-76


Photo X-77


Photo X-78

Photo X-79

Photo X-80

Photo X-81

Photo X-82

Photo X-83

Photo X-84

12345 Your Road
Your Town, MO 11111-2222

3D-Sq. Home Inspection Service

Email: kevin@3D-sq.com
Phone: (660) 723-5555
25851 Anderson School Rd
Sedalia MO 65301-1326
Inspector: Kevin Haulotte

Summary

Client(s): **Your Name**
Property address: **12345 Your Road**
Your Town, MO 11111-2222
Inspection date: **Tuesday, January 30, 2018**

This report published on Friday, February 02, 2018 5:12:52 PM CST

Concerns are shown and sorted according to these types:

	**Safety**	Poses a safety hazard
	**Repair/Replace**	Recommend repairing or replacing
	**Repair/Maintain**	Recommend repair and/or maintenance
	**Minor Defect**	Correction likely involves only a minor expense
	**Maintain**	Recommend ongoing maintenance
	**Evaluate**	Recommend evaluation by a specialist
	**Monitor**	Recommend monitoring in the future
	**Comment**	For your information
	**Conducive conditions**	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

General Information

1 - Structures built prior to the mid 1980s may contain lead and/or asbestos. Lead is commonly found in paint and in some plumbing components. The EPA does not recognize newer coats of paint as encapsulating older coats of lead-based paint. Asbestos is commonly found in various building materials such as insulation, siding, and/or floor and ceiling tiles. Laws were passed in 1978 to prohibit usage of lead and asbestos, but stocks of materials containing these substances remained in use for a number of years thereafter. Both lead and asbestos are known health hazards. Evaluating for the presence of lead and/or asbestos is beyond the scope of this inspection. Any mention of these materials in this report is made as a courtesy only, and meant to refer the client to a specialist. Consult with specialists as necessary, such as industrial hygienists, professional labs and/or abatement specialists for this type of evaluation. For information on lead, asbestos and other hazardous materials in homes, visit:
http://www.reporthost.com/?EPA
http://www.reporthost.com/?CPSC
http://www.reporthost.com/?CDC

Grounds

2 - Retaining wall at south of property is leaning. This could be a potential hazard. Have a qualified contractor inspect and repair.

3 - Chain link fence is rusted in has top rails that are missing and/or are loose.

Basement

5 - Moderate cracks (1/8 inch - 3/4 inch) and/or leaning were found in the foundation. This may be a structural concern or an indication that settlement is ongoing. The client should consider hiring qualified contractors and/or engineers as necessary for further evaluation. Such contractors may include:
Foundation repair contractors who may prescribe repairs, and will give cost estimates for such repairs
Masonry contractors who repair and/or replace brick veneer
Geotechnical engineers who attempt to determine if settlement is ongoing, and the cause of the settlement
Structural engineers who determine if repairs are necessary, and prescribe those repairs
At a minimum, recommend sealing cracks to prevent water infiltration. Numerous products exist to seal such cracks including hydraulic cement, resilient caulks and epoxy sealants.
NOTE: This is the only area that a visual inspection was possible as other areas are concealed by framed walls.

6 - Carpet was installed in the basement. Carpet absorbs and retains moisture and odors in humid environments such as basements. Monitor carpeted areas for moisture and odors in the future. Carpeting may need removal and/or replacement with a moisture-resistant flooring material.

Attic and Roof Structure

7 - One or more sections of the roof structure appeared to have substandard ventilation, soffit or lower vents were missing. This can result in high attic and roof surface temperatures, reduce the life of the roof covering materials, and/or increase cooling costs. High levels of moisture are also likely to accumulate in the roof structure or attic, and can be a conducive condition for wood-destroying organisms. Standard building practices require one free square foot of ventilation for every 150 square feet of attic space, and that vents be evenly distributed between the lowest points of the roof structure and the highest points to promote air circulation. Often this means that both soffit vents and ridge or gable end vents are installed. Recommend that a qualified contractor evaluate and repair per standard building practices.

Recommend vents be added in the soffits around the house for positive ventilation.

8 - One or more exhaust fans in the attic had no duct to route the exhaust air outside. As a result, conditioned air will enter the attic when the fan is operated. This can result in excessive moisture in the attic. Recommend that a qualified contractor install ducting per

standard building practices. Typically, this includes a duct with R-4 rated insulation permanently attached to a vent hood or cap installed on the roof or at an exterior wall.

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9 - The ceiling insulation in one or more areas of the attic was substandard. Heating and cooling costs may be higher due to reduced energy efficiency. Recommend that a qualified person repair, replace or install insulation as necessary and per standard building practices (typically R-38).

Garage or Carport

10 - The door between the garage and the house did not appear to be fire resistant, or the inspector was unable to verify that it was via a label. This is a potential safety hazard. House to garage doors, to prevent fire and fumes from spreading from the garage into interior living space, should be constructed of fire-resistant materials. Doors, generally considered to be suitable for the purpose, are solid core wood, steel, honeycomb steel or a door that has been factory labeled as fire rated. Recommend that a qualified contractor replace or repair the door and, at that time, make any other corrections that might be required to provide suitable fire resistance between the garage and the dwelling per standard building practices. For more information, visit:
http://www.reporthost.com/?AGFR

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11 - One or more areas with missing or substandard surface materials and/or Fire rating were found in the attached garage walls or ceilings. Current standard building practices call for wooden-framed ceilings and walls that divide the house and garage to provide limited fire-resistance rating to prevent the spread of fire from the garage to the house. Recommend that a qualified person repair per standard building practices. For example, by patching openings or holes, firestopping holes or gaps with fire-resistant caulking, and/or installing fire-resistant wall covering (e.g. Type X drywall). For more information, visit:
http://www.reporthost.com/?AGFR

Electric

12 - One or more electric receptacles at the kitchen, bathroom(s), 3/4 bath, full bath, laundry area, garage, exterior and/or basement had no visible ground fault circuit interrupter (GFCI) protection, or the inspector was unable to determine if GFCI protection was present. If not GFCI-protected, receptacles in wet areas pose a shock hazard. Recommend that a qualified electrician evaluate and install GFCI protection if necessary and per standard building practices. General guidelines for GFCI-protected receptacles include the following locations:

- Outdoors (since 1973)
- Bathrooms (since 1975)
- Garages (since 1978)
- Kitchens (since 1987)
- Crawl spaces and unfinished basements (since 1990)
- Wet bar sinks (since 1993)
- Laundry and utility sinks (since 2005)

For more information, visit:
http://www.reporthost.com/?GFCI

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13 - The service drop wires were less than 10 feet above the ground, a deck or walkways. This is a shock hazard. A qualified electrician or the utility company should repair per standard building practices.

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14 - Light fixtures with fully or partially exposed incandescent bulbs were installed in one or more closets. This is a fire hazard. Flammable stored items can come into contact with hot bulbs, or hot fragments from broken bulbs can fall on combustible materials. Closet lighting should use fluorescent light fixtures or fully enclosed incandescent fixtures. Installing a compact fluorescent lamp in a lamp holder is not an acceptable practice. If globes or covers are missing, they should be replaced. Otherwise recommend that a qualified electrician replace closet lights per standard building practices.

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15 - One or more sections of outdoor wiring were exposed and subject to damage. This is a potential shock hazard. Recommend that a qualified electrician repair per standard building practices. For example, by installing conduit, re-routing wires or

replacing wiring.

Expose wiring around the covered porch at the floor.

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16 - No permanently installed smoke alarms were found. This is a potential safety hazard. A qualified electrician should install smoke alarms per standard building practices (e.g. in hallways leading to bedrooms, in each bedroom, on each floor and in attached garages). For more information, visit:
http://www.reporthost.com/?SMKALRM

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17 - One or more light fixtures were controlled by a metal pull chain. This is a safety hazard for shock. Recommend that strings or isolating links be installed to prevent shock.

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18 - Branch circuit wiring installed in buildings built prior to the mid 1980s is typically rated for a maximum temperature of only 60 degrees Celsius. This includes non-metallic sheathed (Romex) wiring, and both BX and AC metal-clad flexible wiring. Knob and tube wiring, typically installed in homes built prior to 1950, may be rated for even lower maximum temperatures. Newer electric fixtures including lighting and fans typically require wiring rated for 90 degrees Celsius. Connecting newer fixtures to older, 60-degree-rated wiring is a potential fire hazard. Repairs for such conditions may involve replacing the last few feet of wiring to newer fixtures with new 90-degree-rated wire, and installing a junction box to join the old and new wiring.

It is beyond the scope of this inspection to determine if such incompatible components are installed, or to determine the extent to which they're installed. Based on the age of this building, the client should be aware of this safety hazard, both for existing fixtures and when planning to upgrade with newer fixtures. Consult with a qualified electrician for repairs as necessary.

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19 - 2-slot receptacles rather than 3-slot, grounded receptacles were installed in one or more areas. These do not have an equipment ground and are considered unsafe by today's standards. Appliances that require a ground should not be used with 2-slot receptacles. Examples of such appliances include computers and related hardware, refrigerators, freezers, portable air conditioners, clothes washers, aquarium pumps, and electrically operated gardening tools. The client should be aware of this limitation when planning use for various rooms, such as an office. Upgrading to grounded receptacles typically requires installing new wiring from the main service panel or sub-panel to the receptacle(s), in addition to replacing the receptacle(s). Consult with a qualified electrician about upgrading to 3-wire, grounded circuits.

Plumbing / Fuel Systems

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20 - Gas line with shut off exposed in basement. Needs a plug or to be terminated to an appliance.

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21 - 2 hose bibs were missing backflow prevention devices. These devices reduce the likelihood of gray water entering the potable water supply. Recommend installing backflow prevention devices on all hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit:
http://www.reporthost.com/?BKFLOW

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22 - Either no pit liner was installed for the sump pump, or the liner was substandard or significantly deteriorated. Sediment can clog and damage the pump. A pit liner such as a plastic bucket or molded concrete should be installed. Typical dimensions are 18 inches in diameter and 2-3 feet deep. Recommend that a qualified person repair per standard building practices. For more information, visit:
http://www.reporthost.com/?IASP

Heating, Ventilation and Air Condition (HVAC)

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25 - Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season).

Fireplaces, Stoves, Chimneys and Flues

26 - The brick chimney was moderately deteriorated. For example, loose or missing mortar, cracked, broken, loose or spalled bricks. Loose bricks can pose a safety hazard, and deteriorated masonry can allow water to infiltrate the chimney structure and cause further damage. Recommend that a qualified contractor repair as necessary.

Limited tuck pointing needed.

Bathrooms, Laundry and Sinks

27 - The bathroom with a shower or bathtub at location(s) #B didn't have an exhaust fan installed. Moisture can accumulate and result in mold, bacteria or fungal growth. Even if the bathroom has a window that opens, it may not provide adequate ventilation, especially during cold weather when windows are closed or when wind blows air into the bathroom. Recommend that a qualified contractor install exhaust fans per standard building practices where missing in bathrooms with showers or bathtubs.

28 - The toilet at location(s) #A and B appeared to be old, and may use excessive amounts of water. Modern low-flush toilets use only 1.6 gallons (6 liters) of water per flush, where as many pre-1980 toilets use 7 or 6 gallons per flush (GPF). Consider having a qualified plumber replace old toilets as necessary with modern, good quality toilets for better water conservation.

29 - The bathtub drain stopper mechanism at location(s) #A was inoperable. Recommend that a qualified person repair or replace as necessary.

Interior, Doors and Windows

30 - One or more bedroom windows had substandard egress by today's standard building practices. Adequate egress is important in the event of a fire or emergency to allow escape or to allow access by emergency personnel. Bedroom windows had an opening size that was too small. This is a potential safety hazard. Standard building practices require that every bedroom have at least one egress window or an exterior entry door. Egress windows must comply with these requirements:

- Minimum width of opening: 20 inches
- Minimum height of opening: 24 inches
- Minimum net clear opening at a grade floor egress windows: 5 square feet
- Minimum net clear opening of other egress windows: 5.7 square feet
- Maximum height of base of opening above grade or landing of grade floor egress windows: 44 inches
- Maximum height of base of opening above interior side floor: 44 inches
- Windows should open easily without the use of keys or tools

And for window wells below grade:

- Minimum net clear area of 9 square feet
- Minimum horizontal projection and width of 36 inches
- Wells with a vertical depth greater than 44 inches require a permanent ladder or steps usable with the window in the fully open position

Where windows are too high, at a minimum, keep something that serves as a ladder below the window at all times. Recommend that a qualified contractor repair or make modifications per standard building practices. For more information, visit: http://www.reporthost.com/?EGRESS

31 - Lock mechanisms on one or more windows were inoperable. This can pose a security risk. Recommend that a qualified person repair as necessary.

East window on the north wall of the north bedroom latch inoperable. All others serviceable.