

January 29, 2018

Ryan & Crystal McNeal

RE: 146 Santa Fe Ave
Lawson, MO 64062



Dear Ryan & Crystal McNeal:

At your request, a visual inspection of the above referenced property was conducted on January 27, 2018 . An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

IMPORTANT: The Summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that you have appropriate licensed contractors evaluate each concern further and the entire system for additional concerns that may be outside our area of expertise or the scope of our inspection BEFORE the close of escrow. Please call our office for any clarifications or further questions.

MAJOR OBSERVATIONS

FOUNDATION:

BASEMENT:

3.12 OTHER OBSERVATIONS:

The S side wall was covered over with sheet metal. Sharp edges viewed at various areas. This condition presents a safety hazard. Repair or improvement is recommended for safety purposes.

ROOF SYSTEM

EXPOSED FLASHINGS:

4.10 TYPE & CONDITION:

The N side rubber boot flashing that provides watershed from around plumbing vent stack through roof was improperly installed. Replacement/repair is recommended.

Raised flashing was viewed at electrical mast roof flashing. Repair is recommended. Consult a qualified roofing contractor for further evaluation and repair or improvement as necessary.

PLUMBING

WATER HEATER:

5.9 CONDITION:

The water heater has exceeded the end of its average economic life. Short remaining life should be anticipated.

The TPRV discharge pipe is currently incorrect diameter (3/4" necessary) -and not properly terminated. The TPRV discharge pipe should be sized at least same as the outlet, and should terminate directly toward floor within 6".

Improvements necessary for safety.

The temperature setting at the water heater was set in a high range. Check the manufacturers' instructions for proper setting of the water heater for safety purposes. Thermostat on water heater is set at the hottest setting. This usually indicates the demand for continual hot water is not being satisfied. Consult a qualified plumber for further evaluation and repair or improvement, as necessary.

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

7.5 SUB PANEL: TYPE & CONDITIONS:

The neutral and ground wires were not separated in the electrical sub-panel box. These wires should be separated in all locations, other than the main panel box to conform to the electrical construction standards. Open unused wire slots viewed. Seal as needed. Consult an electrician for further evaluation and repair or improvement, as necessary.

LIGHT FIXTURES

7.10 CONDITION:

The light/fan in lower level bathroom was not rated for wet use, and improper clearance over shower. This condition presents a safety hazard. Repair or improvement is recommended for safety purposes. Consult a qualified electrician for further evaluation and repair or improvement as necessary.

BATHROOMS

BATHROOM 3:

11.13 TYPE/LOCATION:

This full bathroom was located off of the family room.

11.18 BATHTUB, SHOWER & WALLS:

Gaps and cracks were present at the grout joints of the tile work at the tub/shower surround. Minor repair by re-grouting or caulking is recommended.

GARAGE - CARPORT

OTHER OBSERVATIONS:

12.6

Low wood core decay was viewed on both N side detached garage side doors. Recommend replace.

GROUNDS

DECKS:

13.4 TYPE & CONDITION:

The handrail was missing off deck and stairs. This condition presents a safety hazard. Installation recommended for safety. Consult a qualified carpenter or general contractor for further evaluation and repair or improvement as necessary.

ITEMS NEEDING ACTION

EXTERIOR

EAVES, SOFFITS, FASCIA & TRIM:

2.3 MATERIAL AND CONDITION:

The caulk at the joints at the metal covering around the exterior trim around the windows was missing. Caulking these joints is recommended. The inside soffit channel trim was missing off back side of fascia. Repair is recommended.

VENT SYSTEMS, FLUES & CHIMNEYS #1

2.5 CONDITION:

Raised flashing viewed at roof. The storm collar sealant was missing. A storm collar is a necessary flashing around chimney flue piping to prevent water entry. Replacement of sealant recommended. Consult qualified roofing contractor for further evaluations and necessary repairs.

FOUNDATION:

BASEMENT:

3.3 FLOOR DRAIN & SUMP PUMP: TYPE AND CONDITION:

The basement floor drain clean-out plug was missing. It is recommended that a clean-out plug be installed to prevent potentially volatile and unhealthful sewage gas from escaping into the interior of the home. No check valve was installed on the discharge pipe of the sump pump. Installation of a check valve is recommended to prevent water re-entry into the sump pit when the pump stops. Hole viewed in drain pipe at top of pit area. Recommend repair. Contact a qualified plumber for further evaluation and repair or improvement as necessary.

3.4 WALLS: TYPE AND CONDITION

The S side wall has moved. Bowing/cracking is evident. This condition is caused by exterior ground pressure due to improper terracing. Wall restraints were installed and appear to be functioning. It is recommended that the condition be periodically monitored. If any worsening of the condition is detected, contact a professional engineer for further evaluation. Recommend obtaining all documentation on repair work done.

PLUMBING

MAIN WATER SERVICE PIPE:

5.1 TYPE & CONDITION:

Inspector unable to view shut off valve and type of incoming plumbing pipe and size. Consult homeowner on location to main water shutoff.

WASTE WATER PIPES:

5.3 TYPE & CONDITION:

Sometimes older underground drain pipes can become clogged with roots or other debris and may need to be cleaned periodically. These conditions may not be evident at the time of inspection and only show up after occupancy and usage by a new owner. Consult the seller or the seller's disclosure statement for additional information concerning the frequency of any prior drain cleaning and service or repair.

HEATING & COOLING SYSTEMS

COOLING SYSTEM:

6.15 SYSTEM CONDITION:

The cooling system could not be operated due to the low outdoor temperature. Operation of the outdoor compressor/condenser unit when the temperature is below 65 degrees Fahrenheit could result in system damage. Have the cooling system evaluated by the appropriate professional when the conditions are favorable. The cooling system has exceeded the end of its average expected economic life. Short remaining life should be expected.

The fins over the coils of the outdoor condensing unit were bent. Dirt, and or bent fins can block air flow and reduce cooling performance or cause damage to the system. Combing of the fins is recommended.

ELECTRICAL SYSTEM

SWITCHES & OUTLETS:

7.9 CONDITION:

Ground Fault Circuit Interrupter (GFCI) devices are recommended for installation at exterior, garage, bathrooms & kitchen outlets. GFCI devices provide additional protection where electricity is present at wet locations. Test the GFCI function every month as per manufacturer's instructions. The GFCI device(s) in the MBR, and hallway bathrooms were redundant. These GFCI outlet(s) were protected by a GFCI device up-line in the circuit at opposite sides. This condition may cause confusion, since the GFCI up-line in the circuit is likely to trip first and interrupt power. There would be no power at the GFCI outlet in use, but the circuit can not be reset at this GFCI outlet. It must be reset at the GFCI device up-line. Elimination of this redundancy is recommended to avoid confusion.

INTERIOR

DOORS:

8.1 MAIN ENTRY DOOR:

The front door does not properly latch. Adjustment to striker plate at door jamb is necessary. The storm door was damaged. Repair is recommended.

WINDOWS:

8.5 CONDITION:

Loose torn weather seal viewed on N side window off garage. Repair or improvement is recommended as good maintenance.

KITCHEN

KITCHEN SINK:

9.1 TYPE & CONDITION:

It was observed that an S-trap was present under the sink in the kitchen. Consider the installation of a P-trap with a drain waste vent pipe to conform to modern standards.

INTERIOR COMPONENTS:

9.13 SWITCHES/FIXTURES/OUTLETS:

Electrical outlets within six feet of the kitchen sink were not GFCI protected. Ground Fault Circuit Interrupter (GFCI) devices provide additional safety where electricity is present at wet locations. Their use is recommended for safety purposes.

BATHROOMS

BATHROOM 1:

11.1 TYPE/LOCATION:

This full bathroom was located in the master bedroom.

11.2 VENTILATION:

The bathroom vent fan did not exhaust to the exterior. The exhaust was blown into the attic. Damage may result from high humidity in the attic caused by this exhaust. While no adverse conditions have resulted, the exhaust should be rerouted to the exterior as good practice.

11.6 BATHTUB, SHOWER & WALLS:

Gaps and cracks were present at the grout joints of the tile work at the tub/shower surround. Minor repair by re-grouting or caulking is recommended as good maintenance.

BATHROOM 2:

11.7 TYPE/LOCATION:

This full bathroom was located in the main level hall.

11.8 VENTILATION:

The bathroom vent fan did not exhaust to the exterior. The exhaust was blown into the attic. Damage may result from high humidity in the attic caused by this exhaust. While no adverse conditions have resulted, the exhaust should be rerouted to the exterior as good practice.

GROUNDS

GRADING:

13.5

Fill low spots or re-grade and pitch the slope of the soil away from the foundation. The slope should fall away from the foundation at a minimum rate of half an inch per foot to at least a five foot distance from the foundation. Maintain the slope of the grade in the direction away from the foundation.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

A handwritten signature in dark ink, appearing to read "Kurt Witt". The signature is stylized with a large, sweeping "K" and a long horizontal stroke at the end.

Kurt Witt
First Class Property Inspections, LLC

Report: 2328 Address: 123 Any St

Confidential Inspection Report

123 Any St
Lees Summit, MO 12345



Prepared for: John Doe

This report is the exclusive property of the First Class Property Inspections, LLC and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

1.1 FILE #:

2328.

1.2 DATE OF INSPECTION:

January 27, 2018.

1.3 TIME OF INSPECTION:

10:00 AM.

1.4 CLIENT NAME:

John Doe.

1.5 CLIENT CITY/STATE/ZIP:

,

[1.6 CLIENT E-MAIL](#)

[123.com.](#)

1.7 INSPECTION SITE:

123 Any St.

1.8 INSPECTION SITE CITY/STATE/ZIP:

Lee Summit. MO 12345.

PAYMENT INFORMATION:

1.9 SERVICES & FEES:

Mechanical Inspection \$205.00, Structural Inspection \$205.00 ,Termite Inspection \$75.00, Gold Combo Discount -\$105.00.

1.10 TOTAL FEE:

WHT \$380.00.

1.11 PAID BY:

Check # 1234.

CLIMATIC CONDITIONS:

1.12 WEATHER:

Clear.

1.13 SOIL CONDITIONS:

Dry.

1.14 OUTSIDE TEMPERATURE:

40-49 degrees.

BUILDING CHARACTERISTICS:

1.15 MAIN ENTRY FACES:

North.

1.16 ESTIMATED AGE OF HOUSE:

45-55 years.

1.17 BUILDING TYPE:

Single family, Ranch.

UTILITY SERVICES:

1.18 WATER SOURCE:

Public.

1.19 WASTE DISPOSAL:

Public.

1.20 UTILITIES STATUS:

All utilities ON.

OTHER INFORMATION:**1.21 LEVEL OF DEVELOPMENT IN THE AREA:**

Urban.

1.22 RESIDENCE STATUS:

The house was vacant at the time of the inspection. No furnishings remained at the property at the time of inspection.

1.23 PEOPLE PRESENT:

Purchaser, Selling Agent.

ENVIRONMENTAL ISSUES**1.24 Radon:**

No mitigation system is installed. Radon screening is not included in this inspection. The EPA recommends that you obtain the radon level in any home you are considering buying. For further information on Radon, contact this inspection company or the Environmental Protection Agency.

REPORT LIMITATIONS

*This home inspection report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. **This report incorporates by reference the "Inspection Agreement" previously entered into by the parties on the date the parties signed said agreement.***

Repairs of conditions cited in this report should be performed by qualified and properly licensed contractors in the appropriate trades. Employment of inexperienced, incompetent or otherwise unreliable contractors may result in additional damage or problems. Seek estimates from at least three contractors before authorizing any repair.

In the event of a claim, disagreement, dispute or complaint arising from this inspection or report, the Client will allow First Class Property Inspections, LLC to inspect the claim prior to any repairs or waive the right to make the claim. The Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

EXTERIOR

WALLS & SIDING:**2.1 MATERIAL:**

The exterior walls were covered with brick siding, and vinyl siding.

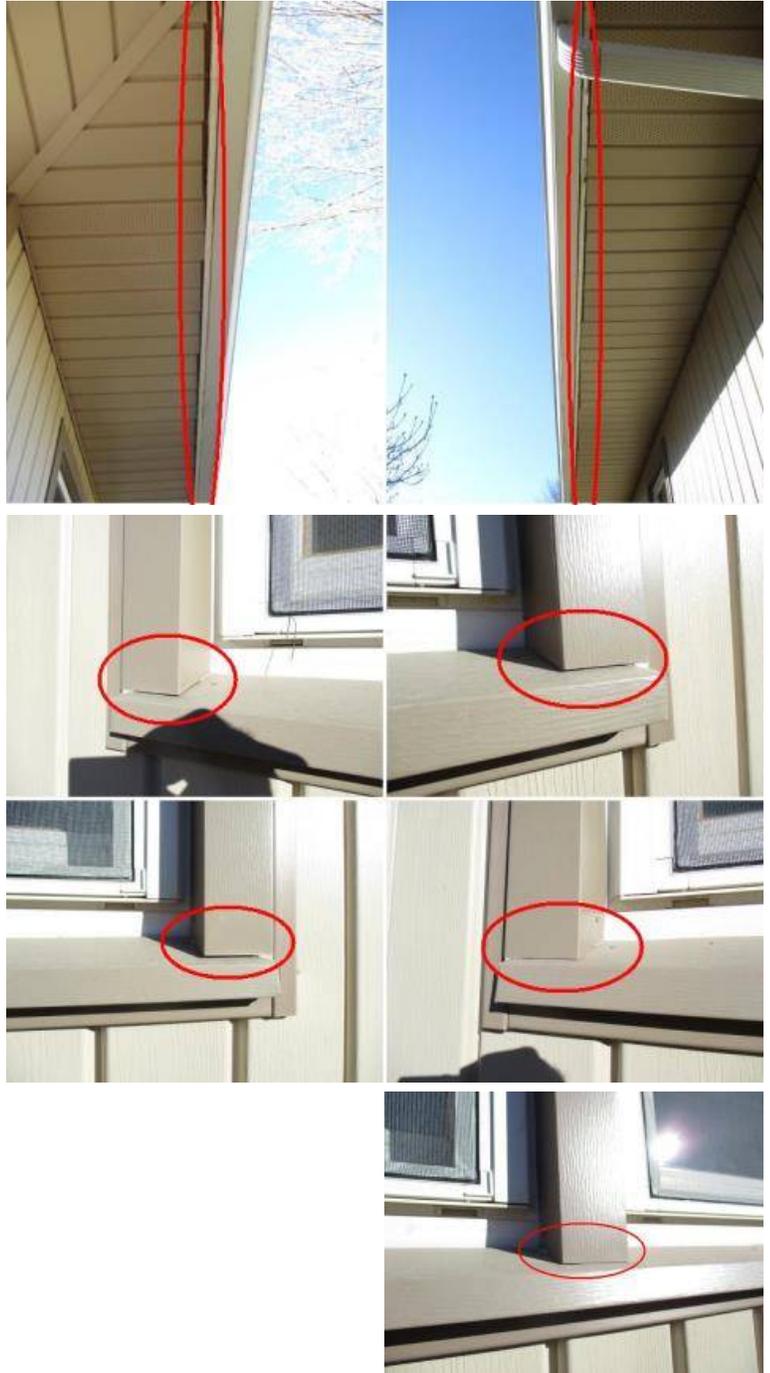
2.2 CONDITION:

The exterior walls and siding appear to be serviceable.

EAVES, SOFFITS, FASCIA & TRIM:

2.3 MATERIAL AND CONDITION:

The exterior trim was wood, and metal wrapped wood. **The caulk at the joints at the metal covering around the exterior trim around the windows was missing. Caulking these joints is recommended. The inside soffit channel trim was missing off back side of fascia. Repair is recommended.**



VENT SYSTEMS, FLUES & CHIMNEYS #1

2.4 TYPE:

The metal chimney services the heating system and water heater.



2.5 CONDITION:

Raised flashing viewed at roof. The storm collar sealant was missing. A storm collar is a necessary flashing around chimney flue piping to prevent water entry. Replacement of sealant recommended. Consult qualified roofing contractor for further evaluations and necessary repairs.



VENT SYSTEMS, FLUES & CHIMNEYS #2

2.6 TYPE:

Plastic vent was not in use.



FOUNDATION:

BASEMENT:

3.1 ACCESSIBILITY:

The basement area was finished. Wall, ceiling and floor coverings limit this visual inspection.

3.2 FLOOR: TYPE AND CONDITION

The basement floor was concrete. Some of the basement floor was concealed by floor coverings and could not be fully inspected. The basement floor appears to be serviceable.

3.3 FLOOR DRAIN & SUMP PUMP: TYPE AND CONDITION:

The basement floor drain clean-out plug was missing. It is recommended that a clean-out plug be installed to prevent potentially volatile and unhealthful sewage gas from escaping into the interior of the home.

No check valve was installed on the discharge pipe of the sump pump. Installation of a check valve is recommended to prevent water re-entry into the sump pit when the pump stops. Hole viewed in drain pipe at top of pit area. Recommend repair. Contact a qualified plumber for further evaluation and repair or improvement as necessary.





3.4 WALLS: TYPE AND CONDITION

The basement foundation walls were poured concrete. Some of the foundation wall(s) was/were concealed and could not be fully inspected. **The S side wall has moved. Bowing/cracking is evident. This condition is caused by exterior ground pressure due to improper terracing. Wall restraints were installed and appear to be functioning. It is recommended that the condition be periodically monitored. If any worsening of the condition is detected, contact a professional engineer for further evaluation. Recommend obtaining all documentation on repair work done.**



3.5 SUPPORT COLUMNS: TYPE:

The support columns were steel.

3.6 CONDITION:

Some of the support column(s) was/were concealed and could not be fully inspected. The support columns in the basement appear to be serviceable.

3.7 BEAMS: TYPE:

The beams were steel.

3.8 CONDITION:

Some of the main beam(s) was/were concealed and could not be fully inspected. The main beam(s) appear(s) to be serviceable.

3.9 FLOOR JOISTS: TYPE:

The floor joists were wood, 2x10 floor joists set at 16" on center.

3.10 CONDITION:

Some of the floor joists were not fully visible and could not be fully evaluated during this inspection. The floor joists appear to be serviceable.

3.11 INSULATION

The basement had insulation present. Fiberglass batts were installed against the box joist. Insulation was installed on the foundation walls or wood frame walls.

3.12 OTHER OBSERVATIONS:

The S side wall was covered over with sheet metal. Sharp edges viewed at various areas. This condition presents a safety hazard. Repair or improvement is recommended for safety purposes.



ROOF SYSTEM

*The following report section is an opinion of the general quality and condition of the roofing material. **The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage.** The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Most often, this condition is not present at the time of the inspection.*

ATTIC SPACE:

4.1 METHOD OF INSPECTION:

Inspection of the attic was performed from hatch areas only. No walkway boards were provided to prevent walking on insulation and ensure safe entry. Visibility of attic area was limited by insulation covering ceiling joists and height restrictions at eaves.

4.2 FRAMING: TYPE:

Conventional framing was employed in the construction of the roof. The ceiling was framed with 2x6 wood joists set at 16" on center. The roof was framed with 2x6 wood rafters set at 16" on center.

4.3 CONDITION:

The attic framing appears to be serviceable. Not all reaches of the attic area were available for inspection due to framing, insulation, equipment, storage, and/or lack of walkways.



4.4 INSULATION: TYPE:

The attic was insulated with blown cellulose fill.

4.5 CONDITION:

The insulation level was 12 inches thick, approximate value of R-30. Insulation was installed between the ceiling joists on the floor in the attic. The attic insulation appears to be sufficient and meets the modern standard in this area.



4.6 VENTILATION: TYPE & CONDITION:

Attic/roof ventilation was provided by soffit vents, and roof turbine vents. The attic ventilation appears to be serviceable.



ROOF:

4.7 LOCATION/ACCESS/METHOD OF INSPECTION:

The main roof was walked on during this inspection.



4.8 STYLE & COMPOSITION:

The hip roof was covered with composition asphalt shingles.



4.9 CONDITION:

The approximate age of the roof appears to be 1-5 years. One layer of roofing appears to be present. The roof appears to be serviceable.



EXPOSED FLASHINGS:

4.10 TYPE & CONDITION:

Metal and rubber roof flashings were present. Most of the roof flashings appear to be serviceable. However, some areas require attention as follows: **The N side rubber boot flashing that provides watershed from around plumbing vent stack through roof was improperly installed. Replacement/repair is recommended.**

Raised flashing was viewed at electrical mast roof flashing. Repair is recommended. Consult a qualified roofing contractor for further evaluation and repair or improvement as necessary.



GUTTERS & DOWNSPOUTS:

4.11 TYPE & CONDITION:

A metal gutter system was present. The gutter system and downspouts appear to be serviceable. Some subsurface downspout leader pipes were observed. Due to the underground installation, operation and performance of the subsurface drainage system can not be evaluated within the scope of this inspection.

PLUMBING

MAIN WATER SERVICE PIPE:

5.1 TYPE & CONDITION:

Inspector unable to view shut off valve and type of incoming plumbing pipe and size. Consult homeowner on location to main water shutoff.

INTERIOR WATER SUPPLY PIPES:

5.2 TYPE & CONDITION:

The interior water supply pipes were copper. The interior water supply pipes appear to be serviceable.

WASTE WATER PIPES:

5.3 TYPE & CONDITION:

The waste water pipes were cast iron, galvanized. The waste water pipes appear to be serviceable.

Sometimes older underground drain pipes can become clogged with roots or other debris and may need to be cleaned periodically. These conditions may not be evident at the time of inspection and only show up after occupancy and usage by a new owner. Consult the seller or the sellers disclosure statement for additional information concerning the frequency of any prior drain cleaning and service or repair.

HOSE FAUCETS:

5.4 TYPE & CONDITION:

A representative sample of the hose faucets were operated. The hose faucets appear to be serviceable. The exterior hose faucets were the frost-proof type. No interior shutoff valves are required. Be sure that the hose or other devices are removed from this faucet before winter or else damage from freezing may result. Some frost proof faucets appear serviceable when tested with no back pressure as during this inspection. Faults in the faucets may be evident only when a hose and sprayer valve are connected. Such faults are not the responsibility of the inspector.

WATER HEATER:

5.5 TYPE:

Gas.

5.6 SIZE:

40 Gallons.

5.7 AGE:

15-20 years.

5.8 LOCATION:

Utility closet.



5.9 CONDITION:

The water heater has exceeded the end of its average economic life. Short remaining life should be anticipated.

The TPRV discharge pipe is currently incorrect diameter (3/4" necessary) -and not properly terminated. The TPRV discharge pipe should be sized at least same as the outlet, and should terminate directly toward floor within 6". Improvements necessary for safety.

The temperature setting at the water heater was set in a high range. Check the manufacturers' instructions for proper setting of the water heater for safety purposes. Thermostat on water heater is set at the hottest setting. This usually indicates the demand for continual hot water is not being satisfied.

Consult a qualified plumber for further evaluation and repair or improvement, as necessary.



FUEL SYSTEM:

5.10 METER/TANK LOCATION-CONDITION:

The gas meter was located at the exterior. The main gas shutoff valve was present at the gas meter. The fuel system appears to be serviceable.

HEATING & COOLING SYSTEMS

HEATING SYSTEM:

6.1 LOCATION OF HEATING SYSTEM:

The primary heating system was located in the utility closet.



6.2 HEATING SYSTEM TYPE:

Forced air furnace. The furnace is a mid efficiency type with a fan installed in the vent pipe to pull the burnt flue gases up and into the flue.

6.3 FUEL TYPE:

Natural Gas.

6.4 APPROXIMATE AGE OF HEATING SYSTEM:

15-20 years.

6.5 CONDITION OF OVERALL SYSTEM:

The heating system appears to be serviceable. The heating system was approaching the end of its average expected economic life. Short remaining life should be expected. Cleaning/servicing of HVAC system on an annual basis is recommended to extend of the system life and ensure optimal performance.

6.6 BURNERS/HEAT EXCHANGERS:

The heat exchanger is a sealed combustion chamber. Therefore, there is very limited visibility. Most furnaces have an inspection glass of only 2 inches in diameter or less which makes inspection limited.



6.7 BLOWER FAN/AIR HANDLER:

The blower fan/air handler appears to be serviceable.

6.8 COMBUSTION AIR SUPPLY:

The combustion air supply appears to be serviceable.

6.9 EXHAUST VENTING:

The exhaust venting appears to be serviceable.

6.10 AIR FILTERS:

A disposable type air filter was present. The air filter appears to be serviceable. Change or clean air filter at regular intervals as recommended in the manufacturers instructions or as necessary.



6.11 SYSTEM CONTROLS:

The system controls appear to be serviceable.

COOLING SYSTEM:

6.12 TYPE:

The primary cooling system was a central air conditioner.



6.13 POWER SOURCE:

The cooling system was electric powered (220 volt).

6.14 APPROXIMATE AGE OF COOLING SYSTEM:

15-20 years.



6.15 SYSTEM CONDITION:

The cooling system could not be operated due to the low outdoor temperature. Operation of the outdoor compressor/condenser unit when the temperature is below 65 degrees Fahrenheit could result in system damage. Have the cooling system evaluated by the appropriate professional when the conditions are favorable.

The cooling system has exceeded the end of its average expected economic life. Short remaining life should be expected.

The fins over the coils of the outdoor condensing unit were bent. Dirt, and or bent fins can block air flow and reduce cooling performance or cause damage to the system. Combing of the fins is recommended. Exercise care during cleaning so that the delicate fins are not bent or damaged.



6.16 CONDENSATE LINE:

A condensate drain pipe was present. The condensate drain appears to be serviceable.

6.17 SYSTEM CONTROLS:

The system controls appear to be serviceable.

AIR SUPPLY DUCTWORK:

6.18 TYPE:

Sheet Metal Plenum. Round Metal Ducts. The air plenum appears to be serviceable.

6.19 DUCTS/AIR SUPPLY:

The supply ducts appear to be serviceable.

ELECTRICAL SYSTEM

SERVICE:

7.1 SIZE, TYPE AND CONDITION:

110/220 Volt. 200 Ampere. Overhead service drop. The electrical service drop appears to be serviceable.



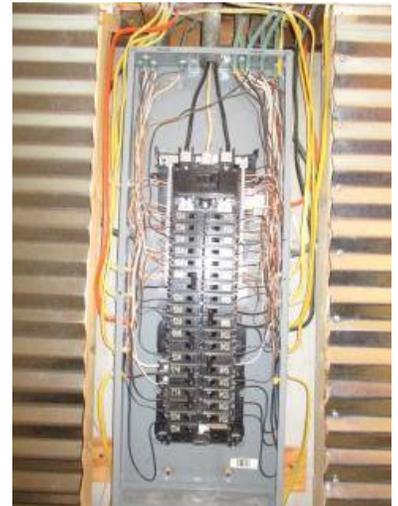
ELECTRICAL PANELS:

7.2 MAIN PANEL: LOCATION:

Family Room.

7.3 MAIN PANEL: TYPE & CONDITIONS:

Circuit breakers were present in the main panel box. The electrical panel box appears to be serviceable.



7.4 SUBPANEL LOCATION:

Detached Garage.

7.5 SUB PANEL: TYPE & CONDITIONS:

Circuit breakers were present in the sub panel box. **The neutral and ground wires were not separated in the electrical sub-panel box. These wires should be separated in all locations, other than the main panel box to conform to the electrical construction standards. Open unused wire slots viewed. Seal as needed. Consult an electrician for further evaluation and repair or improvement, as necessary.**



CONDUCTORS & WIRING:

7.6 ENTRANCE SERVICE CABLES:

The entrance service cable was copper. The entrance service cables appear to be serviceable.

7.7 BRANCH WIRING:

The conductors in the branch cables were copper.

7.8

The type of branch cables were Romex (plastic or fabric sheathed cable)

The branch wiring appears to be serviceable.

SWITCHES & OUTLETS:

7.9 CONDITION:

A representative sample of switches and outlets was evaluated. Those outlets and switches operated appeared to be serviceable.

Ground Fault Circuit Interrupter (GFCI) devices are recommended for installation at exterior, garage, bathrooms & kitchen outlets. GFCI devices provide additional protection where electricity is present at wet locations. Test the GFCI function every month as per manufacturer's instructions.

The GFCI device(s) in the MBR, and hallway bathrooms were redundant. These GFCI outlet(s) were protected by a GFCI device up-line in the circuit at opposite sides. This condition may cause confusion, since the GFCI up-line in the circuit is likely to trip first and interrupt power. There would be no power at the GFCI outlet in use, but the circuit can not be reset at this GFCI outlet. It must be reset at the GFCI device up-line. Elimination of this redundancy is recommended to avoid confusion.

LIGHT FIXTURES

7.10 CONDITION:

A representative sample of light fixtures was evaluated. Those light fixtures operated appeared to be serviceable.

Noted: The light/fan in lower level bathroom was not rated for wet use, and improper clearance over shower. This condition presents a safety hazard. Repair or improvement is recommended for safety purposes. Consult a qualified electrician for further evaluation and repair or improvement as necessary.



INTERIOR

DOORS:

8.1 MAIN ENTRY DOOR:

The main entry door was steel. **The front door does not properly latch. Adjustment to striker plate at door jamb is necessary. The storm door was damaged. Repair is recommended.**



8.2 OTHER EXTERIOR DOORS:

Steel door(s) was/were present at other entrances. The other exterior door(s) appear(s) to be serviceable.

8.3 INTERIOR DOORS:

The interior doors appear to be serviceable.

WINDOWS:

8.4 TYPE:

The windows were the vinyl frame, double hung type with double glass panes. The windows were equipped with a tilt in feature for easy cleaning.

8.5 CONDITION:

A representative sample of windows was evaluated. Most of those windows appeared to be serviceable. However, a few require attention as follows:

Loose torn weather seal viewed on N side window off garage. Repair or improvement is recommended as good maintenance.



INTERIOR WALLS:

8.6 TYPE:

The interior walls were finished with drywall, and paneling.

8.7 CONDITION:

The inspection performed was a visual inspection of readily accessible areas only. The condition of walls behind wall coverings, paneling and furnishings cannot be determined. Cosmetic deficiencies are considered normal wear and tear. As such they are not included in this report. The overall condition of the interior walls appears to be serviceable.

CEILING:

8.8 TYPE:

The interior ceilings were finished with drywall.

8.9 CONDITION:

The general condition of the ceilings appears to be serviceable.

FLOORS:

8.10 TYPE:

The interior floors were finished with wall to wall carpet, and tile.

8.11 CONDITION:

The inspection performed was a visual inspection of readily accessible areas only. Only the condition of visible portions of floors is included in this inspection. Cosmetic deficiencies are considered normal wear and tear. As such they are not included in this report. The overall condition of the floors appears to be serviceable.

STAIRS & HANDRAILS:

8.12 CONDITION:

The interior stairs appear to be serviceable. The handrail(s) at the stairs appear to be serviceable.

SMOKE/FIRE DETECTOR:

8.13 COMMENTS:

Installation of at least one Carbon Monoxide detector on the main living level of the house is recommended. It is recommended at least one smoke detector should be installed on each level. They should be located at least ten feet from each bedroom door, at least six feet above the floor, preferably on the ceiling, and at least one foot from corners. Install detectors as per manufactures recommendations. The smoke detector(s) responded to test button operation. Change smoke detector batteries annually. Even most hard-wired smoke detectors have batteries as a back-up measure.

KITCHEN

KITCHEN SINK:

9.1 TYPE & CONDITION:

A stainless steel sink was present. **It was observed that an S-trap was present under the sink in the kitchen.** Generally, the use of S-traps is no longer acceptable in the waste plumbing system under modern standards. The S-trap configuration does not provide adequate venting of the waste pipes for pressure equalization and may be siphoned clear. Siphoning removes the required water seal to prevent entry of volatile and potentially unhealthful sewer gases. **Consider the installation of a P-trap with a drain waste vent pipe to conform to modern standards.**



RANGE/COOK TOP AND OVEN:**9.2 TYPE & CONDITION:**

None present. An outlet for an electric powered range was provided.



VENTILATION:**9.3 TYPE & CONDITION:**

No ventilation was present. Installation of ventilation may be desired.

REFRIGERATOR:**9.4 TYPE & CONDITION:**

None present.

DISHWASHER:**9.5 CONDITION:**

None present.



GARBAGE DISPOSAL:**9.6 CONDITION:**

None present.

TRASH COMPACTOR:**9.7 CONDITION:**

None present.

OTHER BUILT-IN ITEMS:**9.8 MICROWAVE:**

None present.

9.9 ICE MAKER:

None present.

9.10 INSTANT HOT WATER DISPENSER:

None present.

9.11 FOOD PROCESSOR:

None present.

INTERIOR COMPONENTS:

9.12 COUNTERTOPS & CABINETS:

The counter tops were plastic laminate (aka Formica). The counter tops appear to be serviceable. The cabinets were wood. The cabinets appear to be serviceable.

9.13 SWITCHES/FIXTURES/OUTLETS:

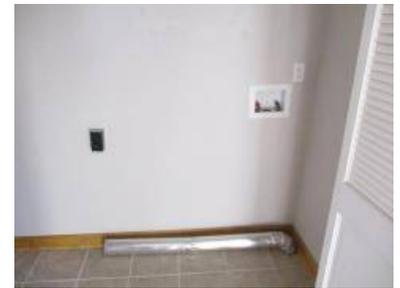
Electrical outlets within six feet of the kitchen sink were not GFCI protected. Ground Fault Circuit Interrupter (GFCI) devices provide additional safety where electricity is present at wet locations. Their use is recommended for safety purposes.

LAUNDRY

CONNECTIONS & HOOK-UPS:

10.1 LOCATION:

The laundry area was located in a bedroom closet.



10.2 CONDITION:

The plumbing hook-ups for the clothes washer appear to be serviceable. The washer discharge and drain appear to be serviceable. Provisions for an electric powered (220 v.) clothes dryer were provided. An older 3-hole 220 volt power outlet was provided. The 110 volt electrical outlet was grounded. A vent was provided for the clothes dryer. The visible portions of the dryer vent appeared to be serviceable.

Homeowner Tips -

#1 - It is recommended that the water supplies at the clothes washer be shut-off between uses to avoid damage from a burst supply hose. Alternatively, consider the installation of steel braided, reinforced heavy duty supply hoses to connect the clothes washer.

#2 - Installation of 2" deep washer pan under washing machine of washers installed on finished flooring will prevent flooring damage if minor leak occurs.

#3 - Corrugated vent ducts for clothes dryers may be a fire hazard. Installation of a smooth metal duct is recommended. Consult the manufacturer's instructions for proper installation. The dryer vent duct should be inspected and cleaned on a regular basis. Damaged, collapsed, kinked or constricted dryer ducts should be repaired or replaced to ensure optimal safety and performance.

WASHER AND DRYER:

10.3 CLOTHES WASHER:

None present.

10.4 CLOTHES DRYER:

None present.

BATHROOMS

Shower pans and tub/shower surrounds are visually inspected for signs of leakage at the time of inspection. However, leaks often are not evident except when the shower is actually in normal use. Determining whether shower pans and tub/shower surrounds are water tight is beyond the scope of this inspection. It is important to maintain all grout and caulk joints in the bath areas. Even minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required to ensure reliable performance.

BATHROOM 1:

11.1 TYPE/LOCATION:

This full bathroom was located in the master bedroom.

11.2 VENTILATION:

Sufficient bathroom ventilation was provided by a vent fan. The bathroom vent fan did not exhaust to the exterior. The exhaust was blown into the attic. Damage may result from high humidity in the attic caused by this exhaust. While no adverse conditions have resulted, the exhaust should be rerouted to the exterior as good practice.

11.3 SINK:

The bathroom sink(s) appear(s) to be serviceable.

11.4 TOILET:

The toilet appears to be serviceable.

11.5 TUB/SHOWER PLUMBING FIXTURES:

The shower fixtures appear to be serviceable.

11.6 BATHTUB, SHOWER & WALLS:

The shower basin appears to be serviceable. Gaps and cracks were present at the grout joints of the tile work at the tub/shower surround. Minor repair by re-grouting or caulking is recommended as good maintenance.

It is important to maintain all grout and caulk joints in the bathing areas. Even minor imperfections at these joints can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required to ensure reliable performance.



BATHROOM 2:

11.7 TYPE/LOCATION:

This full bathroom was located in the main level hall.

11.8 VENTILATION:

Sufficient bathroom ventilation was provided by a vent fan. The bathroom vent fan did not exhaust to the exterior. The exhaust was blown into the attic. Damage may result from high humidity in the attic caused by this exhaust. While no adverse conditions have resulted, the exhaust should be rerouted to the exterior as good practice.

11.9 SINK:

The bathroom sink(s) appear(s) to be serviceable.

11.10 TOILET:

The toilet appears to be serviceable.

11.11 TUB/SHOWER PLUMBING FIXTURES:

The shower/bathtub fixtures appear to be serviceable.

11.12 BATHTUB, SHOWER & WALLS:

The bathtub and shower walls appear to be serviceable. It is important to maintain all grout and caulk joints in the bathing areas. Even minor imperfections at these joints can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required to ensure reliable performance.

BATHROOM 3:

11.13 TYPE/LOCATION:

This full bathroom was located off of the family room.

11.14 VENTILATION:

(See electrical light section in this report).

11.15 SINK:

The bathroom sink(s) appear(s) to be serviceable.

11.16 TOILET:

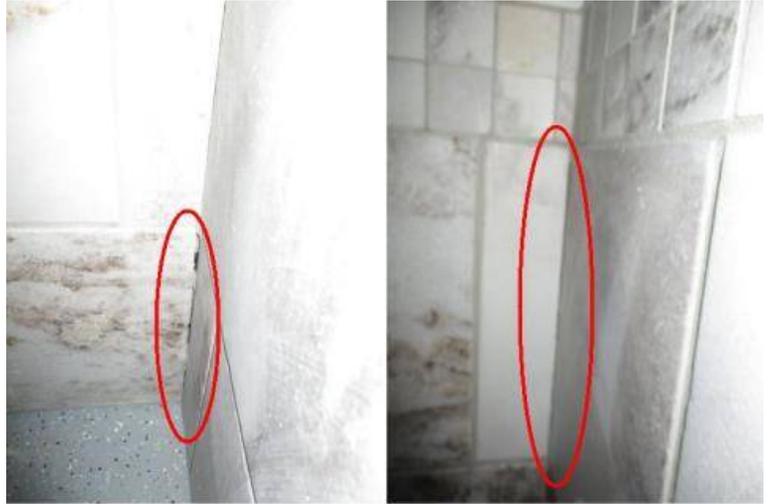
The toilet appears to be serviceable.

11.17 TUB/SHOWER PLUMBING FIXTURES:

The shower fixtures appear to be serviceable.

11.18 BATHTUB, SHOWER & WALLS:

The shower basin appears to be serviceable. **Gaps and cracks were present at the grout joints of the tile work at the tub/shower surround. Minor repair by re-grouting or caulking is recommended.**



GARAGE - CARPORT

TYPE:

12.1 LOCATION:

An attached, single car garage was present.

ROOF:

12.2 CONDITION:

See roof section of this report.

FLOOR:

12.3 CONDITION:

The garage floor appears to be serviceable.

FIRE WALL:

12.4 CONDITION:

The garage fire wall appears to be serviceable.

GARAGE DOOR(S):

12.5 CONDITION:

The garage door(s) appear(s) to be serviceable. Automatic garage door opener(s) were present. The door opener(s) appear to be serviceable. The safety reverse feature was found to be functional. The safety reverse feature was activated by electric eyes at the door opening. Usually, a pressure sensing mechanism is included, as well, and should be checked and set-up according to manufacturers instructions.

OTHER OBSERVATIONS:

12.6

Low wood core decay was viewed on both N side detached garage side doors. Recommend replace.



GROUNDS

DRIVEWAY:

13.1 TYPE & CONDITION:

The driveway was concrete paved. Some small cracks were observed in the paving. These cracks appear to be routine in nature and were within normal tolerance. The driveway appears to be serviceable.

SIDEWALKS & WALKWAYS:

13.2 TYPE & CONDITION:

The walkways were concrete paved. The walkway(s) appear(s) to be serviceable.

EXTERIOR STAIRS/STOOPS:

13.3 TYPE & CONDITION:

The exterior stairs/stoop were/was concrete. The exterior stairs/stoop(s) appear(s) to be serviceable.

DECKS:

13.4 TYPE & CONDITION:

The deck was wood. **The handrail was missing off deck and stairs. This condition presents a safety hazard. Installation recommended for safety. Consult a qualified carpenter or general contractor for further evaluation and repair or improvement as necessary.**



GRADING:

13.5

Fill low spots or re-grade and pitch the slope of the soil away from the foundation. The slope should fall away from the foundation at a minimum rate of half an inch per foot to at least a five foot distance from the foundation. Maintain the slope of the grade in the direction away from the foundation.

TRADESMEN TO CONTACT FOR REAPPRAISAL

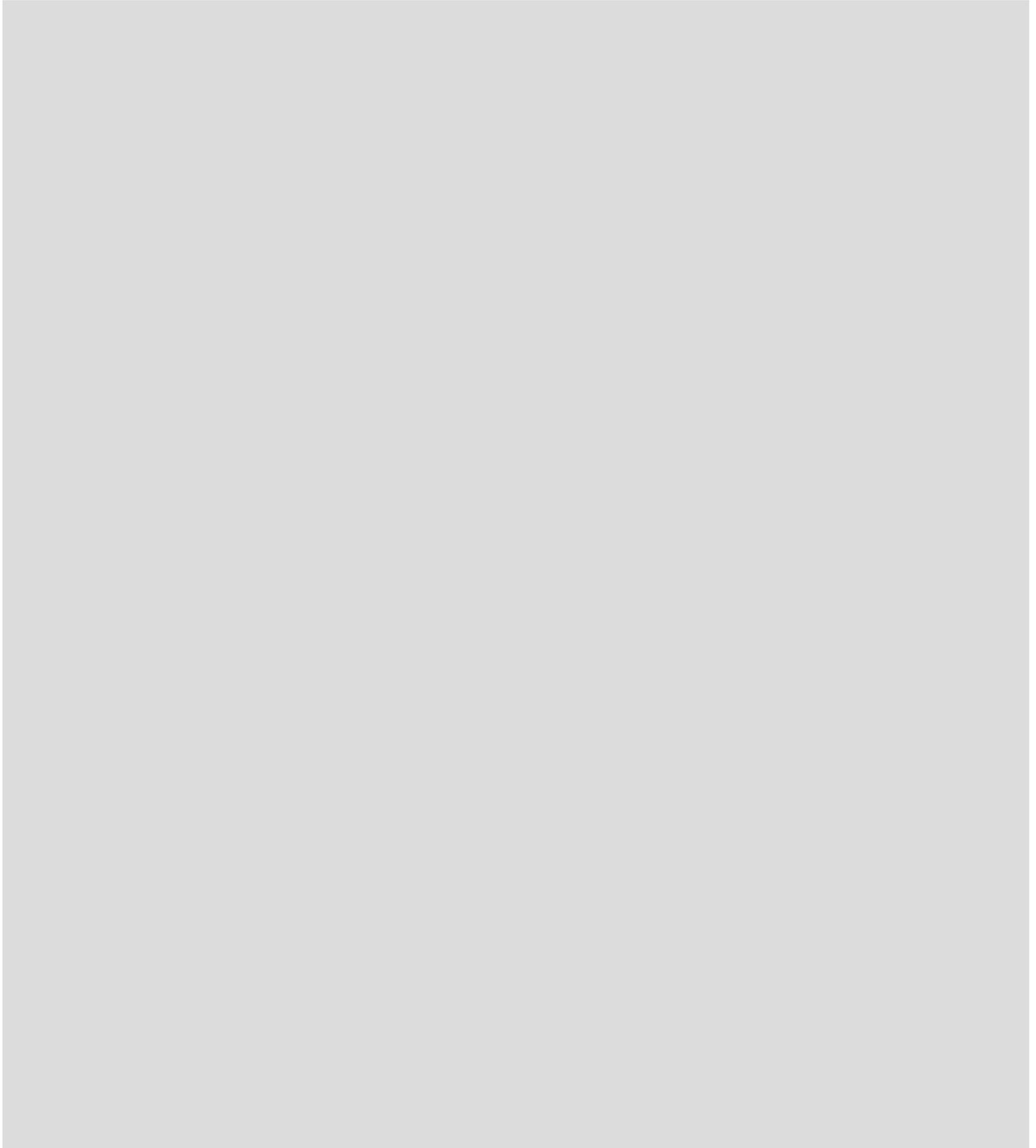
CONCLUSIONS: As you compare & contrast the issues disclosed by the home inspection, you should keep them in perspective relative to the age of the home and its sale price.

The task of a home inspector is to function as a "general practitioner" who identifies visible problems and then refers clients to applicable tradesmen or experts for further evaluation and / or repair estimates. **ALL REPAIRS SHOULD BE DONE IN ACCORDANCE WITH THE SPECIFICATIONS OF THE BUILDING CODE, ELECTRICAL CODE, PLUMBING & GAS CODE OR APPLICABLE REGULATIONS.** In my opinion, you should review this report and contact the following specialists prior to sale:

TRADESMEN OR PROFESSIONAL TO CONSULT:

14.1 Trade or specialty:

Electrician, Plumber, Carpenter, Roofer, Door repair specialist, Heating and Cooling contractor.



CLOSING STATEMENTS

Dear client,

Please remember that there is no such thing as a perfect home and that the owner is under no obligation to further negotiate for repairs or price adjustment. As with all homes, on-going maintenance is required and improvements will be needed over time. Nevertheless, the true cost of the home equals the negotiated sale price plus the cost of needed and/or desired repairs.

This impartial report provides you with documentation of the visible problems in the home that were disclosed to you during the home inspection. An earnest effort was made to provide you with the facts needed for intelligent decision making during the real estate purchasing process.

To prevent any surprises, you should consult a licensed expert relative to each area of concern, for reappraisal and cost estimates. Gather all the facts prior to commitment!

Be assured that as your professional representative, I fully understand your nervousness and the stress associated with the biggest purchase of your life. Therefore, I urge you to telephone me for free consultation should you require any further clarification or guidance. ("The only stupid question is one that is not asked!")

*In closing, **it is not my intention to influence your decision to purchase or not to purchase real estate - that decision is yours alone!** But, I do urge you to "use your head as well as your heart" and achieve the American dream of home ownership with the peace of mind that comes from intelligent & patient decision making.*

*I hope that my services have been helpful and educational, and that I have gained your respect and friendship; for your referral is my greatest source of marketing and a recognition of my professionalism. Everyone seems to know someone who is buying or selling a home - **PLEASE DON'T KEEP FIRST CLASS PROPERTY INSPECTION'S GREAT SERVICE A SECRET. THE TRUE MEANING OF A REFERRAL IS SENDING SOMEONE YOU CARE ABOUT TO SOMEONE YOU RESPECT.***

Thank you.

Sincerely,

Kurt R. Witt, Owner

Certified member #244736 of the American Society of Home Inspectors (ASHI)

Certified wood destroying pest inspector KS# 15786 & MO# N04652

Email: Kurt@1stclassinspections.com