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Report: 224 N Anywhere **Address:** 224 N Anywhere

Confidential Inspection Report

224 N Anywhere St.
Wichita, KS 60000



Prepared for: Mr John Doe

This report is the exclusive property of the inspection company and the client whose name appears herewith and its use by any unauthorized persons is prohibited.

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August 29, 2013

Mr. John Doe

RE: 224 N Anywhere St.
Wichita, KS 60000

Dear Mr. Doe: :

At your request, a visual inspection of the above referenced property was conducted on August 29, 2013 . 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 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.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

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.

Here is a list of major defects that need further evaluation or repair by appropriately Licensed Contractors.

EXTERIOR - FOUNDATION - BASEMENT

TRIM:

CONDITION:

1. Missing flashing noted, unpainted area.(picture)

Missing flashing on the header on top of the garage can have moisture damage, the proper way the prevent this is to install metal flashing on top and seal. on the side door to exterior from garage,

GROUNDS

DECKS:

CONDITION:

2. Floor board is damaged/warped No metal flashing between the home and the ledger board, damage is possible, Repairs recommended.

KITCHEN - APPLIANCES - LAUNDRY

KITCHEN SINK:

TYPE AND CONDITION:

3. Stainless Steel, Leakage is present- drain pipe. Repairs needed

RANGE/COOK TOP AND OVEN:

TYPE/CONDITION:

4. Electric Stove Mounting bracket is not installed, this keeps the stove from tipping in the front. Not connected, missing pig tail.

DISHWASHER:

CONDITION:

5. little or no water getting inside. Repairs/replacement recommended.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS:

6. Counters are Formica (plastic laminate), Counters are tile, Caulking is needed in the vicinity of the sink.

INTERIOR

DOORS:

MAIN ENTRY DOOR:

7. Door bell is not working.

BATHROOMS

BATHROOM AREA:

BATH LOCATION:

8. Master bedroom.

CONDITION OF SINK:

9. The following problems were noted at the sink: face bowl and faucet is loose and leaking at the supply line. A licensed plumber should be called to make further evaluation and repairs as needed.

TUB/SHOWER PLUMBING FIXTURES:

10. Low or no cold water volume is noted when hot water shut off is off at water heater, this is improper, repairs needed.

BATHROOM AREA:

BATH LOCATION:

11. Between bedrooms.

CONDITION OF SINK:

12. The following problems were noted at the sink: loose.

TUB/SHOWER PLUMBING FIXTURES:

13. Low or no cold water volume is noted when hot water shut off is off at water heater, this is improper, repairs needed

ELECTRICAL SYSTEM

ELECTRICAL PANELS:

Inspector Notes:

14. Sizing is improper on stove. The following was noted about the grounding system- ground is connected to gas line and this is improper and needs repairs, no water pipe ground is found.

Note- CSST gas tubing should grounded/bonded during lighting, this is not noted unless the ground wire on gas is for grounding

HEATING - AIR CONDITIONING

HEATING SYSTEM CONDITION:

AIR PLENUM:

15. Air leaks noted- Tape/Sealing is recommended. Sweating duct, unclear why.

AIR FILTERS:

16. Suggest cleaning/changing filter.

AIR CONDITIONING:

AIR TEMPERATURE DROP:

17. 13 degrees fahrenheit, Unit is not producing an adequate air temperature drop, 18-22 degrees is acceptable

SYSTEM CONDITION:

18. Unit is not producing an adequate air temperature drop. Repairs/replacement needed- compressor is sweating or lot of condensation which is improper, this could be due to dirty evaporator coil.

PLUMBING

LIFT STATION:

CONDITION:

19. Although it is not in use recommended check valve in case sewer backs up.

HOSE FAUCET:

OPERATION:

20. Front has rusty mounting screws.

WATER HEATER:

CONDITION:

21. Leaking from the pressure relief valve, Call a license plumber or an expert to correct the problems and update as necessary.

ROOF SYSTEM

ROOF:

ROOF COVERING STATUS:

22. Nails/Fastener heads are seen from the roof surface, improper and needs covered, poor workmanship. The is seen in areas, if this is not off shingles will not stick together. Damage ridge shingle. A licensed roofing contractor should be called to make further evaluation and repairs as needed.

EXPOSED FLASHINGS:

TYPE AND CONDITION:

23. Metal, Rubber, Inverted boot, this can be caused due to lack of pipe bracing in the attic. Metal flashing and ridge shingles has exposed nail heads, sealing is recommended.

Other minor items are also noted in the entire inspection report and should receive eventual attention, but do not affect the habitability of the house and the majority are the result of normal wear and tear.

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,

Francis Silveira
Quality Home Inspections , LLC
316 990-0600

INSPECTION CONDITIONS

CLIENT & SITE INFORMATION:

DATE OF INSPECTION: August 29, 2013.
TIME OF INSPECTION: 09:00 AM.
CLIENT NAME: Mr. John Doe
CLIENT CITY/STATE/ZIP:
CLIENT PHONE #: 316-000-000
INSPECTION SITE: 224 N Anywhere St..
INSPECTION SITE CITY/STATE/ZIP: Wichita, KS 60000

CLIMATIC CONDITIONS:

WEATHER: Clear.
SOIL CONDITIONS: Damp.
APPROXIMATE OUTSIDE TEMPERATURE in F: 90-100.

BUILDING CHARACTERISTICS:

MAIN ENTRY FACES: East.
ESTIMATED AGE OF HOUSE: 2 years.
BUILDING STYLE: Ranch.
CONSTRUCTION TYPE: Wood frame and brick.
STORIES: One.
SPACE BELOW GRADE: Basement.

UTILITY SERVICES:

WATER SOURCE: Public.
SEWAGE DISPOSAL: Public.
UTILITIES STATUS: Water was turned on for inspection and back off after the inspection.

OTHER INFORMATION:

AREA: City.
HOUSE OCCUPIED? No, new home.
CLIENT PRESENT: Yes, at the end of the inspection.

PAYMENT INFORMATION:

TOTAL FEE: 395.00.
PAID BY: Will pay soon.

REPORT LIMITATIONS

This 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.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity)

zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. 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 - FOUNDATION - BASEMENT

Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

WALLS:

MATERIAL: Brick and wood.
CONDITION: Nail heads exposed, caulk and/or painting recommended to avoid future damage..



here and other areas

TRIM:

MATERIAL: Wood.



cut trim short

CONDITION: Missing flashing noted, unpainted area.(picture)
 Missing flashing on the header on top of the garage can have moisture damage, the proper way the prevent this is to install metal flashing on top and seal. on the side door to exterior from garage,



BASEMENT/CRAWL SPACE:

ACCESSIBILITY: Basement is unfinished.
BASEMENT/CRAWL WALLS - TYPE: Poured concrete.
CONDITION: Appears serviceable.
FLOOR JOISTS: Trusses are in use, appears serviceable.
BASEMENT FLOOR AND DRAINAGE: The bleed hole is cut at a wrong angle, water spraying outside when the pump is on.
OTHER OBSERVATIONS: Black widow spider found in garage and basement.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

CONDITION: Appears serviceable.

SIDEWALKS:

TYPE: Concrete.

CONDITION: Appears serviceable.

LANDSCAPING:

CONDITION: Maintenance needed, needs grass planted.

RETAINING WALLS:

TYPE: Concrete.

CONDITION: Appears serviceable.

GRADING:

SITE: Gentle slope.

DECKS:

TYPE: Wood.

CONDITION: Floor board is damaged/warped No metal flashing between the home and the ledger board, damage is possible, Repairs recommended.

EXTERIOR STAIRS/STOOPS:

CONDITION: Handrails recommended for safety.

KITCHEN - APPLIANCES - LAUNDRY

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN SINK:

TYPE AND CONDITION: Stainless Steel, Leakage is present- drain pipe. Repairs needed



RANGE/COOK TOP AND OVEN:

TYPE/CONDITION: Electric Stove Mounting bracket is not installed, this keeps the stove from tipping in the front. Not connected, missing pig tail.

VENTILATION:

TYPE AND CONDITION: Light is inoperative, could be a bad bulb.

REFRIGERATOR:

TYPE AND CONDITION: None.

DISHWASHER:

CONDITION: little or no water getting inside. Repairs/replacement recommended.

INTERIOR COMPONENTS:

COUNTERS AND CABINETS: Counters are Formica (plastic laminate), Counters are tile, Caulking is needed in the vicinity of the sink.

WALLS/CEILINGS/FLOORS: Walls and ceilings appear serviceable.

WINDOWS/DOORS: Appear serviceable.

SWITCHES/FIXTURES/OUTLETS Appear serviceable.

:

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged. Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned.

LAUNDRY:

LOCATION: Service area main floor.

CONDITION: Electric 220, plumbing and venting is provided.

INTERIOR

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

DOORS:

MAIN ENTRY DOOR: Door bell is not working.
OTHER EXTERIOR DOORS: Appears serviceable.
INTERIOR DOORS: Appears serviceable.

WINDOWS:

TYPE & CONDITION: Clad-Metal/Vinyl, Single hung, A representative sampling was taken. Windows as a grouping are generally operational..

INTERIOR WALLS:

MATERIAL & CONDITION: Drywall, General condition appears serviceable.

CEILINGS:

TYPE & CONDITION: Drywall, General condition appears serviceable.

FLOORS:

TYPE & CONDITION: Carpet, Vinyl, General condition appears serviceable.

STAIRS & HANDRAIL:

CONDITION: Interior stairs serviceable.

SMOKE / FIRE DETECTOR:

COMMENTS: Smoke alarm(s) responded to test button operation.

BATHROOMS

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future.

BATHROOM AREA:

BATH LOCATION: Master bedroom.

CONDITION OF SINK: The following problems were noted at the sink: face bowl and faucet is loose and leaking at the supply line. A licensed plumber should be called to make further evaluation and repairs as needed.

CONDITION OF TOILET: Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES: Low or no cold water volume is noted when hot water shut off is off at water heater, this is improper, repairs needed.

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable.

BATH VENTILATION: Appears serviceable.

BATHROOM AREA:

BATH LOCATION: Between bedrooms.

CONDITION OF SINK: The following problems were noted at the sink: loose.

CONDITION OF TOILET: Appears serviceable.

TUB/SHOWER PLUMBING FIXTURES: Low or no cold water volume is noted when hot water shut off is off at water heater, this is improper, repairs needed.

TUB/SHOWER AND WALLS: Tub and shower areas appear serviceable.

BATH VENTILATION: Appears serviceable.

ELECTRICAL SYSTEM

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Any plug-in that goes into an a receptacle loose should be changed at the wall. Overloaded circuits are not inspected, spliced in the breaker box usually means that more circuits are on a single breaker and tripping chances are more.

SERVICE:

TYPE AND CONDITION: Underground, 110/220 Volt, Appears serviceable.

ELECTRICAL PANELS:

PANEL LOCATION AND NOTES: Basement, 200 amps.

Inspector Notes:

Sizing is improper on stove. The following was noted about the grounding system- ground is connected to gas line and this is improper and needs repairs, no water pipe ground is found. Note- CSST gas tubing should grounded/bonded during lighting, this is not noted unless the ground wire on gas is for grounding



CONDUCTORS:

BRANCH WIRING: Copper sheathing, Appears serviceable.

SWITCHES & OUTLETS:

CONDITION: A representative sampling of switches and outlets was tested. As a whole, outlets and switches throughout the house are in serviceable condition.

HEATING - AIR CONDITIONING

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector can not light pilot lights. Safety devices are not tested by the inspector. Carbon monoxide test is done during this inspection but suggest having a detector in the house at all times

NOTE Asbestos materials have been commonly used in heating systems depending on age.

Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and de-humidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

HEATING SYSTEM DESCRIPTION:

LOCATION OF PRIMARY UNIT: Basement.
SYSTEM TYPE: Forced Air.
FUEL TYPE AND NOTES: Natural Gas.
CAPACITY OF UNIT: 60,000 btu.
APPROXIMATE AGE IN YEARS: Original, was installed when the home was built.

HEATING SYSTEM CONDITION:

PRIMARY UNIT: Appears operational.
BURNERS: Burner Flame(s) appear typical.
BLOWER FAN: Appears Serviceable.
COMBUSTION AIR: Appears serviceable.
VENTING: Appears serviceable.
AIR PLENUM: Air leaks noted- Tape/Sealing is recommended. Sweating duct, unclear why.
AIR FILTERS: Suggest cleaning/changing filter.

AIR CONDITIONING:

TYPE: Central.
POWER SOURCE: 220 Volt.
CONDENSING UNIT AGE IN YEARS: Original, was installed when the home was built.
CAPACITY OF UNIT: 3 ton.
RETURN AIR TEMPERATURE: 78.
SUPPLY AIR TEMPERATURE: 65.
AIR TEMPERATURE DROP: 13 degrees fahrenheit, Unit is not producing an adequate air temperature drop, 18-22 degrees is acceptable
CONDENSATE LINE: Condensate line installed.
SYSTEM CONDITION: Unit is not producing an adequate air temperature drop. Repairs/replacement needed- compressor is sweating or lot of condensation which is improper, this could be due to dirty evaporator coil.

DUCTWORK:

TYPE: Slab Ducts, Flexible Round.

DUCTS/AIR SUPPLY:

Crushed, loose or excess flex duct, this will cut down on the airflow.



PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Older homes (60 years and up) should have the waste lines scoped with a camera especially if they have cast iron pipes in a area with over grown trees. Leakage or corrosion in underground piping cannot be detected by a visual inspection. The temperature pressure relief valve, at the upper portion of the water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation. If no drain is located in the floor a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

MAIN LINE:

MATERIAL: Plastic pipe.
CONDITION: Water meter is located- at the east side of the house. The main shut off- utility room, Appears serviceable.

SUPPLY LINES:

MATERIAL: Branch master.
CONDITION: Appears serviceable.

WASTE LINES:

MATERIAL: Plastic.
CONDITION: Appears serviceable.

LIFT STATION:

CONDITION: Although it is not in use recommended check valve in case sewer backs up.

HOSE FAUCET:

OPERATION: Front has rusty mounting screws.

WATER HEATER:

TYPE: Gas.
SIZE: 40 Gallons.
LOCATION: Basement.
CONDITION: Leaking from the pressure relief valve, Call a license plumber or an expert to correct the problems and update as necessary.



FUEL SYSTEM:

METER/TANK Meter located at exterior- south, System appears serviceable.
LOCATION-CONDITION:

GARAGE - CARPORT

Notice: Determining the heat resistance rating of firewall is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

LOCATION: 2 car attached.

ROOF:

CONDITION: Same as house.

FLOOR:

CONDITION: Appears serviceable.

GARAGE DOOR(S):

CONDITION: No automatic door opener. Gap on top of the door.

ROOF SYSTEM

The foregoing 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. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

ATTIC VENTILATION AND INSULATION:

*ACCESSIBILITY AND
CONDITION:*

Attic is full size- from the garage, Appears serviceable.

VENTILATION:

Ventilation is provided but suggest closing the gable vents since roof vents are in use, it can confuse the circulation of the air.

*INSULATION TYPE AND
CONDITION:*

Fiberglass- Blown, Appears serviceable.

DEPTH

15 inches approx. Appears serviceable

ROOF:

STYLE:

Gable.

TYPE:

Composition shingles.

ROOF ACCESS:

Walked on roof.



damage ridge shingle



plastic packing



inverted boot

ROOF COVERING STATUS:

Nails/Fastener heads are seen from the roof surface, improper and needs covered, poor workmanship. The is seen in areas, if this is not off shingles will not stick together. Damage ridge shingle. A licensed roofing contractor should be called to make further evaluation and repairs as needed.



EXPOSED FLASHINGS:

TYPE AND CONDITION:

Metal, Rubber, Inverted boot, this can be caused due to lack of pipe bracing in the attic. Metal flashing and ridge shingles has exposed nail heads, sealing is recommended.



GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Full coverage, Missing Shield/Deflector for the valleys, Splash block missing/broken.