



MY HOME INSPECTOR PRO

417-693-1084

dave.myhomeinspector@gmail.com

<https://www.myhomeinspectorpro.com/>



My Home Inspector Pro
September 27, 2024

MHIP DEFAULT RESIDENTIAL REPORT

67 N Dade 237
Walnut Grove, MO 65770

Waylon Martin
09/27/2024



Inspector
Dave Gress
Dave Gress

InterNACHI Certified Master Inspector
417-693-1084
dave.myhomeinspector@gmail.com



Agent
Waylon Martin
Trophy Properties and Auction

SUMMARY

This is only a summary of some of the physical deficiencies found during the inspection. Items highlighted in orange and red are most crucial in the opinion of the inspector. It is recommended the full report be reviewed to observe more details regarding other defects and physical deficiencies.

- 🔧 2.4.1 Grounds - Condensate Drain Line: Condensate Pipe Not Trapped
- 🔧 2.6.1 Grounds - Exterior Spigots: Leak
- 🔧 2.6.2 Grounds - Exterior Spigots: Not Secured at Wall
- 🔧 2.6.3 Grounds - Exterior Spigots: Not Functional
- 🟡 2.9.1 Grounds - Decks: Multiple Deck Deficiencies
- 🔧 2.10.1 Grounds - Porch(es): Missing Railing
- 🔧 2.10.2 Grounds - Porch(es): Loose Steps
- 🔧 2.11.1 Grounds - Vegetation, Grading, Drainage & Retaining Walls: Negative Grading
- 🔧 2.11.2 Grounds - Vegetation, Grading, Drainage & Retaining Walls: Soil Touching Siding or Trim
- 🔧 3.1.1 Exterior - Wall-Covering, Flashing & Trim: Sealant needed.
- 🔧 3.1.2 Exterior - Wall-Covering, Flashing & Trim: Cracks - Masonry
- 🟡 3.1.3 Exterior - Wall-Covering, Flashing & Trim: Stucco No drainage provisions
- 🔧 3.1.4 Exterior - Wall-Covering, Flashing & Trim: Staining, Possible moisture entry
- 🔧 3.4.1 Exterior - Exterior Doors: Paint Door Frames
- 🔧 3.4.2 Exterior - Exterior Doors: Wood Rot or Damage at Door / Trim
- 🔧 3.4.3 Exterior - Exterior Doors: Damage
- 🔧 4.1.1 Heating and Cooling Systems - General Info: HVAC Servicing Documentation Not Present
- 🔧 4.3.1 Heating and Cooling Systems - Interior Unit(s) - Split System 1: Aged Unit(s)
- 🔧 4.3.2 Heating and Cooling Systems - Interior Unit(s) - Split System 1: Water Staining at Base of Unit
- 🔧 4.6.1 Heating and Cooling Systems - Air Filter / Return Plenum: Dirty Filter
- 🔧 4.6.2 Heating and Cooling Systems - Air Filter / Return Plenum: True Air Filter Return Not Present
- 🟡 5.2.1 Roof - Gutters / Downspouts: Full Gutter Evaluation Recommended
- 🔴 5.3.1 Roof - Roof Surface Condition: Full Roofing Evaluation Recommended
- 🔧 6.3.1 Attic - Insulation in Attic: Additional Insulation Recommended
- 🔧 7.1.1 Electrical - General Info: Cover plates missing
- 🟡 7.2.1 Electrical - GFCI Protection: GFCI Protection Not Present/Found
- 🔧 7.6.1 Electrical - Service Equipment / Electrical Panel: Open Knockouts/Bushings missing
- 🔴 7.6.2 Electrical - Service Equipment / Electrical Panel: Open Breaker Slots in Panel
- 🟡 7.8.1 Electrical - Branch Wiring : Exposed Wiring - Interior/Exterior
- 🔧 7.9.1 Electrical - Receptacles: Missing Weatherproof Covers

- 🔧 8.1.1 Water Heater - Water Heater Condition: Aged Unit
- ⚠️ 8.3.1 Water Heater - TPRV Discharge Pipe: TPRV Discharge Pipe Missing
- ⚠️ 8.5.1 Water Heater - Exposed Electrical Connection : Exposed Connection
- 🔧 10.8.1 Kitchen - Countertops & Cabinets: Countertops and Cabinets
- 🔧 10.8.2 Kitchen - Countertops & Cabinets: Poor/Missing Caulk
- 🔧 11.3.1 Bathroom(s) - Ventilation: Vent fan noisy
- 🔧 11.5.1 Bathroom(s) - Fixtures Installed: Shower/Tub area Caulking and Grouting
- 🔧 11.5.2 Bathroom(s) - Fixtures Installed: Bathtub(s) - Poor Drainage
- 🔧 11.5.3 Bathroom(s) - Fixtures Installed: Shower handle turns 360 degrees
- 🔧 11.7.1 Bathroom(s) - Countertop and Cabinets : Vanity Condition
- ⚠️
- 12.2.1 Interior Areas - Smoke Alarms / Detectors: Smoke Alarms Not Present at All Recommended Locations
- ⚠️ 12.3.1 Interior Areas - Windows: General - Full Window Evaluation Recommended
- 🔧 12.5.1 Interior Areas - Interior Doors: Door Operation - Binding
- 🔧 12.5.2 Interior Areas - Interior Doors: Door Operation - Not Latching Properly
- 🔧 12.5.3 Interior Areas - Interior Doors: General - Slab Rubbing on Floor
- 🔧 12.5.4 Interior Areas - Interior Doors: General - Cosmetic Damage Present
- 🔧 12.5.5 Interior Areas - Interior Doors: Hardware - Missing
- 🔧 12.6.1 Interior Areas - Surfaces - Overall: Drywall Cracking
- ⚠️ 12.6.2 Interior Areas - Surfaces - Overall: Undetermined Staining
- 🔧 12.6.3 Interior Areas - Surfaces - Overall: Cosmetic Deficiencies
- 🔧 12.7.1 Interior Areas - Floor Condition: Tile Flooring - Deteriorated Grout with Loose and/or Cracked Tiles
- 🔧 12.7.2 Interior Areas - Floor Condition: Gaps in Flooring strips
- 🔧 12.9.1 Interior Areas - Ceiling Fan : Wobbling - Minor
- 🔧 14.2.1 Basement, Foundation, Crawlspace & Structure - Foundation Walls: Seal any Referenced Cracks
- 🔧 14.3.1 Basement, Foundation, Crawlspace & Structure - Floor Structure: Moisture Staining Present
- 🔧
- 14.4.1 Basement, Foundation, Crawlspace & Structure - Moisture Presence: Indications of Water Seepage Through Foundation Cracks
- ⚠️
- 14.4.2 Basement, Foundation, Crawlspace & Structure - Moisture Presence: Finished Areas - Indications of Past/Present Moisture Infiltration
- 🔧
- 15.2.1 Environmental Concerns - Odors Present: Sulfur Smell, or Rotten Egg Smell, Red Staining in Plumbing fixtures.

1: INSPECTION DETAILS

Information

General Info: In Attendance

Inspector(s), Seller(s)

General Info: Occupancy

Vacant

General Info: Type of Building

Single Family

General Info: Inspection Type

General Home Inspection

General Info: Weather Conditions

Cloudy

General Info: Temperature at the Time of Inspection

Greater Than 65 Degrees

General Info: Precipitation in the Last 48 hrs?

Yes

General Info: Ground Condition

Damp

General Info: Inspection Note

The inspection was essentially visual, not technically exhaustive, and did not imply that every defect would be discovered. The project was based upon conditions that existed at the time of the inspection. This inspection excluded and did not intend to cover any and all components, items, and conditions by nature of their location were concealed or otherwise difficult to inspect. There was no dismantling, destructive analysis, or technical testing of any component. Excluded were all cosmetic, or aesthetic conditions, such as carpeting, vinyl floors, wallpapering, and painting. The inspection covered only the listed items and was evaluated for function and safety, not code compliance. This was not intended to reflect the value of the premises and did not make any representation as to the advisability or inadvisability of purchase. Hypothetical repair costs may have been discussed but must be confirmed by qualified contractor estimates.

General Info: Inspection Categories Abbreviated***Explanation of Ratings (How to Read Report)***

I = Inspected. This means the system or component was inspected and found to be functioning properly or may need correction, but it could also be in acceptable condition at the time of the inspection. Depending on the above no further comment may necessary but whenever possible additional information about materials used in the construction and how to care for or maintain the home.

L = Limitations. This indicates that at least part of a system or component could not be inspected or inspected thoroughly.

NP = Not Present. This indicates that a system or component was not present/or observed at the time of inspection. If the system or component should have been present, a comment will follow.

O = Observation. Observations are color-coded to indicate the importance of the observation.

MAINTENANCE ITEMS

- Maintenance items, DIY items, or recommended upgrades will fall into this category. These concerns will ultimately lead to Prioritized Observations or Immediate Concerns if left neglected for extended periods of time. These items are generally more straightforward to remedy.

PRIORITIZED OBSERVATIONS

- A functional component that is not operating as intended or defective to some degree. Items that inevitably lead to, or directly cause (if not addressed in a timely manner) adverse impact on the value of the home, or unreasonable risk (unsafe) to people or property. These concerns typically require further evaluation or may be more complicated to remedy. These are defects.

IMMEDIATE CONCERN

- A specific issue with a system or component that may have a significant, adverse impact on the condition of the property, or that poses an immediate risk to people or property. These immediate items are often imminent or in some cases could be very difficult or expensive to remedy. These are often known as major defects.

General Info: Structure Orientation

For the sake of this inspection the front of the structure will be considered as the portion pictured in the above cover photo. References to the left or right of the structure should be construed as standing in the front yard, viewing the front of the structure.

Furniture Limits: Furniture restriction - other household goods restriction.

The property was occupied at the time of the inspection. There was furniture, personal belongings, boxes, and other miscellaneous items throughout the house. In some cases stacked up. This resulted in a limitation of the inspection.

Limitations

General Info

AESTHETICS AND COSMETIC DAMAGE/DEGRADATION

Building was considered a 'fixer-upper' and had many interior and/or Exterior cosmetic and aesthetic issues. In properties of this nature, the inspector will not call out most of these types of issues and will concentrate on the larger functional defects such as electrical, plumbing, structural, and HVAC units.

Detached Structure(s)

DETACHED STRUCTURE(S) NOT INSPECTED

The property included one or more detached structures (structures not attached to the home) which were not included as part of a General Home Inspection and were not inspected. The Inspector disclaims any responsibility for providing any information as to their condition. Recommend having any Detached structure(s) examined for condition and safety by qualified contractors. Any items noted about said structure(s) is a courtesy only and should not be assumed a full inspection was performed.



2: GROUNDS

Information

Water Pressure: Water Pressure (Approx.)
Not Tested

Water Pressure: Unable to Test
No working External Spigot
No working External Spigot to perform test.

Water Meter/Well Head: Photo



Main Shut Off Valve : Main Shut Off Valve Location
At Pressure Tank

Condensate Drain Line: Condensate Drain Termination Point
Basement Drain



Driveway and Walkway Condition: Driveway Material
Gravel

Driveway and Walkway Condition: Walkway Material
Concrete

Driveway and Walkway**Condition: Driveway/Walkway****Cracks Present?**

Yes

Main Cleanout: Cleanout Location

Rear of Home

Service Entrance**Conductors/Electric Meter and****Base: Service Entrance Type**

Underground Service Lateral

Condensate Drain Line: Drain Pipe Information

The condensate drain pipe was inspected looking for the presence of a "trap" and significant deficiencies, as well as reporting on its termination point. Often times the pipe or vinyl tubing passes through walls and/or ceilings, rendering it non-visible in these areas, and the condition of the pipe in these areas is excluded from this inspection. No deficiencies were observed at visual portions, at the time of inspection, unless otherwise noted in this report.

Condensate Drain Line: Drain Termination Not Visible Outside

The termination point for the condensate drain was not visible. Its termination point and possible repercussions are excluded from this inspection. Evaluation is recommended by an HVAC contractor, with repairs or modifications made as needed, if needed, to properly terminate the drain to the exterior of the structure.

Driveway and Walkway Condition: Typical Settlement / Shrinkage Cracks

Settlement / shrinkage cracks were present on the concrete surface (<1/4 inch wide). These can typically be from standard settlement, from admixtures or the composition of the concrete, or weather conditions when the concrete was poured. I recommend sealing these cracks at a minimum, to prevent further damage from freezing water in winter months.

**Exterior Spigots: Spigot(s) Information**

The spigots were inspected by testing their operation (if weather permitted), looking for leaks, their attachment to the home, presence of anti-siphon, etc. No deficiencies were visibly observed unless otherwise noted in this report.

Main Cleanout: Cleanout Information

A sewer/septic lateral cleanout was present. Cleanouts are reported on with regards to their presence only and are not attempted to open or verify any other information.

Decks: Deck Information

The deck(s) were inspected looking for water related damage, construction related deficiencies, and safety hazards. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report. It is very common for me to find multiple deficiencies in relation to a decks' construction; and in my opinion there are a few reasons for this.

- Most decks are built by laborers during the construction of the home and while they can build a "functional" deck, typically multiple important details are missed due to them not knowing the building standards that were in place at the time of construction.
- Secondly, building standards may have changed since the deck was constructed, so while the deck may have met the standards at the time of construction, it may not now.

Building standards are changed to improve safety for the occupants of the home. So if a deck collapses, the standards are changed to make deck construction safer. That is why I will evaluate all decks by today's standards, as safety can not be compromised, and safety is what I inspect for. While I may list multiple deficiencies, a good deck contractor may find more as a home inspection is not technically exhaustive or quantifiable.



Porch(es): Masonry Slab Porch/Stoop Information

Masonry/slab porch(es) or stoop(s) were inspected looking for damage or any other significant defects. No reportable deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Porch(es): Typical Settlement / Shrinkage Cracks

There was typical settlement / shrinkage cracking (<1/4" width) present on the concrete slab porch. I recommend sealing these cracks with a flexible masonry sealant to prevent further damage from water infiltration and subsequent freezing of the water in winter months.



Vegetation, Grading, Drainage & Retaining Walls: Grounds Status

Visible

Seasonally there may be conditions that limit a full visible inspection of this area. While these conditions may limit our capability we will include photographs to document the condition at time of inspection. Should a defect be observed once the conditions change, the photographs will help prove a concealed defect was not fully disclosed.

Observations

2.4.1 Condensate Drain Line

CONDENSATE PIPE NOT TRAPPED



The condensate drain pipe was not trapped. This can allow exterior air to be drawn into the unit, preventing condensate from properly draining from the unit. The installation of a trap in the line is recommended to be performed by an HVAC contractor.

Recommendation

Contact a qualified HVAC professional.

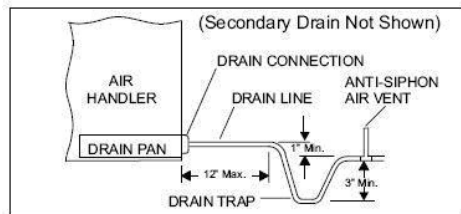


Figure 11. Typical Drain Connection

NOTE - Horizontal runs must have an anti-siphon air vent (standpipe) installed ahead of the horizontal run (See figure 11). An extremely long horizontal run may require an oversized drain line to eliminate air trapping.



2.6.1 Exterior Spigots



Maintenance Item

LEAK

LEFT

The referenced spigot was leaking while under pressure. Repairs are recommended to be conducted as needed by a licensed plumber or other qualified person for proper operation.

Recommendation

Contact a qualified plumbing contractor.



2.6.2 Exterior Spigots



Maintenance Item

NOT SECURED AT WALL

REAR

The spigot was not secured to the wall. Properly securing the spigot to prevent damage to the water distribution pipe is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.



2.6.3 Exterior Spigots



Maintenance Item

NOT FUNCTIONAL

REAR

FYI - The spigot was not functional at the time of inspection. I recommend consulting with the sellers as to its operation (as it could be as simple as a shut off valve being off), and/or evaluation by a licensed plumber if they have no information.

Recommendation

Contact a qualified plumbing contractor.



2.9.1 Decks

MULTIPLE DECK DEFICIENCIES



Prioritized Observation

Due to multiple deck deficiencies being noted, a full evaluation of the deck(s) is recommended to be performed by a contractor specializing in decks. The listing of deficiencies found in this report in regards to the deck should not be viewed as an all-inclusive listing of deficiencies.

i.e. - wood rot on stairs, weathered wood, no graspable handrail, . Deck construction practices present that did not follow the standards of the DCA-6.

Recommendation

Contact a qualified deck contractor.



2.10.1 Porch(es)

MISSING RAILING

FRONT

There is no handrail on the noted porch, recommend installing handrail by qualified professional.

Recommendation

Contact a qualified professional.

 Maintenance Item



2.10.2 Porch(es)

LOOSE STEPS

The steps leading into the house are not attached. Recommend repair or replacement by a qualified contractor.

Recommendation

Contact a qualified professional.

 Maintenance Item



2.11.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

FRONT

 Maintenance Item



Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

Here is a helpful article discussing negative grading.

Recommendation
Contact a qualified landscaping contractor

2.11.2 Vegetation, Grading, Drainage & Retaining Walls

 Maintenance Item

SOIL TOUCHING SIDING OR TRIM

There were areas where the soil was touching the siding or trim, this can cause premature deterioration and is an avenue for pests such as termites to enter the home. Recommend 3" of clearance to prevent damage or pests. Those areas with this condition are excluded from the inspection and if ordered, the termite inspection.

Recommendation
Contact a qualified professional.



3: EXTERIOR

Information

Foundation exterior view:	Windows: Window Type
Material	Thermal
Concrete, Parging on Exterior	

Wall-Covering, Flashing & Trim: Exterior Photos (Facade)



Wall-Covering, Flashing & Trim: Type of Wall-Covering Material Described

Stucco

The exterior of your property is slowly deteriorating and aging. The sun, wind, rain and temperatures are constantly affecting it. Your job is to monitor the exterior for its condition and weathertightness. Check the condition of all exterior wall-covering materials and look for developing patterns of damage or deterioration.

Foundation exterior view: Foundations

Walkout Basement

Foundation failure is a significant (and costly) problem in its own right. But left unaddressed, even relatively minor foundation damage can lead to much bigger (and more expensive) repairs down the road.

The best defense against escalating expenses is to scan for potential signs of foundation damage and address these issues as soon as they appear. Many of these signs often manifest in other parts of the home, usually several levels above the underlying foundation.

Foundation exterior view: Typical Cracking

Typical cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.



Exterior Doors: Exterior Doors Inspected

I inspected the exterior doors. Any concerns will be noted in the report.

Limitations

Wall-Covering, Flashing & Trim

INSPECTION WAS RESTRICTED

I did not inspect all of the exterior wall-covering material, eaves, soffit, and fascia. A property inspection is not an exhaustive evaluation. My inspection of the exterior was limited. I did not reach and access closely every part of the exterior wall-covering.

Wall-Covering, Flashing & Trim

EXTERIOR CLADDING



Sometimes the biggest problem that arises from the use of stucco siding isn't the finish itself, but the damage to a home's interior. A lot of the work that goes into the installation of this material is focused on its looks – not on its performance. It cannot be determined if a rainscreen and vapor barrier was installed beneath it.

Failure to do so leads to the most commonly reported problem by homeowners who have it installed; leaks and moisture damage inside. Mold, wood rot, and constant signs of moisture on the interior of the walls that have the stucco installed are all very common issues that can be expensive and difficult to address. It is impossible to determine if the siding on this home is installed properly without a more invasive inspection. Hidden damage may exist. This area is beyond the scope of this inspection.

Observations

3.1.1 Wall-Covering, Flashing & Trim

SEALANT NEEDED.

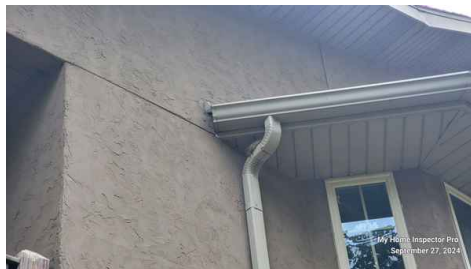


Maintenance Item

Areas of missing Flashing and/or sealant, or sealant was degraded. Hidden damage may exist. Recommend sealing to prevent insect and or water intrusion, anywhere dissimilar materials meet, gaps in coverage, and siding joints, and/or protrusions, doors and windows.

Recommendation

Recommended DIY Project



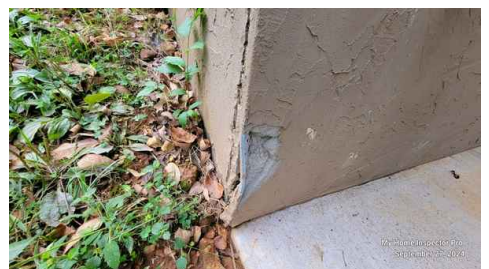
3.1.2 Wall-Covering, Flashing & Trim

CRACKS - MASONRY



Maintenance Item

Cracks and minor damage observed at stucco exterior wall, hidden damage may exist. Recommend sealing or tuck pointing cracks to prevent moisture intrusion and ice damage by a qualified mason or other contractor.



3.1.3 Wall-Covering, Flashing & Trim



Prioritized Observation

STUCCO NO DRAINAGE PROVISIONS

Modern stucco walls should have drainage provisions installed. Weep holes or screed allow water that has reached the space behind the veneer to drain out of the wall system. There are areas which I can't determine if this exists. Recommend further evaluation and repair by a qualified siding contractor.

Recommendation

Contact a qualified masonry professional.



3.1.4 Wall-Covering, Flashing & Trim



Maintenance Item

STAINING, POSSIBLE MOISTURE ENTRY

The siding has evidence of moisture staining. Recommend full evaluation by a qualified contractor to confirm proper installation and determine best plan of action. Possible hidden damage may exist.

Recommendation

Contact a qualified professional.



3.4.1 Exterior Doors



Maintenance Item

PAINT DOOR FRAMES

Paint was cracking in one or more areas. Hidden damage may exist. Recommend a qualified painter evaluate and apply a new coat.

Here is a DIY article on [treating cracking paint](#).

Recommendation

Contact a qualified professional.



3.4.2 Exterior Doors



Maintenance Item

WOOD ROT OR DAMAGE AT DOOR / TRIM

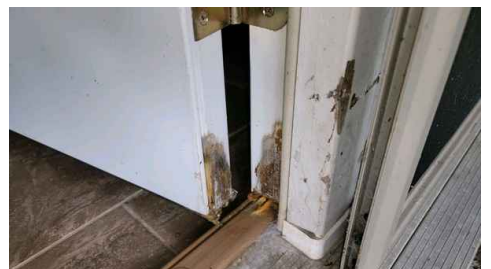
BASEMENT REAR

I observed wood rot and/or damage at the exterior door, frame, and/or trim, concealed damage may exist.

Correction and further evaluation is recommended.

Recommendation

Contact a qualified professional.



3.4.3 Exterior Doors

DAMAGE

REAR

Damage noted on entrance door and/or frame. Recommend repair or replacement.

Recommendation

Contact a qualified professional.

 Maintenance Item



4: HEATING AND COOLING SYSTEMS

Information

Exterior Unit(s) - Split System 1: Exterior Unit Location Right Side Of Structure	Exterior Unit(s) - Split System 1: Exterior Unit Energy Source & Type Electric Condensing Unit (Heat Pump)	Exterior Unit(s) - Split System 1: Exterior Unit Manufacturer Goodman
Exterior Unit(s) - Split System 1: Exterior Unit Max Circuit Breaker Amperage 50amps	Exterior Unit(s) - Split System 1: Exterior Unit Overcurrent Protection Amperage 50 amps	Interior Unit(s) - Split System 1: Unit Services Entire Home
Interior Unit(s) - Split System 1: Interior Unit(s) Location Basement	Interior Unit(s) - Split System 1: Interior Unit(s) Energy Source and Distribution Heat Pump W/Backup Electrical	Interior Unit(s) - Split System 1: Interior Unit Manufacturer Goodman
Operating and Safety Controls: Electrical Disconnect Present Yes	Operating and Safety Controls: ThermoStat Controls Yes, Operable	Distribution Systems: Forced Air Ductwork Insulated, Limited Visibility
Air Filter / Return Plenum: Filter Location(s) Multiple	Air Filter / Return Plenum: Filter Size Undetermined	

General Info: Inspection Details

The inspection of the heating/cooling system was a visual inspection using only the normal operating controls for the system. The inspection of the system is general and not technically exhaustive. A detailed evaluation of the interior components of the heating/cooling system is beyond the scope of a home inspection. As such, I did not inspect the humidifier or dehumidifier, or the electronic air filter, nor did I determine the heating supply adequacy or distribution balance, or if the unit is the correct size verses the square footage of the home. If the outdoor temperature is too high I did not operate the heating system, this was to prevent damaging the unit. Conversely if the temperature was below 65 degrees I did not operate the air conditioner, this was to prevent damaging the unit.

It is essential that any recommendations I make for service, correction or repair be addressed by you prior to closing or purchasing the property because an HVAC professional may discover defects or recommend further repairs that could affect your decision about the purchase of the property.

Home inspectors are not HVAC professionals. Feel free to hire one to perform their own evaluation prior to closing.

Note: You should have the indoor air quality tested and the ductwork or baseboards cleaned as a prudent investment in environmental hygiene, especially if any family member suffers from allergies or asthma.

The heating system was inspected by using normal operating controls. I inspected for material defects. I am not an HVAC professional. Feel free to ask the seller to have the heating system inspected and certified by an HVAC professional prior to closing. Annual inspections and servicing are generally recommended.

This inspection is not a guarantee or warranty of the system. I do not accept responsibility for any problems that may occur with this system in the future. Please consult the seller's disclosure for information on any past problems. Only the present owner of the property will have accurate knowledge of the system, including its past performance and age.

General Info: Split System HVAC Present

This home contained a split system for heating and cooling which typically consists of four main parts:

- An Exterior unit (Heat Pump or AC Unit)
- An Interior unit (Electric Air Handler or Gas Furnace)
- A Thermostat
- And Interior ductwork to distribute conditioned air throughout the home

General Info: Zoned System Present

FYI - A zoned system was present. Zoned systems typically utilize two or more thermostats located at different locations or levels in the home, or a single thermostat with settings for different zones, to give you more control over the heating and cooling in particular areas. Such as, if you typically stay downstairs, but seldom use the upstairs, you can set the temperature in the area you are seldom in, either warmer or cooler than typical for energy savings. A control box operates dampers within the ductwork to supply the temperatures you set at the thermostats to their respective areas. These thermostats must all remain in either cooling or heating mode, as you can not choose heat on one, and cool on another.



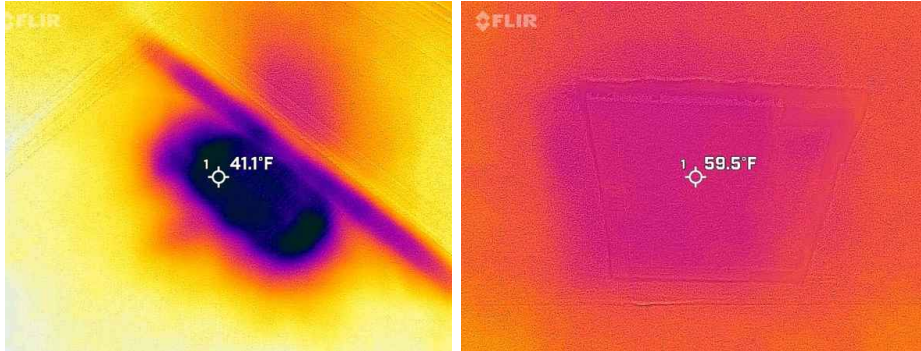
Exterior Unit(s) - Split System 1: Unit Photos



Exterior Unit(s) - Split System 1: Temperature Differential

Temperature differential should be between 15 and 21 degrees when the AC is operating within its prescribed temperature range.

17 degrees was measured.



Exterior Unit(s) - Split System 1: Exterior Unit Manufacture Year

2022

The typical life expectancy of exterior units is approximately 13-15 years. Unit appears to be of the indicated year per the unit data tag.



Exterior Unit(s) - Split System 1: Exterior Unit Information

The exterior unit(s) were inspected visually and tested (If External Temperatures allowed) by ensuring they respond to normal operating controls (at the thermostat), and that conditioned air was produced. No indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Interior Unit(s) - Split System 1: Unit Photos



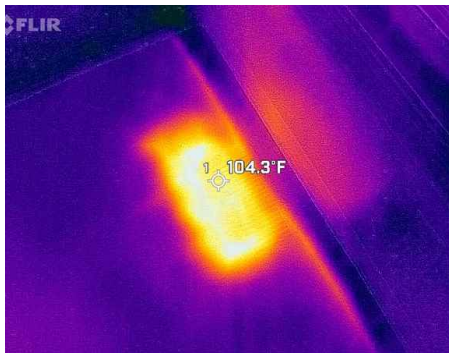
Interior Unit(s) - Split System 1: Interior Units Manufacture Year

2009, Presumed

The typical life expectancy of electric units is approximately 13-15 years, and 15-17 years for gas units. Unit appears to be of the indicated year per the unit data tag.

Interior Unit(s) - Split System 1: Electric Strip Heat Functional

The electric strip heat was functional at the time of inspection as well as the blower located in the air handler, unless otherwise noted. This is what produced heated air, and air flow at air supply registers seen in the "HVAC Supply Registers" portion of the report.



Interior Unit(s) - Split System 1: Heat Pump Heat Functional

The Heat Pump heat was functional at the time of inspection as well as the blower located in the air handler, unless otherwise noted.



Interior Unit(s) - Split System 1: Interior Unit(s) Information

The interior unit(s) were inspected visually and tested (If External Temperatures allowed) by ensuring they responded to normal operating controls (at the thermostat), and that conditioned air was produced. The unit(s) responded to normal operating controls and no indications of deficiencies were observed at the time of inspection, unless otherwise noted in this report.

Air Filter / Return Plenum: Filter/Plenum Information

The return air grille, air filter, and return air plenum were inspected at visible portions looking for any significant deficiencies, gaps in the plenum, dirty filter(s), or an accumulation of dust. I recommend changing the filter every 30 days - 3 months depending on the style of filter used. This is one of the most important "maintenance" items you can perform as a dirty filter puts additional strain on the air handler and may cause damage to the unit.

Observations

4.1.1 General Info

HVAC SERVICING DOCUMENTATION NOT PRESENT



HVAC servicing documentation was not present for the unit(s). Manufacturers and HVAC contractors recommend annual servicing of HVAC systems. Failure to have the systems serviced on an annual basis can affect the life expectancy and efficiency of the units. I recommend asking the seller(s) for the service records, and if the records can not be produced or servicing has not occurred in the last year, servicing and cleaning of the HVAC system is recommended to be conducted by an HVAC contractor prior to the end of your inspection contingency period.

Recommendation

Contact the seller for more info

4.3.1 Interior Unit(s) - Split System 1



Maintenance Item

AGED UNIT(S)

FYI - The unit was at or past its typical service life. Major repairs or replacement should be anticipated in the future due to the age of the unit(s). Depending on prior maintenance and other factors the unit(s) could last anywhere from months to years, the remaining life is undeterminable. ***Due to its age, servicing is recommended to be conducted by an HVAC contractor.*** A typical life expectancy chart can be found here:

<https://www.myhomeinspectorpro.com/componet-life-expectancies>

Recommendation

Contact a qualified HVAC professional.



4.3.2 Interior Unit(s) - Split System 1



Maintenance Item

WATER STAINING AT BASE OF UNIT

There is Water staining present in the area of the interior HVAC unit. This is typically associated with a deficiency with the internal drip pan, allowing water to overflow this pan. Further evaluation with repairs to the unit as needed to prevent the spillage of condensate is recommended to be performed by an HVAC contractor.



4.6.1 Air Filter / Return Plenum



Maintenance Item

DIRTY FILTER

The air filter(s) were dirty. Replacement is recommended ASAP, as dirty filters can put additional strain on the unit, shorten the life of the unit, and affect the efficiency of the unit.

Recommendation

Recommended DIY Project



4.6.2 Air Filter / Return Plenum



Maintenance Item

TRUE AIR FILTER RETURN NOT PRESENT

BASEMENT, MASTER BEDROOM

A true air filter return was not present. Evaluation and the installation of a proper return air filter location is recommended by an HVAC contractor.



5: ROOF

Information

General Info: Inspection Method Walked the Roof Where Possible	General Info: Amount of Roof Safely Walkable 60 - 70%	Roof Covering Material: Roof Covering Material Architectural Composition Shingles
Roof Covering Material: Number of Layers 1+	Vents / Protrusions: Roof Protrusion Type(s) Plumbing Stack Vent(s), Fixed Roof Exhaust Vent(s)	

General Info: Roof Views



General Info: Roof Limitations

The inspection of the roof and its covering material is limited to the conditions on the day of the inspection only. The roof covering material, visible portions of the roof structure from within the attic (if applicable), and interior ceilings, were inspected looking for indications of current or past leaks. Future conditions and inclement weather may reveal leaks that were not present at the time of inspection. Any deficiencies noted in this report with the roof covering or indications of past or present leaks should be evaluated and repaired as needed by a licensed roofing contractor.

General Info: Walked Where Possible

The roof surface was walked where possible, but not all areas could be physically walked due to the height or pitch of the roof. The areas not able to be walked were examined from the ground, a drone, or a ladder. This should be considered a limited inspection of the roof due to all areas not being able to be walked. If a more thorough inspection is needed I recommend consulting a roofing contractor.

Gutters / Downspouts: Gutters Information

The gutters were inspected looking for proper securement, debris in the channel, standing water, damage, etc. Leaking gutters can not be diagnosed if an active rain was not occurring at the time of inspection, and if leaks are noticed after taking ownership of the home, sealing or repairs may be needed at seams or endcaps. No deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Gutters / Downspouts: Downspouts Information

The downspouts were inspected to ensure they were diverting rainwater away from the foundation walls. Testing for blockages in downspouts or drainpipes is beyond the scope of a home inspection, as is locating their termination point. No deficiencies were present at visible portions at the time of inspection, unless otherwise noted in this report.

Gutters / Downspouts: Recommend Maintaining Gutters

It is recommended to periodically clean debris from the guttering channels to prevent downspouts from clogging. Clogs in downspouts can allow the gutters to overflow; damaging roof sheathing, fascia boards, and saturating grounds at the foundation.

Roof Surface Condition: Shingles/Roofing Information

The shingles/roofing were inspected at visible portions for excessive granule loss, signs of curling or delamination, visible loss of adhesion between the shingles, and any other signs of damage or excessive age. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Roof Covering Material: Roofing Stage of Life Estimation

15+ Years

This is an estimate only, determining age of roof coverings is a guess at best, given every roof is subjected to differing weather conditions, building conditions and environmental conditions which I don't have knowledge of. If a more succinct age is desired I suggest inquiring with seller.

Roof Covering Material: Architectural/Laminated Shingles

The roof covering was comprised of architectural composition shingles. Architectural shingles, also called dimensional shingles, are thicker and heavier (often 50% more) than traditional 3-tab shingles. These "premium" shingles are manufactured by starting with a fiberglass reinforcement mat, multiple layers of asphalt are added over the mat, and lastly granules coated with ceramic are added over the upper layer of asphalt for protection against the elements (wind, rain, and UV rays from the sun). Architectural shingles typically have higher wind resistance numbers, resist leaks better, and have a longer warranty than their 3-tab counterparts.

I will do my best to estimate the stage of life that the shingles appeared to be in at the time of inspection.

Architectural Composition shingles typically have a 21-24 year life span. This would equate to:

- First Third of Life: 1-8 years in age
- Second Third of Life: 8-16 years in age
- Last Third of Life: 16-24 years in age

Due to the many variables which affect the lifespan of roof covering materials, I do not estimate the remaining service life of any roof coverings. This is in accordance with all industry inspection Standards of Practice. The following factors can affect the lifespan of roof covering materials:

- Roofing material quality: Higher quality materials, will of course, last longer.
- Number of layers: Shingles installed over existing shingles will have a shorter lifespan.
- Structure orientation: Southern facing roofs will have shorter lifespans.
- Pitch of the roof: Shingles will age faster on a lower pitched roof in comparison with higher pitches.
- Climate: Wind, rain, and snow will impact the lifespan of the roof.
- Color: Shingles that are darker in color will have a shorter lifespan, than lighter colored shingles.
- Attic Ventilation: Poorly vented attic spaces will decrease shingle life due to heat.
- Vegetation Conditions: Overhanging trees, branches, contacting the roof, or leaf cover drastically shorten lifespan.

Asphalt shingles must be installed to manufacturers' recommendations for the warranty coverage to be upheld. These installation requirements vary widely from manufacturer to manufacturer, and across the multitude of different shingle styles manufactured. I will inspect the roof to the best of my ability, **but confirming proper fastening, use and adequacy of underlayment, and adequacy of flashing is impossible as these items are not visible**, Damaging and invasive means would have to be carried out to confirm proper installation. Therefore, the inspection of the roof is limited to visual portions only.

Vents / Protrusions: Roof Protrusions Information

The plumbing stack vents, their related rain boots, and other roof penetrations were inspected by looking at their clearance, the integrity of their boots, for proper installation, or any significant defects. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Roof Flashings: Flashing Information

Visible portions of the flashings were inspected looking for significant deficiencies (drip edge, sidewall, headwall, counter, step, etc - as applicable). **Typically most areas of flashings are not visible as they are covered by the roof covering material and/or the wall cladding** (as applicable), and these areas are excluded from this inspection. Therefore functionality has to be determined by looking for moisture intrusion on ceilings where the flashing was presumed to be in place, or on the roof decking from within the attic (as accessible). No reportable conditions were observed at visible portions, at the time of inspection, unless otherwise noted in this report.

Observations

5.2.1 Gutters / Downspouts

FULL GUTTER EVALUATION RECOMMENDED

Multiple deficiencies were present with the gutters and downspouts. Due to this a full evaluation of the gutter system is recommended to be conducted by a guttering contractor with repairs or replacement made as needed.

i.e. - Indications of leaking, downspouts terminating at foundation, leaves and debris, diverter missing.



Prioritized Observation

5.3.1 Roof Surface Condition

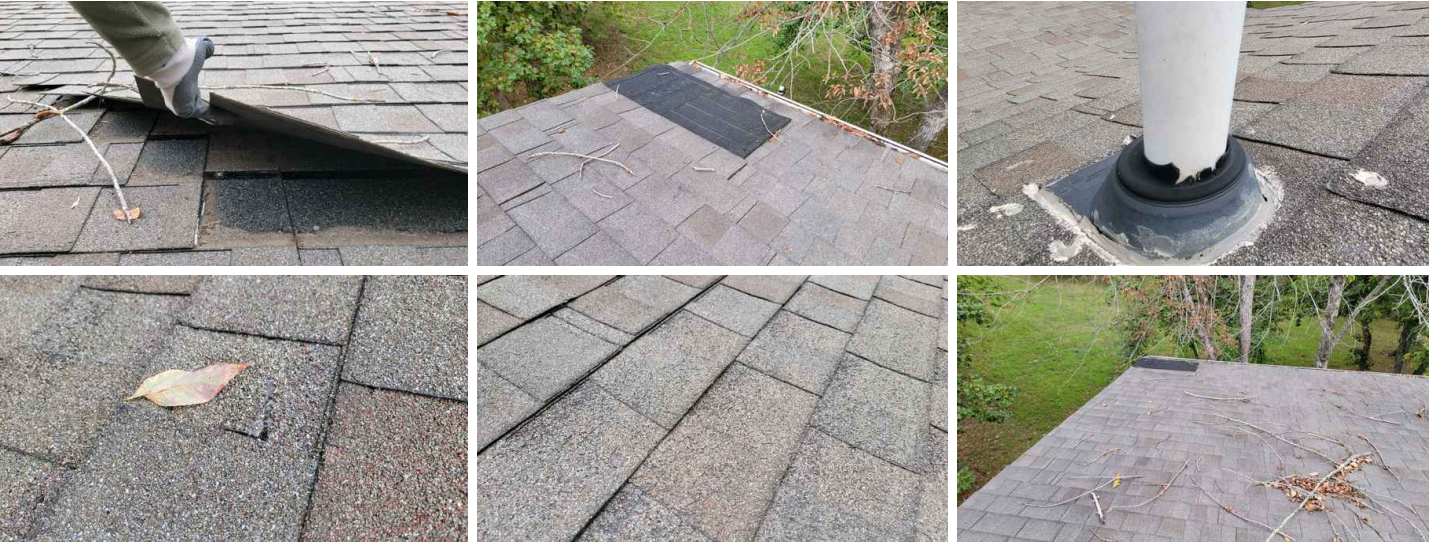
FULL ROOFING EVALUATION RECOMMENDED

 Immediate Concern

Due to the referenced roof conditions, a full walkdown evaluation of the roof structure and roofing material is recommended by a roofing contractor with repairs or replacement made as needed.

i.e. Torn/Damaged shingles, loss of adhesion, wind lift, age, torn boot, damaged shingles. DIY repairs.

Recommendation
Contact a qualified roofing professional.



6: ATTIC

Information

Attic Structure & Sheathing: Access Type Ceiling hatch	Attic Structure & Sheathing: Attic Inspection Inspection by direct entry	Attic Structure & Sheathing: Sheathing Material OSB
Attic Structure & Sheathing: Structure Type Rafters	Exhaust Systems: Exhaust Fan Not Visible	Insulation in Attic: Type of Insulation Observed Blown Fiberglass, Fiberglass Batts

Attic Structure & Sheathing: Attic Photos



Attic Structure & Sheathing: Structural Components Were Inspected

Structural components were inspected from the attic space according to the [Home Inspection Standards of Practice](#).

Attic Structure & Sheathing: Dry Stains

One or more dry stains were observed in the attic/roof framing. Client should monitor moving forward and checking during periods of active heavy rain, or consult with a licensed roofing contractor for evaluation during these weather periods.

Insulation in Attic: Approximate Average Depth of Insulation

8-10 inches, Insulation Walked on

Determining how much insulation should be installed depends upon where a structure is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the property is located and the local building codes. It is not uncommon in this area to have a minimum of 10-14 inches of insulation depending on it's type.

Insulation in Attic: Insulation Was Inspected

During the home inspection, I inspected for insulation in unfinished spaces, including attics, crawlspaces and foundation areas. I inspected for ventilation of unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected mechanical exhaust systems in the kitchen, bathrooms and laundry area.

I attempted to describe the type of insulation observed and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure. I report as in need of correction the general absence of insulation or ventilation in unfinished spaces.

Ventilation in Attic: Ventilation Inspected

During the home inspection, I inspected for ventilation in unfinished spaces, including attics, crawlspaces and foundation areas. And I inspected for mechanical exhaust systems.

I report as in need of correction the general absence of ventilation in unfinished spaces.

Limitations

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.

Observations

6.3.1 Insulation in Attic

ADDITIONAL INSULATION RECOMMENDED

Maintenance Item

I recommend air sealing and adding insulation to the areas that need more insulation. I observed indications gaps in coverage and varying depths of insulation in the unfinished attic area. Recommended qualified contractor correct as needed.

Recommendation
Contact a qualified insulation contractor.

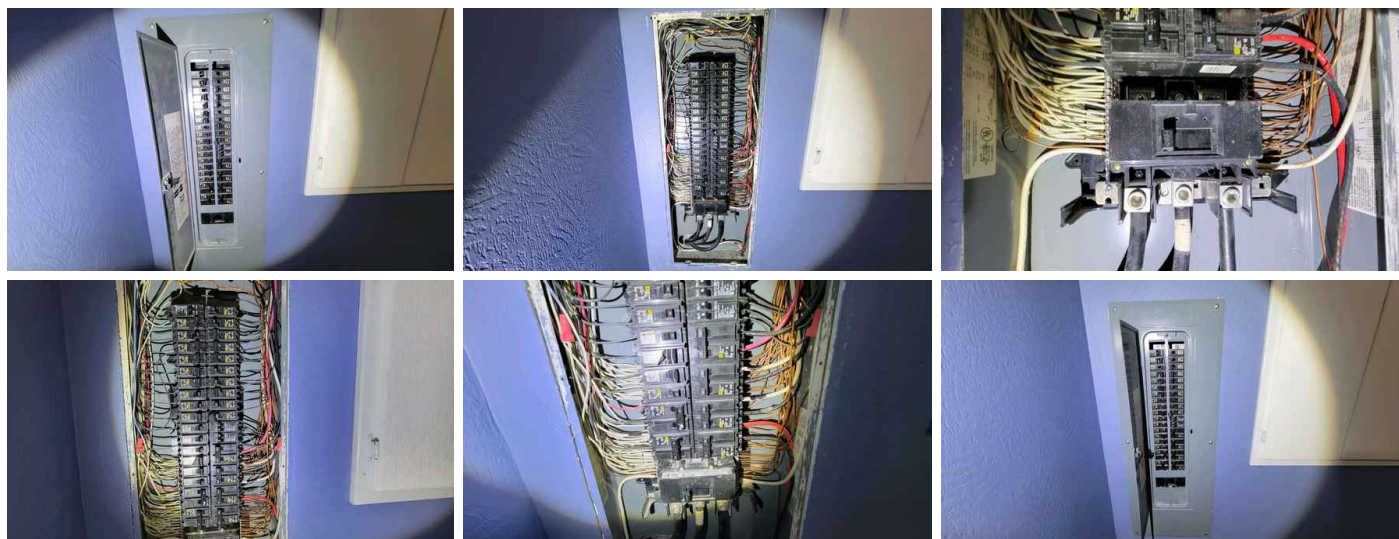


7: ELECTRICAL

Information

GFCI Protection: GFCI Protected Areas None	GFCI Protection: GFCI Missing/Damaged - Installation Recommended All	GFCI Protection: GFCI Not Tested None
Service Disconnect: Main Breaker / Service Disconnect Location At Main Breaker in the Electrical Panel	Service Amperage: Panel Capacity 200 AMP	Service Amperage: Service Entrance Conductors Type 4/0 Aluminum
Service Equipment / Electrical Panel: Electrical Panel / Service Equipment Location Basement, Laundry Room	Service Equipment / Electrical Panel: Electrical Panel Manufacturer Square D	Breakers: AFCI Breakers Present No
Breakers: Breakers in Off Position 1	Branch Wiring : Visible Branch Wiring Type Polyvinyl Chloride (Romex-like)	Branch Wiring : 15 & 20amp Branch Wiring Metal Type Multi-Strand Copper, Copper

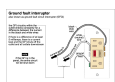
General Info: Panel Equipment Photos



General Info: Low Voltage Systems/Wiring Not Inspected

Any low voltage systems in the home were not inspected and are excluded from this inspection. Including but not limited to: phone/telecom systems, cable coaxial systems, ethernet wiring, alarm systems, low voltage lighting and applicable wiring, etc.

GFCI Protection: GFCI Information



Ground Fault Circuit Interrupter (GFCI) is a protection feature that allows a circuit or receptacle to "trip" or "shut off" if as little as a 5 milliamp differential is detected between the "hot" and "neutral" conductors. This protection is recommended for receptacles within 6 feet of a sink edge, or where something plugged into a receptacle could come into contact with water, including: bathrooms, kitchens, on the exterior, in garages, laundry rooms, and basements and crawl spaces. Although GFCI protection may not have been required in some or all of these areas when the home was built, their installation is highly recommended and is typically inexpensive. This protection, if present, was tested and was in satisfactory condition at the time of inspection, unless otherwise noted in this report.

More information on GFCI protection and the years certain areas where required to be protected can be viewed here: <https://prohitn.com/gfci-protection/>

Service Grounding & Bonding: Inspected the Service Grounding & Bonding



I inspected the electrical service grounding and bonding. It appeared to be grounded to a grounding electrode rod outside opposite the distribution panel. Outside grounding rod could not be confirmed 100%.

Service Disconnect: Service Disconnect Information

The service disconnect or main OCPD (over current protection device) was inspected looking for any deficiencies and reporting on its location. This disconnect can be a breaker, fuse block, or kill switch. This is the means of shutting off all electricity entering the home.

Service Amperage: SEC's Not Legibly Marked

The service entrance conductors were not legibly marked in regards to their size. The amperage or voltage was not tested, and is beyond the scope of a home inspection. The listed amperage is based on the amperage listed on the service panel.

Service Amperage: Service Amperage

The service amperage is determined by inspecting the service entrance conductors size as well as the service disconnects size. Voltages are not tested for and therefore not confirmed, so 120/240VAC is presumed. If a concern, a licensed electrician could test for proper voltages to see if 120/208VAC is present. In some situations the sizing of the service entrance conductors will not be legible or marked and the stated amperage will be followed by "presumed" as it could not be verified.

Service Equipment / Electrical Panel: Electrical Panel / Service Equipment Information

The main electrical panel (called service equipment when it contains the service disconnect) was inspected looking for any wiring deficiencies or damage that may be present in the panel. No indications of reportable conditions were present at the time of inspection unless otherwise noted in this report.

Breakers: Breakers Information

The breakers were inspected looking for any visible signs of damage due to arcing, heat, etc. Corresponding conductors were inspected looking for multiple lugging, sizing, damage, etc. No deficiencies were present at the time of inspection unless otherwise noted in this report.

Breakers: AFCI Not Present

FYI - AFCI breakers were not present in the electrical panel and were not required on homes built prior to 2004-2008, depending on the local municipality. The installation of AFCI breakers is recommended as a safety upgrade for circuits servicing bedrooms and living areas due to their ability to sense damage to wiring and "shut off" if an arc fault is detected in conductors, their connections, or items plugged into receptacles. A licensed electrician can be consulted for more information. It may not be possible to install AFCI breakers in some older panels - and upgrading the panel should be considered in these situations.

Breakers: Breaker(s) Taped

There were breaker(s) present that were taped. I recommend consulting with the seller(s) as to why this was done.



Branch Wiring : Branch Wiring Information

The branch wiring was inspected at visible portions looking for any significant deficiencies or defects that could be a fire and/or safety hazard; including but not limited to: connections made outside of a junction box, wiring terminations, open junction boxes, damage, the wiring material, improper support, etc. The majority of branch feeders are not visible due to being behind wall and ceiling coverings, insulation, etc. No significant deficiencies were visibly present at the time of inspection unless otherwise noted in this report.

Receptacles: Receptacle Information

A **representative number** of receptacles throughout the home were tested with a polarity tester to confirm proper wiring (No Furniture or Personal Items Were Moved to Test Receptacles). No wiring deficiencies were reported by the tester unless otherwise noted in this report.

Receptacles: 220V/240V Receptacle(s) Not Tested

220V/240V receptacles are not tested for functionality or polarity, as they can not be tested with a standard receptacle polarity tester. Only visual deficiencies will be reported on with relation to these receptacle(s).

Switches, Lights: Switches, Lights Information

A **representative number** of switches and lights were tested throughout the home and were found to be in good working order (No Furniture or Personal Items Were Moved to Test Switches). No deficiencies were observed unless otherwise noted in this report.

Switches, Lights: Lights Not Tested

Exterior dusk to dawn lights, motion lights, landscape lighting, or any light not attached to the structure are not included in a home inspection, and were not tested for functionality. These items are excluded from this inspection.

Switches, Lights: Switches Which Did Not Control Room Lights Present

There were light switch(es) present in the referenced area(s) that I was unable to determine what they controlled. Recommend inquire with seller as to any switches which may not operate room lights, in older homes some switches controlled wall outlets for floor lamps.

Limitations

Receptacles

UNABLE TO INSPECT EVERYTHING

I was unable to inspect every electrical component or proper installation of the AFCI/GFCI system according to modern code. A licensed electrician or township building code inspector could perform that type of test, which is beyond the scope of my visual-only home inspection. I inspected the electrical system as much as I could according to the Home Inspection Standards of Practice and stored items.

Observations

7.1.1 General Info

COVER PLATES MISSING

VARIOUS

The were receptacles and/or switches present with missing cover plate(s). This is a safety hazard, as someone could be shocked by touching live wires. The installation of new plates is recommended to be conducted by a qualified person on any and all plates that are missing throughout the home.

Recommendation

Contact a qualified professional.



Maintenance Item



7.2.1 GFCI Protection

GFCI PROTECTION NOT PRESENT/FOUND

ALL

GFCI protection was not present/found at the referenced area(s), at the time of inspection. GFCI protection is recommended to be present for the exterior, garage, basement, laundry area, and crawl space receptacles for safety, as well as kitchen and bathroom receptacles within 6 feet of a sink's edge. Repairs or upgrades as needed to ensure GFCI protection is present at all recommended locations for safety is recommended to be performed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



Prioritized Observation



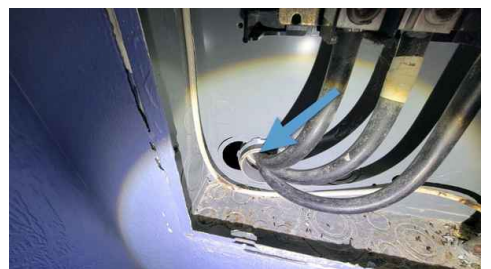
7.6.1 Service Equipment / Electrical Panel

OPEN KNOCKOUTS/BUSHINGS MISSING

Open knockout(s) and/or missing bushings were present in the electrical panel. Knockout caps and/or bushings should be installed to keep mice out of the panel box, and to avoid potential electrocution hazard. The installation of knockout caps or bushings is recommended to be conducted by a licensed electrician or other qualified person.



Maintenance Item



Recommendation

Contact a qualified electrical contractor.

7.6.2 Service Equipment / Electrical Panel

OPEN BREAKER SLOTS IN PANEL

 Immediate Concern



Open breaker slots (missing twist-outs) were present in the electrical panel. This is a safety hazard as this exposes the ungrounded bus and wiring connections. The installation of "blanks" are recommended to be conducted by a licensed electrician for safety.



Recommendation

Contact a qualified electrical contractor.

7.8.1 Branch Wiring

EXPOSED WIRING - INTERIOR/EXTERIOR

 Prioritized Observation

There were exposed wiring present in the listed locations. Recommend evaluation of the noted wiring with corrections as needed by a licensed electrician.

Recommendation

Contact a qualified electrical contractor.



7.9.1 Receptacles

MISSING WEATHERPROOF COVERS

 Maintenance Item

ALL

There were exterior receptacle(s) in a wet or damp location that had missing weatherproof covers. The installation of proper covers is recommended to be conducted by a licensed electrician or other qualified person for safety.

Recommendation

Contact a qualified electrical contractor.



8: WATER HEATER

Information

Water Heater Condition: Water Heater Location	Water Heater Condition: Capacity	Water Heater Condition: Energy Source
Basement, Closet	50 Gallons	Electric

Water Heater Condition: Water Heater Manufacturer

AO Smith

Water Heater Condition: Water Temperature

Breaker in Off Position When Inspector Arrived

TPRV Discharge Pipe: TPRV Discharge Tube Material

Not Present

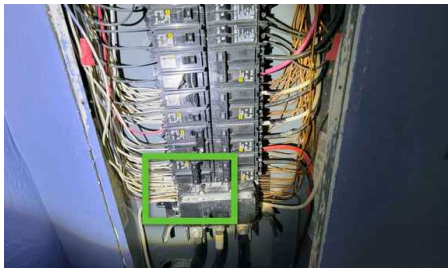
Water Heater Condition: Water Heater Photo(s)**Water Heater Condition: Manufacture Year**

2005, Presumed

The typical life expectancy of a water heater is 13-15 years. Unit appears to be of the indicated year per the unit data tag.

Water Heater Condition: Not Tested - Breaker Off

FYI - The breaker was off for the water heater at the time of inspection, and the unit was not tested for functionality. I recommend confirming proper operation of the unit prior to closing.

**TPR Valve: TPR Valve Information**

A TPR valve was in place, and appeared functional. These are not tested due to the fact that once they are tested, they tend to form a drip leak. These valves allow the water heater to expel water and pressure if the tank reaches a pressure over 150psi, or the water temperature exceeds 210 degrees. No deficiencies were observed with the valve unless otherwise noted in this report.

Water Pipes: Water Pipes Information

Visible portions of the water pipes were inspected looking for significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Observations

8.1.1 Water Heater Condition

AGED UNIT

Maintenance Item

FYI - The unit was at or past its typical service life. Major repairs or replacement should be anticipated in the future due to the age of the unit alone. Depending on prior maintenance and other factors the unit could last anywhere from months to years, the remaining life is undeterminable.

A typical life expectancy chart can be found here:

<https://www.myhomeinspectorpro.com/componet-life-expectancies>



8.3.1 TPRV Discharge Pipe

TPRV DISCHARGE PIPE MISSING

Prioritized Observation



A TPR valve discharge pipe was not present. A copper, CPVC, or Pex pipe with a 3/4 inch I.D. should be connected to the TPR valve and terminate no more than 6 inches from the floor. The installation of this pipe is recommended to be conducted by a licensed plumber or other qualified person.

Recommendation

Contact a qualified plumbing contractor.



8.5.1 Exposed Electrical Connection

EXPOSED CONNECTION

Prioritized Observation

The water heater Electrical connection is exposed, covers not installed properly or missing strain relief connector. Recommend installation of the provided cover/connector for safety reasons.

Recommendation

Contact a qualified professional.



9: LAUNDRY AREA/ROOM

Information

Washer/Dryer: 220 Electrical

**Electrical Components: GFCI/AFCI
Protected Receptacles
Not Present**

General: Laundry Area Location Photo






Washer/Dryer: Washer/Dryer
Washer and/or dryer are not considered a permanent fixture and do not normally convey. Per the InterNACHI SOP Units are not tested as part of a general Property inspection.

Laundry Drain: Testing of Laundry supply and Drains
Per the Standards of Practice, testing of the laundry water supply and drain is not within the scope of the inspection.

10: KITCHEN

Information

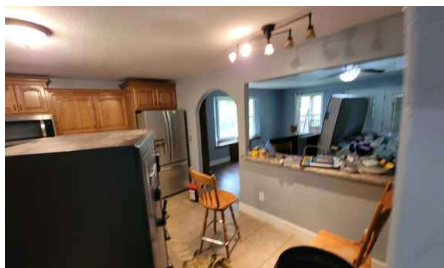
Dishwasher: Brand Whirlpool	Dishwasher: Soap Dish Operable Soap dish operates as expected.	Electrical Components: GFCI/AFCI Protected Receptacles Not Present
Garbage Disposal: Operational Yes	Plumbing Components: Photos 	Range/Oven/Cooktop: Range/Oven Brand Whirlpool
Range/Oven/Cooktop: Exhaust Hood Type Re-circulate	Range/Oven/Cooktop: Range/Oven Energy Source Electric	Built-in Microwave: Operational Tested 
Countertops & Cabinets: Countertop Material Laminate, Presumed	Countertops & Cabinets: Cabinetry Wood	Refrigerator: Brand Kenmore 
Refrigerator: IceMaker Operation of ice maker was Not tested.		

Oven Off: Oven Turned Off

Yes

**General: Photo**

Photo

**General: Appliances**

Present

Appliances are inspected for function only on the day of the inspection. Quality or extent of operation is not within the scope of the Standards of Practice. No guarantee or warranty is offered or implied.

Dishwasher: Tested

Tested 1 Cycle

The Dishwasher was tested for operation (Not Temperature or Drying capabilities), it operated as expected unless otherwise indicated in subsequent defect sections.



Plumbing Components: Ran Water at Kitchen Sink

I ran water at the kitchen sink. No issues noted at the time of the inspection unless otherwise noted.



Plumbing Components: Under Sink Filled With Stored Items

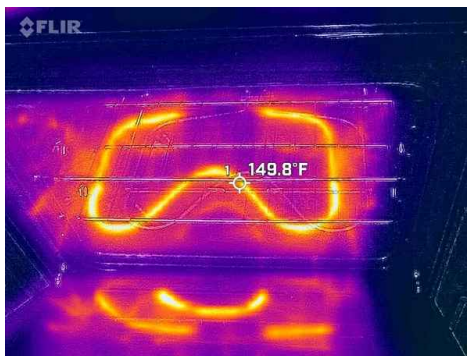
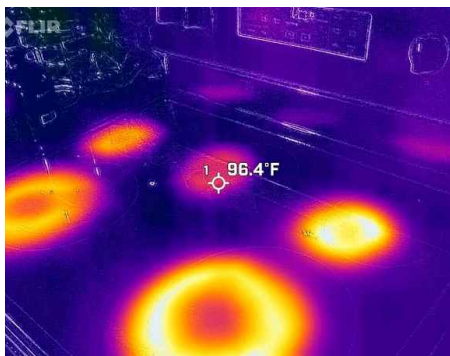
The under sink area was filled with stored items, stored items are not removed per the standards of practice. Recommend examining this area at final walkthrough to ensure no damage.

Plumbing Components: Previous Leak

There is evidence of a previous leak under the sink with some staining and damage present. No leak was detected at time of inspection.

Range/Oven/Cooktop: Operational

Yes



Built-in Microwave: Microwave Operated

Microwave was operated and found to be functional. Operation does NOT guarantee heating and/or cooking results. The Photo represents a Tester I utilized to verify the unit was in working order.

Refrigerator: Status

Not inspected but appeared operational

It is unknown if the Fridge will remain, therefore it is not inspected and Disclaimed. It is also outside the scope of the InterNACHI SOP's. If reviewed it is for reference only.

Refrigerator: Water Line Not Inspected

Inspection of installed water line (if any) is beyond the SOP and therefore disclaimed.

Observations

10.8.1 Countertops & Cabinets

COUNTERTOPS AND CABINETS

The countertops and/or cabinets are in need of a refinishing or replacement.

Recommendation

Contact a qualified professional.





10.8.2 Countertops & Cabinets

POOR/MISSING CAULK

Countertop was missing sufficient caulk/sealant at the wall. This can lead to water damage. Recommend adding sealant at sides and corners where counters touch walls.

Here is a helpful DIY video on caulking gaps.

Recommendation

Recommended DIY Project

Maintenance Item



11: BATHROOM(S)

Information

Electrical Components: GFCI/AFCI Protected Receptacles Not Present	Ventilation: Exhaust Fans Fan Only	Fixtures Installed: Toilet Status Operational
Heating/Cooling Source: Heating/Cooling Source Present		

General: Master Bathroom(s) Photos



General: Guest Bathroom(s) Photos**General: Basement Bathroom(s) Photo****Plumbing Components: Photos****Plumbing Components: Previous Leak Under Vanity Noted**

There is evidence of a previous leak from the drain piping. No leak was detected at time of inspection.

Fixtures Installed: Bath Tub Status

Functional Flow, Slow to Drain, Functional Drainage



Fixtures Installed: Shower Status

Functional Flow, Functional Drainage

**Fixtures Installed: Sink Status**

Functional Flow, Functional Drainage

**Observations**

11.3.1 Ventilation

VENT FAN NOISY

GUEST BATHROOM

Bathroom ventilation fan is noisy, possible motor failure shortly I recommend a qualified contractor to repair or replace as needed.

Recommendation

Contact a qualified professional.



Maintenance Item



11.5.1 Fixtures Installed

SHOWER/TUB AREA CAULKING AND GROUTING

MASTER BATHROOM

Caulking/grout in shower/Tub area is in need of maintenance to prevent possible moisture damage, hidden damage may exist. Recommend qualified contractor to repair.

Recommendation

Contact a qualified professional.



Maintenance Item



11.5.2 Fixtures Installed

BATHTUB(S) - POOR DRAINAGE

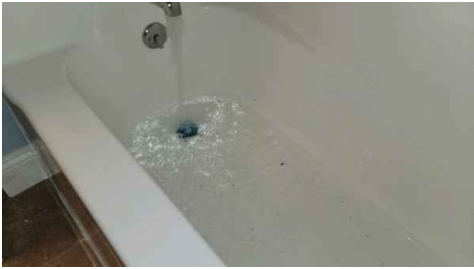
BASEMENT BATHROOM

Bathtub(s) had slow/poor drainage. Recommend a qualified plumber repair.

Recommendation

Contact a qualified plumbing contractor.

Maintenance Item



11.5.3 Fixtures Installed

SHOWER HANDLE TURNS 360 DEGREES

MASTER BATHROOM SHSHOWER

The shower handle turns over 360 degrees, while still shutting off and turning on the shower, turning 360 degrees is not typical behavior for a plumbing control. Recommend repair or replacement.

Recommendation

Contact a qualified professional.

Maintenance Item



11.7.1 Countertop and Cabinets

VANITY CONDITION

MASTER BATHROOM, GUEST BATHROOM

The countertops and/or cabinets are in need of a refinishing or replacement.

Recommendation

Contact a handyman or DIY project

Maintenance Item

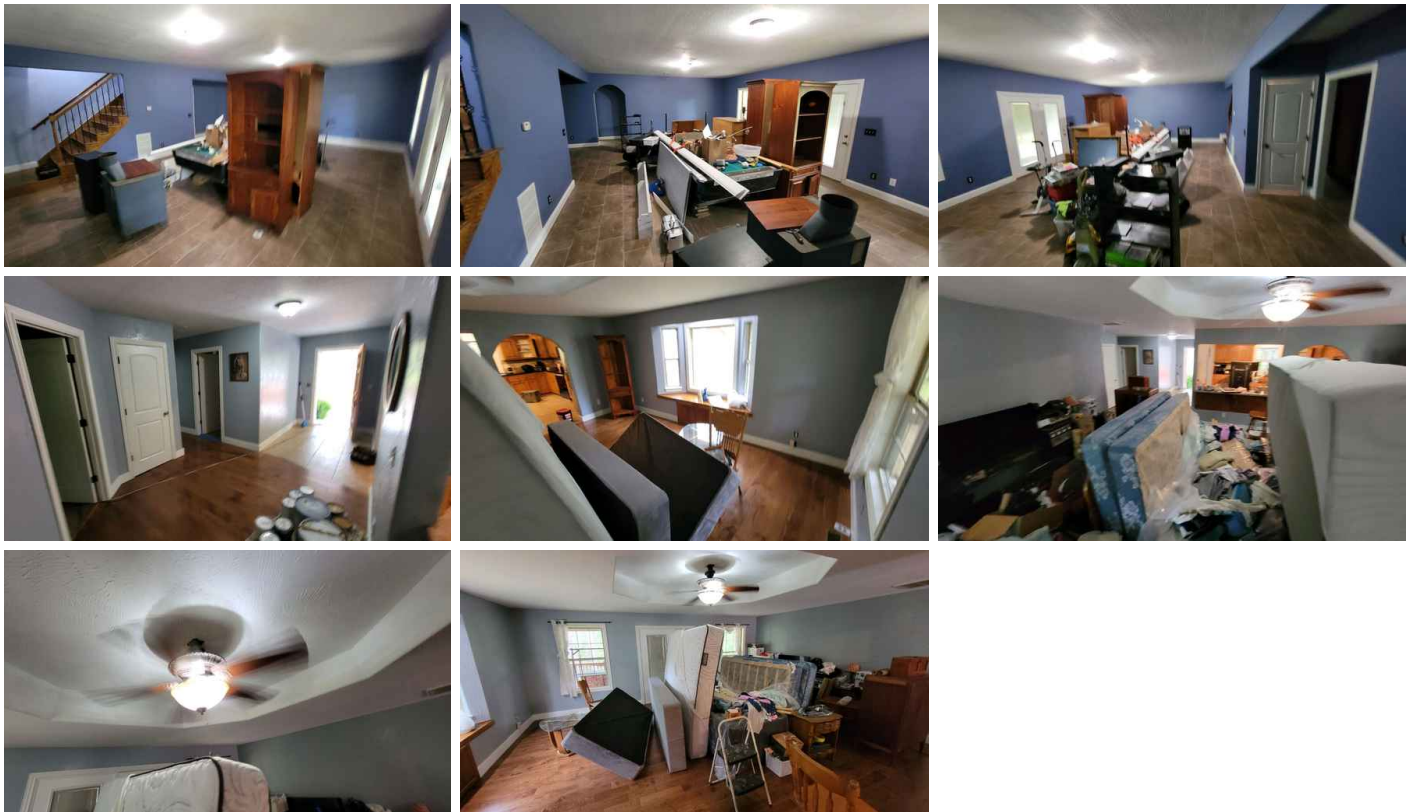


12: INTERIOR AREAS

Information

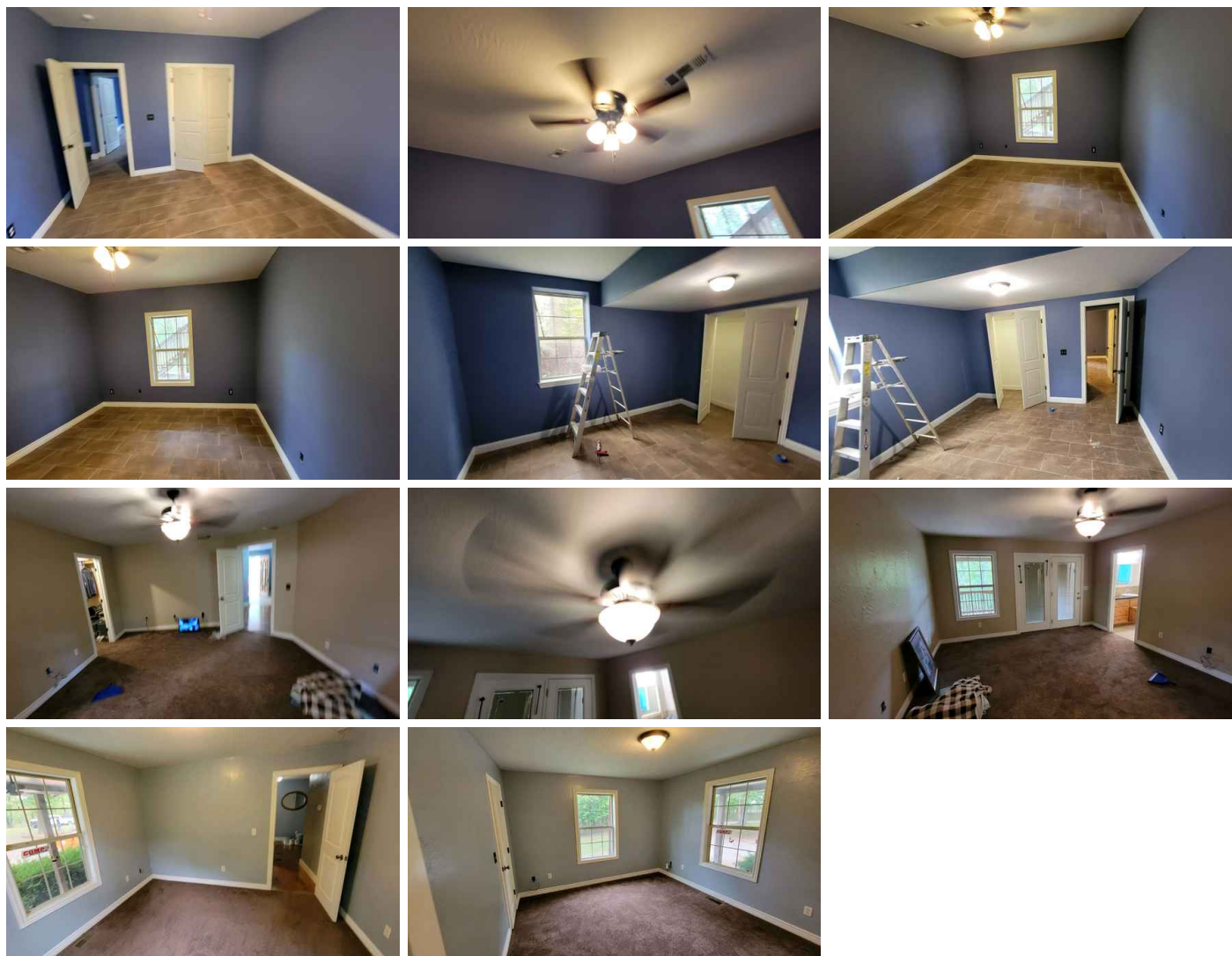
Smoke Alarms / Detectors: Smoke Alarms Present at All Expected Locations Some Missing, Damaged or Disabled	Windows: Window Glazing Double Pane	Closets: Closet Surfaces Visually Obstructed? No
--	---	--

General Info: Common Room(s) View



General Info: Bedroom(s) Location Photos

Photos



Smoke Alarms / Detectors: Smoke Alarms Not Tested

The smoke alarm units were not tested due to the possibility of them being integrated with the whole structure fire alarm system. I recommend consulting with the sellers as to their operation as well as confirming they are operational once you take position of the home.

Windows: Windows Information

The windows were inspected by operating a representative number (I will try and operate every window in the structure, but personal belongings may block accessibility to some). Their operation was tested, along with looking for damage, broken glass, failed seals, etc. No reportable deficiencies were present unless otherwise noted in this report.

Windows: Glass Seal Failure Limitations

LMT - Reporting on double pane glass seal failure is not required by the Standards of Practice, and lies beyond the scope of a home inspection, as glass may not show signs of seal failure at the time of inspection, but may become visible later due to changes in conditions. Desiccant material in the glass spacer can absorb moisture in between the panes, essentially masking seal failure. Also, changes in weather conditions (high humidity, etc.) may reveal seal failure that was not visible at the time of inspection. Seal failure is where the double pane glass loses its adhesion with the inner spacer, allowing moisture and debris in between the panes of glass. I will report on any insulated glass units that were showing signs of seal failure at the time of inspection, but this should not be relied upon as a complete listing of affected units. If glass seal failure is a concern, you are advised to seek the services of a window or glass repair contractor.

Windows: Dirty Windows

LMT - There are dirty windows present, this makes identifying a thermal Seal failure nearly impossible. Recommend cleaning and re-evaluate.

Closets: Closets Information

The closets were inspected by testing the operation of their doors and looking for significant defects. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Interior Doors: Interior Doors Information

A representative number of interior doors were inspected by operating them ensuring that they opened and closed properly, as well as latched properly without binding on jambs or the floor. No reportable conditions were present at the time of inspection unless otherwise noted in this report.

Interior Doors: Some Doors Not Installed

Some doors were not installed. The operation of these doors are excluded from this inspection.



Surfaces - Overall: Surfaces Information

Visible portions of the interior wall, floor, and ceiling surfaces were inspected looking for indications of moisture intrusion, settlement, or other significant defects. Cosmetic and minor deficiencies are not typically reported on, but may be noted while looking for significant defects, any listing of these items should not be construed as an all-inclusive listing. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Surfaces - Overall: Fresh Paint

There is evidence that the walls have been painted recently. Inquiring with seller may yield insight to why this was needed.

Floor Condition: Floors Information

Visible portions of the floors throughout the structure were inspected looking for significant deficiencies. No reportable conditions were visibly present at the time of inspection unless otherwise noted in this report.

Floor Condition: Floor(s) - Popped/Creaked

FYI - The floor "popped" and / or "creaked" in the referenced area(s) when walked on. This could be a range of issues relating to the subfloor, from either the attachment of the subfloor to the joists below (nails with no adhesive used), to improper gaps applied when the subfloor was installed not allowing for expansion and contraction. If a concern, have a flooring contractor to evaluate.

Stairs, Handrails, & Guardrails: Stairs Information

The stairs were inspected by evaluating the risers and treads, applicable railings, etc. No significant deficiencies were present at the time of inspection unless otherwise noted in this report.



Limitations

Floor Condition

NOT INSPECTED

EXCL - The floor area(s) were filled with stored items at the time of inspection. Any items or components not accessible are excluded from this inspection.

Observations

12.2.1 Smoke Alarms / Detectors



SMOKE ALARMS NOT PRESENT AT ALL RECOMMENDED LOCATIONS

Smoke alarms were not present at locations required by today's standards, and those that were installed were aged or yellowing. Smoke alarms are recommended to be installed in each sleeping room, (1) outside of each sleeping room(s), and one per level including habitable attics and basements. The installation of smoke detectors is recommended to be installed at all recommended locations for fire safety by a licensed electrician. I recommend inquiring with local fire departments as many have free smoke detectors and will install them.



Recommendation

Contact a qualified electrical contractor.

12.3.1 Windows



GENERAL - FULL WINDOW EVALUATION RECOMMENDED

Due to multiple deficiencies being present with multiple windows, a full evaluation of the windows in the home is recommended to be conducted by a window contractor with repairs or replacement made as needed for proper operation. The following list should not be construed as a full list of the defects.

i.e. - Seal failure, broken glass, damage, evidence of moisture entry around windows and frames, missing or damaged screens.

Recommendation

Contact a qualified window repair/installation contractor.





12.5.1 Interior Doors

DOOR OPERATION - BINDING

VARIOUS

There were door(s) that were binding / rubbing on an adjacent surface. Adjustments or modifications are recommended to be conducted by a qualified person as needed for proper operation.

Recommendation

Contact a qualified handyman.



Maintenance Item



12.5.2 Interior Doors

DOOR OPERATION - NOT LATCHING PROPERLY

VARIOUS

Door(s) not latching properly. Adjustments or modifications as needed for proper operation is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified handyman.



Maintenance Item



12.5.3 Interior Doors

GENERAL - SLAB RUBBING ON FLOOR

BEDROOM

The referenced door slab was rubbing on the floor when operated. Repairs to the door for proper operation is recommended by a qualified person.

Recommendation

Contact a qualified professional.



Maintenance Item



12.5.4 Interior Doors



Maintenance Item

GENERAL - COSMETIC DAMAGE PRESENT

Cosmetic damage was present to the interior door(s) and/or frame(s). This may include cosmetic deficiencies to the jambs, hardware, slabs, and/or moldings. Repairs to any cosmetic damage is recommended by a qualified person as desired.

Recommendation

Contact a qualified professional.

12.5.5 Interior Doors



Maintenance Item

HARDWARE - MISSING

VARIOUS

The referenced door(s) were missing hardware; this can include: handle sets, strike plates, fasteners, hinges, etc. The installation of missing parts as needed to achieve proper operation is recommended to be conducted by a qualified person.

Recommendation

Contact a qualified professional.



12.6.1 Surfaces - Overall



Maintenance Item

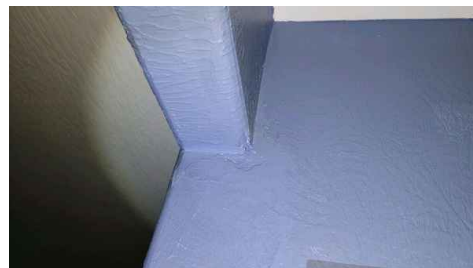
DRYWALL CRACKING

VARIOUS

FYI - There were indications of what appeared to be settlement and/or expansion and contraction present in areas. This may include minor cracking, separation between moldings and surfaces, drywall tape visible at wall to ceiling transitions, settling, nail pops, etc. I recommend re-sealing or repairs to these areas as needed by qualified trades people and to monitor the areas for further cracking and separation, with the understanding that if continual movement is observed. Further evaluation and/or repairs may be needed.

Recommendation

Contact a qualified professional.



12.6.2 Surfaces - Overall



Prioritized Observation

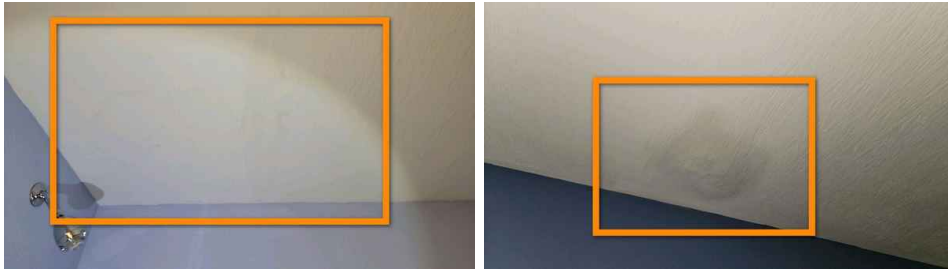
UNDETERMINED STAINING

UNDER GUEST BATHROOM, UNDER MASTER BATHROOM

There was staining and or indications of moisture present at the referenced area(s) and a cause or the source could not be determined. I recommend inquiring with the seller(s) as to any information regarding the staining. If they have no information a qualified contractor should evaluate and make repairs as needed, if needed. No Moisture was detected at time of inspection. Hidden damage may exist.

Recommendation

Contact a qualified professional.



12.6.3 Surfaces - Overall

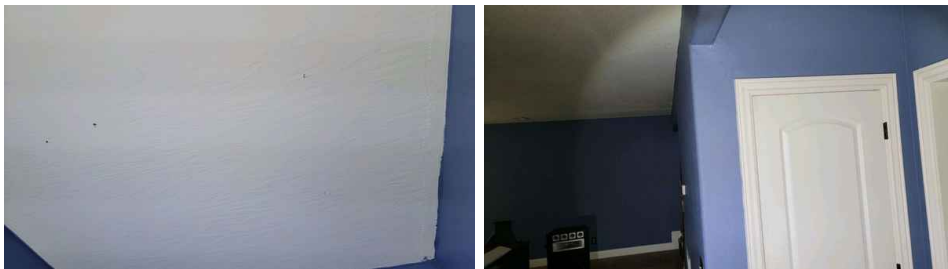
COSMETIC DEFICIENCIES

VARIOUS

Cosmetic deficiencies were present to the drywall and trim in areas which may include; nail pops, gaps, visible drywall corner bead, cracks, wrinkles, visible drywall tape, and/or other cosmetic deficiencies. These "cosmetic" defects can be caused by expansion and contraction, poor craftsmanship, settlement cracks, settling, or a combination all. Repairs to any affected areas is recommended to be performed by a drywall contractor as desired.



Maintenance Item



12.7.1 Floor Condition

TILE FLOORING - DETERIORATED GROUT WITH LOOSE AND/OR CRACKED TILES

ENTRY, KITCHEN

There were loose tiles and deteriorated grouting, and at least 1 cracked tiles present at the referenced area(s). An evaluation of the tile floors in the home with repair of loose and replacement of any damaged or cracked tile(s) and grouting is recommended to be conducted by a flooring contractor as needed.



Maintenance Item



12.7.2 Floor Condition

GAPS IN FLOORING STRIPS

There are gaps where the flooring pieces meet on the ends and sides. Recommend repair by a qualified contractor.

Recommendation

Contact a qualified professional.



Maintenance Item



12.9.1 Ceiling Fan

WOBBLING - MINOR

REAR BASEMENT BEDROOM

The ceiling fan wobbled slightly during operation. The fan may be out of balance. Repairs are recommended to be conducted as needed by a qualified person to eliminate any wobbling.

Recommendation

Contact a qualified handyman.

 Maintenance Item



13: PLUMBING

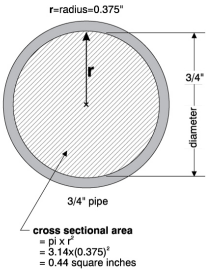
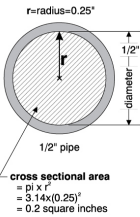
Information


Water Pipes: Service Pipe Material (Visible Portions) PVC	Water Pipes: Water Distribution Pipe Material (Visible Portions) PEX	Water Pipes: Approx. Percentage of Water Distribution Pipes Visible <10%
Drain, Waste, and Vent Pipes (DWV): Sewer/Septic Lateral Material (Visible Portions) PVC, Visibility Limited Due to Inaccessible Locations	Drain, Waste, and Vent Pipes (DWV): DWV Material Type (Visible Portions) PVC, Visibility limited due to inaccessible areas	Drain, Waste, and Vent Pipes (DWV): Approx. Percentage of Drain/Waste Pipes Visible <10%
Functional Flow: Functional Flow Yes	Functional Drainage: Functional Drainage See Bathroom Comments	

General Info: 1/2 Inch Water Distribution Pipes

1/2 inch water distribution pipes were present in the home. While common, a drop in water flow may be observed when running multiple fixtures due to their size not being able to carry the volume of 3/4 inch pipes.

3/4" pipe is more than twice as big as 1/2" pipe!





General Info: Limescale Buildup

According to a U.S. Geological Survey, 85 percent of water is hard. As hard water is evaporated or given energy, minerals can be removed from the solution and are left on the surfaces in a hard, crust layer that causes issues with equipment. These leftover minerals are commonly referred to as "scale." The most common form of scale is limescale.

Limescale can restrict the flow of water and even cause your appliances to run inefficiently and cost you more. It is most commonly found in toilets, tile, pipes, fixtures, washing machines and dishwashers.

Prevention:

The off-white buildup is quite hard to remove. So, how can you prevent this substance from taking over your home? By installing a water filtration/Softener system, the minerals that create limescale are eliminated from your water supply.

[Water Hardness](#)

General Info: Slab Foundation

The majority of the plumbing is not visible on homes with a slab foundation as the pipes are ran under the slab and behind finished walls. Any mention of water distribution pipes or waste and drain pipes relates to visual portions only.

General Info: Private Water Components Information

FYI - There were private water components present at the home (tanks, pumps, filtration systems, etc). These components were not inspected for their design or proper installation, but rather their functionality will be determined by operating faucets throughout the home. No indications of reportable conditions were present by operating water faucets throughout the home at the time of inspection, unless otherwise noted in this report. If a more thorough inspection of these components is desired, I recommend contacting a licensed plumbing contractor.

Pressure Regulator: Pressure Regulator Not Visible

The pressure regulator was not visible. The condition of the regulator is excluded from this inspection.

Water Pipes: Water Distribution Pipes Information

Visible portions of the water distribution pipes were inspected looking for leaks or other significant deficiencies. No reportable conditions were visually present at the time of inspection unless otherwise noted in this report.

Water Pipes: Water Pipes Not Visible - Finished Ceilings

The water distribution pipes were not visible due to the finished ceilings in the basement. The condition of the water pipes are excluded from this inspection.

Water Pipes: Most Portions Not Visible - Slab

Most portions of the water distribution lines were not visible due to a slab foundation. The inspection is limited to visual portions, any items not visible are excluded from this inspection.

Drain, Waste, and Vent Pipes (DWV): Drain, Waste, and Vent Pipes Information

Visible portions of the (DWV) drain, waste, and vent pipes were inspected looking for leaks or indications of other significant deficiencies. No leaks or other reportable conditions were visibly present unless otherwise noted in this report. **Sewer camera inspections are recommended for any home regardless of age** due to the sewer lateral between the home and sewer service or home and septic tank not being visible and the possibility of damage, blockages, or sagging areas in this pipe. These inspections typically cost around \$350.00, but can save thousands if a problem is found.

Drain, Waste, and Vent Pipes (DWV): Most Portions Not Visible - Slab

The DWV pipes were not visible due to a slab foundation. Portions not visible are excluded from this inspection.

Functional Flow: Flow Information

Water was ran from multiple faucets simultaneously to gauge that there was not a significant reduction in flow as a result of doing so. No significant reduction occurred at the time of inspection unless otherwise noted in this report.

Functional Drainage: Drainage Information

Water was ran through all drains in the home for an extended period of time to determine if functional drainage was occurring. No hindered drainage was present at the time of inspection unless otherwise noted in this report. Lived-in conditions can not be adequately replicated during an inspection and I have no control of future drainage conditions due to lived-in usage (solids being flushed down the system, etc.).

Limitations

General Info

WALL AND PENETRATION LIMITATIONS

While I make every effort to identify any current situation where moisture penetration is occurring, there are some inherent limitations of a home inspection. Such as, when someone is utilizing the fixtures, their splashing or the added weight of someone in a shower can cause water to splash when/where my testing will not, the added weight of someone utilizing the fixture can cause flexing of the fixture my testing will not. This can expose leaking that would not be identified in my testing. (I try to ensure the water stays within the fixtures I am testing and don't enter or sit on the fixtures when testing.) Your actual use of the fixture could yield different results. I recommend you caulk any and all penetration's in the tub/sink surface, tub to enclosure, and along the tub to floor or sink to wall areas once you take possession of the home and as a regular home maintenance item, monitor for future need.

Drain, Waste, and Vent Pipes (DWW)

NOT ALL PIPES WERE INSPECTED

The inspection was restricted because not all of the pipes were exposed, readily accessible, and observed. For example, most of the drainage pipes were hidden within the walls. **No floor drains are tested.**

14: BASEMENT, FOUNDATION, CRAWLSPACE & STRUCTURE

Information

General Info: Foundation Type Walk-Out Basement	General Info: Floor Structure Visual Obstructions Plumbing Pipes, HVAC Ductwork, Finished Ceilings, Floor Coverings	General Info: Approximate Amount of Basement Finished 95+%
Foundation Walls: Foundation Wall Material Poured Concrete	Foundation Walls: Amount of Foundation Walls Visible Less Than 5%	

Foundation Walls: Foundation
Wall Crack(s) Present?

Yes



Floor Structure: Sub-floor
OSB

Floor Structure:
Basement/Crawlspace Floor
Concrete

Moisture Presence: Indications of
Moisture at Visible Portions
Efflorescence on Walls, Moisture
Staining Around Foundation Wall
Cracks, Fungal Growth Present,
Moisture Stains on Walls

Moisture Presence: Indications of
Condensation Present

Not at Visible Portions

Sump Pump: Location
None

General Info: Visual Limitations Information

The referenced visual obstructions listed above may block or hinder visual accessibility of the floor structure and other areas. The inspection of the foundation area and floor structure is limited to visual portions only. Any items or areas not visible are excluded from this inspection. Insulation or any other item is not moved or disturbed for visual accessibility.

General Info: Slab Foundation Information

The inspection of slab foundations is limited to visual portions of the slab only. When floor coverings are present I will look for sloping floors or cracking of tile floors which may be indicators of slab foundation problems. No deficiencies were observed at visible portion unless otherwise noted in this report.

General Info: Finished Basement

A completely finished basement was present. A full inspection of the beams, columns, floor structure / joists, subfloor, foundation walls, etc. was not possible due to finished walls, floors, and ceilings. Any comments made in relation to these items are limited to visual portions only. These components, in their entirety, are excluded from the inspection.

Foundation Walls: Foundation Walls Information

Visible portions of the foundation walls were inspected looking for significant cracking, moisture intrusion, or any other indications of damage or significant deficiencies. No reportable conditions were observed at the time of inspection unless otherwise noted in this report.

Foundation Walls: Foundation Wall Cracks Information and Limitations

Foundation wall cracks are reported on by their presence and visual condition as existing at the time of inspection only. I can not render a professional opinion as to a crack's severity, cause, whether it has been recently active, or if further movement may occur; as this would require invasive inspections, quantitative measurements, and consultations with the seller(s) in regards to its history.

Cracks on foundation walls will be reported as either being within normal tolerances, or outside of normal tolerances as they appeared at the time of inspection.

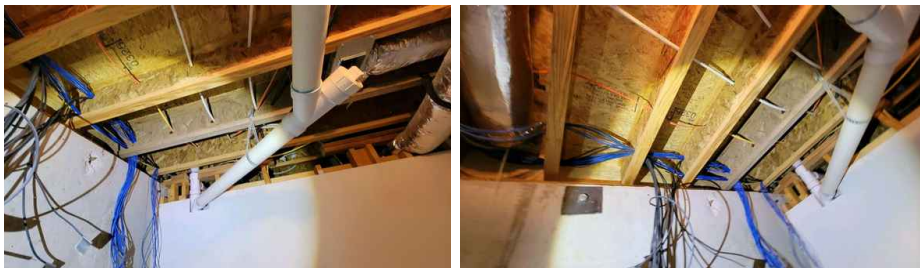
- Cracks reported as being within normal tolerances contained a crack width of less than 1/8", contained no lateral displacement, and/or had no tapering of the crack width present.
- Cracks reported as being outside of normal tolerances may have contained a crack width 1/8" or larger, contained lateral displacement, was horizontal in orientation, and/or had a tapering crack width. Cracks outside of normal tolerances will always be recommended to be evaluated by a Structural engineer.

Although cracks may be listed as being within normal tolerances, this observation only applies to their appearance at the time of inspection. Furthermore a crack within normal tolerances may have been in the same condition for years with no activity, or may be newly formed and still active. I recommend consulting with the seller(s) as to the history, including recent activity, of any cracking present on foundation walls. **Only a structural engineer can determine a crack's cause and true severity and they should be consulted to acquire more information in regards to any referenced cracks.**

Any references to cracks on foundation walls below grade will need to be sealed at a minimum by a qualified person to prevent the possibility of moisture/water infiltration, regardless of the cracks size.

Floor Structure: Material

Wood I-Joists, Moisture Staining Under Bathrooms



Moisture Presence: Moisture Infiltration Information - Areas Below Grade

Areas below grade were inspected for signs of past or present water intrusion by examining visible portions of the foundation walls, floors, and/or soil looking for moisture stains and/or other signs of current or prior water intrusion. No indications of water/moisture intrusion was present at visible areas below grade unless otherwise noted in this report. I can only report on the conditions as they existed at the time of inspection, and can not guarantee that water will not infiltrate this area at a future time due to a heavy rain or changes in conditions. **I have inspected homes where no water or indications of water intrusion was present at the time of inspection, but days later water infiltration occurred due to a rainfall event.** For this reason, I highly recommend consulting with the sellers as to prior moisture infiltration into areas below grade.

Observations

14.2.1 Foundation Walls

SEAL ANY REFERENCED CRACKS

There were crack(s) present in the foundation wall(s), referenced in this report. Properly sealing any and all cracks on the foundation walls is recommended to be conducted by a qualified contractor to prevent the possibility of water infiltration through them.

Recommendation

Contact a qualified professional.



14.3.1 Floor Structure

MOISTURE STAINING PRESENT

FRONT AND RIGHT FOUNDATION WALL

Moisture staining was present below the referenced area(s). An evaluation of this area is recommended to be conducted by a licensed plumber with repairs made as needed. No leaking was noted at time of inspection.

Recommendation

Contact a qualified professional.



14.4.1 Moisture Presence

INDICATIONS OF WATER SEEPAGE THROUGH FOUNDATION CRACKS

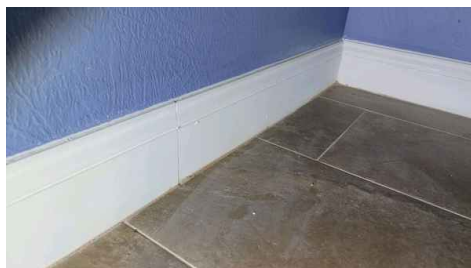
FRONT

Moisture staining was present surrounding crack(s) in the concrete slab at the referenced area(s). This is typically related to moisture/water rising through the crack(s) in the past due to hydrostatic pressure. An evaluation of the staining around the cracks with repairs made to prevent or manage future moisture/water seepage is recommended to be performed by a qualified foundation or waterproofing contractor. More info can be found at the following link:

<https://www.fixyourwaterybasement.com/water-comes-up-through-the-basement-floor-how-to-stop-this-seepage/>

Recommendation

Contact a qualified professional.



14.4.2 Moisture Presence

FINISHED AREAS - INDICATIONS OF PAST/PRESENT MOISTURE INFILTRATION

BASEMENT FRONT, LEFT

There were several indications of past/present moisture infiltration on foundation walls, baseboards, drywall, cabinetry, etc in or at the referenced area(s).

These indications of moisture can come from grading deficiencies, downspout terminations or damage to drain tubes, a high water table, and/or other deficiencies. I recommend consulting with the sellers in regards to prior moisture infiltration into this area.

Evaluation by a foundation or grading contractor is also recommended to determine the exact source of the moisture, with repairs made to prevent or manage any future moisture infiltration.





15: ENVIRONMENTAL CONCERNS

Information

Radon: Radon Level Not Tested	Odors Present: Odor(s) Present in the Home Strong Musty Smell, Water Sulfur Smell
---	---

Odors Present: Odors Information

If any odors are noticed in the home I will include them in this section with recommendations made as needed. If no additional information is included in this report in respect to odors, then no discernible odors were present or noticed in the home at the time of inspection.

Pest/Insect/Wildlife Concerns: WDI-Termite Inspection Recommended

Inspecting for, and reporting on the presence of WDO activity (wood destroying organisms) including but not limited to; termites, powder post beetles, carpenter ants, carpenter bees, etc. is beyond the scope of a home inspection, is excluded by the InterNACHI Standards of Practice, and is excluded from this inspection unless requested separately from the home inspection.

Observations

15.2.1 Odors Present

SULFUR SMELL, OR ROTTEN EGG SMELL, RED STAINING IN PLUMBING FIXTURES.

Maintenance Item

A good resource for water issues is MMET in Strafford
316 N Airport Rd, Strafford, MO 65757
(417) 736-6016

Recommendation
Contact a qualified professional.

16: CONCLUSION AND LIMITATIONS

Information

General: Summary

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING OF ANY ENVIRONMENTAL HEALTH HAZARDS. No tests were conducted to determine the presence of airborne particles such as asbestos, noxious gases such as radon, formaldehyde, toxic, carcinogenic or malodorous substances or other conditions of air quality that may have been present; nor conditions which may cause the above. Unless purchased separate or in the Bundle Agreement. No representations were made as to the existence or possible condition of the lead paint, abandoned wells, private sewage systems, or underground fuel storage tanks. There were no representations as to any above or below ground pollutants, contaminants, or hazardous wastes. The quality of drinking water was excluded from this inspection.

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR CONCEALED WOOD DECAY, MOLD, MILDEW OR FUNGI GROWTH (UNLESS OTHERWISE PURCHASED SEPARATE FROM HOME INSPECTION).

THE INSPECTION DID NOT INCLUDE ANALYSIS OR TESTING FOR INSECTS AND VERMIN.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, OF THIS BUILDING OR ANY OF ITS COMPONENTS. The inspection and report are furnished on 'opinion only' basis. This company assumes no liability and shall not be liable for any mistakes, omissions, or errors in judgment beyond the cost of this report. We assume no responsibility for the cost of repairing or replacing any unreported defects or conditions. This report is for the sole use of our client and no third party liability is assumed.

General: Mold

MOLD

This home inspection is not an inspection for mold (Any Mention of which is a courtesy and should not be considered an all inclusive list). Mold can be present in any home. Mold cannot grow unless there is excess moisture. The key to mold control is moisture control. While this inspection attempts to detect high moisture conditions that can lead to mold growth, be advised that mold can grow in hidden areas which are beyond the scope of this inspection. If mold is a concern to you, you should obtain a further evaluation by a mold specialist prior to the end of the inspection contingency.

Recommended reading - [A Brief Guide to Mold & Moisture and Your Home](#)

General: Items Not Inspected

Items Not Inspected and Other Limitations

ITEMS NOT INSPECTED - There are items that are not inspected in a home inspection such as, but not limited to; fences and gates, pools and spas, outbuildings or any other detached structure, refrigerators, washers/dryers, storm doors and storm windows, screens, window AC units, central vacuum systems, water softeners, alarm and intercom systems, and any item that is not a permanent attached component of the home. Also drop ceiling tiles are not removed, as they are easily damaged, and this is a non-invasive inspection. Subterranean systems are also excluded, such as but not limited to: sewer lines, septic tanks, water delivery systems, and underground fuel storage tanks. Unless a separate agreement is made for a sewer inspection.

Water and gas shut off valves are not operated under any circumstances. As well, any component or appliance that is unplugged or "shut off" is not turned on or connected for the sake of evaluation. I don't have knowledge of why a component may be shut down, and can't be liable for damages that may result from activating said components / appliances.

Also not reported on are the causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; Calculate the strength, adequacy, design or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Lastly a home inspection does not address environmental concerns such as, but not limited to: Asbestos, lead, lead based paint, radon, mold, wood destroying organisms (termites, etc), cockroaches, rodents, pesticides, fungus, treated lumber, Chinese drywall, mercury, or carbon monoxide. Under separate agreement we do provide radon, and WDO and sewer inspections.

Textured ceilings and asbestos or any other environmentally hazardous materials: We make no warranty or guarantee that the materials in the home are free from asbestos, contain asbestos or any other environmentally hazardous material. Only environmental testing can prove the existence of environmentally hazardous materials. Permissions need to be granted in order to take bulk samples from the home, by the current home owner. All testing should be done by a third party lab. My Home Inspector Pro is not responsible for any future findings of hazardous materials within the home if they were not tested for, at the time of inspection. It is recommended that environmental testing always be undertaken / performed if the presence of hazardous materials are in question. Textured ceiling material should not be removed or disturbed until testing is performed by a qualified professional.

General: NOTICE: CODES AND REGULATIONS

It is always wise to check with the Building and Codes Department of your local township or municipality for permit information and code requirements when there is a question regarding the construction or re-modeling of a home.

General: Some Things To Keep In Mind/Contractors

Not all minor problems reported: There are some things we'd like you to keep in mind about your home inspection. We may not comment on some minor things. **The intent of the home inspection is to identify major structural and or mechanical deficiencies.** Minor problems may have been noted in the report that was discovered while looking for more significant problems. We sometimes note these items as a courtesy but not every minor repair or problem will be noted.

Intermittent Or Concealed Problems: Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed. Sometimes problems may have existed at the time of the inspection, but there were no clues or visible evidence as to their existence. Our inspections are based on the past performance of the house. If there are no clues / visible evidence of a past problem at the time of inspection, the inspector would not be able to foresee a future problem. If a problem manifests itself, it is very easy to have 20/20 hindsight.

Contractor's Advice: Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs. **While our advice represents the most prudent thing to do,** sometimes contractors may be reluctant to undertake these repairs. This is because of the last man theory. In other words the contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable. It is a good idea to seek advice from multiple sources when differing opinions are present. Keep in mind contractors earn money by performing work; the more work they perform the more money they make.

Contractors sometimes may say "Why didn't the inspector find this problem?" There are several reasons. Most contractors have no clue what's inside or outside the scope of a home inspection. All of our inspections are conducted in accordance with the Standards of Practice of The International Association of Certified Home Inspectors. The Standards of Practice specifically state what's included and excluded from the standard home inspection. **Most contractors have no clue this document exists.** We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are not expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc. A home inspection is a visual examination and appliances, equipment, etc is tested and operated using normal operating controls. We do not perform invasive or destructive tests and or dismantle equipment / appliances. Problems can become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, Furnace or A/C is dismantled or tested using specialty equipment and so on. It is important for homeowners to remember the circumstances in the house at the time of the inspection. The fact that it was snowing, there was storage everywhere or that the air conditioning could not be turned on because of cool temperatures outside, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

Lastly please keep in mind as you move into your new house it is just general good practice to replace ALL door locks to the outside and if you have an interior door leading to a garage it's a good idea to replace those locks too. You just don't know who all has keys to the house you just bought!

General: VIDEOS

Videos Maybe used throughout this report. These are complementary to the report only. They are in no way intended to replace what is in print in this report. The inspector holds no liability for the videos in this report. They are provided as a courtesy only.

Conclusion: A Lot Of Information-But It Will Be Helpful To You!

For the sake of this inspection the front of the property will be considered as the portion pictured in the cover photo. References to the left or right of the home should be construed as standing in the front yard, viewing the front of the home. This will assist in picture orientation.

My Home Inspector Pro strives to perform all inspections in substantial compliance with the Standards of Practice as set forth by interNACHI. As such, We inspect the readily accessible, visually observable, installed systems and components of the home as designated in these Standards of Practice. When systems or components designated in the Standards of Practice were present but were not inspected, the reason(s) the item was not inspected will be stated. This inspection is neither technically exhaustive or quantitative.

This report contains observations of those systems and components (Plumbing, Electrical, Foundation, Roof, Exterior, HVAC) that, in our professional judgement, were not functioning properly, significantly deficient, or unsafe. All items in this report that were designated for repair, replacement, maintenance, or further evaluation should be investigated by qualified tradespeople within the clients contingency period or prior to closing, which is contract applicable, to determine a total cost of said repairs and to learn of any additional problems that may be present during these evaluations that were not visible during a "visual only" home inspection. During the course of further evaluation additional defects may be uncovered.

This inspection will not reveal every concern or issue that may be present, but only those significant defects that were visible at the time of inspection. This inspection can not predict future conditions, or determine if latent or concealed defects are present. The statements made in this report reflect the conditions as existing at the time of Inspection only, and expire at the completion of the inspection. Weather conditions and other changes in conditions may reveal problems that were not present at the time of inspection; including roof leaks, or water infiltration into crawl spaces or basements. This report is only supplemental to the Sellers Disclosure and Pest (WDI) Inspection Report. Refer to the Inspection agreement regarding the scope and limitations of this inspection.

This inspection is NOT intended to be considered as a GUARANTEE OR WARRANTY, EXPRESSED OR IMPLIED, REGARDING THE CONDITIONS OF THE PROPERTY, INCLUDING THE ITEMS AND SYSTEMS INSPECTED, AND IT SHOULD NOT BE RELIED ON AS SUCH. This inspection report should be used alongside the sellers disclosure, pest inspection (WDI) report, and quotes and advice from the tradespeople recommended in this report to gain a better understanding of the condition of the home. Some risk is always involved when purchasing a property and unexpected repairs should be anticipated, as this is unfortunately, a part of home ownership. One Year Home Warranties are sometimes provided by the sellers, and are highly recommended as they will cover future repairs on major items and components of the home. If a warranty is not being provided by the seller(s), your Realtor can advise you of companies who offer them. This report incorporates by reference the "Inspection Agreement" previously entered into by the parties on the date the parties signed said agreement.

Notice to Third Parties

Notice to Third Parties: This report is the property of My Home Inspector Pro, The Client(s) and their Direct Real Estate Representative named herein have been named as licensee(s) of this document. This document is non-transferrable, in whole or in part, to any and all third-parties, including; subsequent buyers, sellers, and listing agents. Copying and pasting deficiencies to prepare the repair request is permitted. THE INFORMATION IN THIS REPORT SHALL NOT BE RELIED UPON BY ANY ONE OTHER THAN THE CLIENT NAMED HEREIN. This report is governed by an Inspection agreement that contained the scope of the inspection, including limitations, exclusions, and conditions of the copyright. Unauthorized recipients are advised to contact a qualified Home Inspector of their choosing to provide them with their own Inspection and Report.

Recommended Contractors Information

CONTRACTORS / FURTHER EVALUATION: It is recommended that licensed professionals be used for repair issues as it relates to the comments in this report, and copies of receipts are kept for warranty purposes. The use of the term "Qualified Person" in this report relates to an individual, company, or contractor whom is either licensed or certified in the field of concern. If I recommend evaluation or repairs by contractors or other licensed professionals, it is possible that they will discover additional problems since they will be invasive with their evaluation and repairs. Any listed items in this report concerning areas reserved for such experts should not be construed as a detailed, comprehensive, and / or exhaustive list of problems, or areas of concern. A listing of Recommended Contractors can be found here: <http://homeadvisor.com>

CAUSES of DAMAGE / METHODS OF REPAIR: Any suggested causes of damage or defects, and methods of repair mentioned in this report are considered a professional courtesy to assist you in better understanding the condition of the home, and in our opinion only from the standpoint of a visual inspection, and should not be wholly relied upon. Contractors or other licensed professionals will have the final determination on the causes of damage/deficiencies, and the best methods of repairs, due to being invasive with their evaluation. Their evaluation will supersede the information found in this report.

Thermal Imaging Information

THERMAL IMAGING: An infrared camera may be used for specific areas or visual problems, and should not be viewed as a full thermal scan of the entire home. Additional services are available at additional costs and would be supplemented by an additional agreement/addendum. Temperature readings displayed on thermal images in this report are included as a courtesy and should not be wholly relied upon as a home inspection is qualitative, not quantitative. These values can vary +/- 4% or more of displayed readings, and these values will display surface temperatures when air temperature readings would actually need to be conducted on some items which is beyond the scope of a home inspection. If a full thermal scan of the home is desired, please reach out to schedule this service.

Other Notes - Important Info

INACCESSIBLE AREAS: In the report, there may be specific references to areas and items that were inaccessible or only partly accessible. We can make no representations regarding conditions that may be present in these areas but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions or hidden damage may be found in these areas.

COMPONENT LIFE EXPECTANCY - Components may be listed as having no deficiencies at the time of inspection, but may fail at any time due to their age or lack of maintenance, that couldn't be determined by the inspector. A life expectancy chart can be viewed by visiting our website at www.myhomeinspectorpro.com

PHOTOGRAPHS: Several photos are included in your inspection report. These photos are for informational purposes only and do not attempt to show every instance or occurrence of a defect.

TYPOGRAPHICAL ERRORS: This report is proofread before sending it out, but typographical errors may be present. If any errors are noticed, please feel free to contact me for clarification.

After reading the report we will be happy to answer any questions you may have, or provide clarification.

Detached Item(s) Present

Only items and components directly and permanently attached to the structure are inspected according to the Standards of Practice. And most of these items are only required to be reported on with their respected affect on the structure. This home may contain detached patios, stairs, retaining walls, outbuildings, decks, pools, fireplaces, etc. If comments are made with regard to these items, any comments should be viewed as a courtesy only, and not be construed as an all-inclusive listing of deficiencies. If any detached items or structures are of concern, evaluation of these items should be conducted by qualified individuals prior to the end of your inspection period.

Comment Key - Definitions

This report divides deficiencies into three categories; Immediate concern which are also Major Defects (in red), Prioritized Observations which are Marginal Defects (in orange), and Maintenance Items which are Minor Defects or FYI (colored in blue). Safety Hazards or concerns will be listed in the Red or Orange categories depending on their perceived danger, but should always be addressed ASAP.

- **Major Defects/Immediate Concern** - Items or components that may require a major expense to correct. Items categorized in this manner require further evaluation and repairs or replacement as needed by a Qualified Contractor prior to then end of your contingency period.
- **Marginal Defects/Prioritized Observation** - Items or components that were found to include a deficiency. These items may have been functional at the time of inspection, but this functionality may be impaired, not ideal, or the defect may lead to further problems. Repairs or replacement is recommended to items categorized in this manner for optimal performance and/or to avoid future problems or adverse conditions that may occur due to the defect, prior to the end of your contingency period. Items categorized in this manner typically require repairs from a Handyman or Qualified Contractor and are not considered routine maintenance or DIY repairs.
- **Minor Defects/Maintenance Items/FYI** - Items or components that were found to be in need of recurring or basic general maintenance and/or may need minor repairs which may improve their functionality. Also included in this section are items that were at the end of their typical service life or beginning to show signs of wear, but were in the opinion of the inspector, still functional at the time of inspection. Major repairs or replacement should be anticipated, and planned for, on any items that are designated as being past, or at the end of their typical life. These repairs or replacement costs can sometimes represent a major expense; i.e. HVAC systems, Water Heaters, etc.

These categorizations are in professional judgement and based on what are observed at the time of inspection. This categorization should not be construed as to mean that items designated as "Minor defects" or "Marginal Defects" do not need repairs or replacement. The recommendations in each comment is more important than its categorization. Due to your perception, opinions, or personal experience you may feel defects belong in a different category, and you should feel free to consider the importance you believe they hold during your purchasing decision. Once again it's the "Recommendations" in the text of the comment pertaining to each defect that is paramount, not its categorical placement.

Thank you!

Conclusion: What Really Matters in a Home Inspection

Now that you've had your inspection, you may still have some questions about your the house and the items revealed in your report.

Home maintenance is a primary responsibility for every homeowner, whether you've lived in several homes of your own or are just purchasing your first one. Staying on top of a seasonal home maintenance schedule is important, and your InterNACHI Certified Professional Inspector can help you figure this out so that you never fall behind. Don't let minor maintenance and routine repairs turn into expensive disasters later due to neglect or simply because you aren't sure what needs to be done and when.

Your home inspection report is a great place to start. In addition to the written report, checklists, photos, and what the inspector said during the inspection not to mention the sellers disclosure and what you noticed yourself it's easy to become overwhelmed. However, it's likely that your inspection report included mostly maintenance recommendations, the life expectancy for the home's various systems and components, and minor imperfections. These are useful to know about.

But the issues that really matter fall into four categories:

1. major defects, such as a structural failure;
2. things that can lead to major defects, such as a small leak due to a defective roof flashing;
3. things that may hinder your ability to finance, legally occupy, or insure the home if not rectified immediately; and
4. safety hazards, such as an exposed, live buss bar at the electrical panel.

Anything in these categories should be addressed as soon as possible. Often, a serious problem can be corrected inexpensively to protect both life and property.

Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. It's important to realize that sellers are under no obligation to repair everything mentioned in your inspection report. **No house is perfect. Keep things in perspective as you move into your new home.**

And remember that home ownership is both a joyful experience and an important responsibility, so be sure to call on My Home Inspector Pro Certified Professionals to help you devise an annual maintenance plan that will keep your family safe and your home in good condition for years to come.

Conclusion: Conclusion

My Home Inspector Pro (MHIP) has prepared this report for the exclusive use of (Client) in evaluating the condition of the Site Building at the time of Site assessment. The assessment was conducted in accordance with My Home Inspector Pro's proposed scope of work and any (If provided) verbal direction by the client, and generally accepted building condition assessment practices and/or The InterNACHI Standards Of Practice. No other warranty, expressed or implied is made.

All comments by the inspector should be considered before purchasing this home. Any findings / comments that are listed under "Immediate Concern" by the inspector suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

We trust that the aforementioned report addresses your requirements. Should you require clarification or information regarding this report, please contact the undersigned.

Following your review of this submission, we shall be available to address any questions you may have relating to the findings and/or recommendations.

Yours truly,

Dave Gress
Certified Professional Inspector
MHIP