



# *Vision One Home Inspections, LLC*

*Prepared for:  
Gratz Auctioneer Service  
409 County Road 394  
Hartsburg, Mo. 65039*

*Vision One Home Inspection, LLC  
Inspector: Roger Stegeman, Certified Home Inspector  
P.O. Box 104113  
Jefferson City, Mo. 65110  
573-690-7029  
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# INSPECTION REPORT

Vision One Home Inspections , LLC  
P.O. Box 104113  
Jefferson City, Mo. 65110  
573-690-7029  
rsteg@embarqmail.com

## Client(s) / Home Inspection Location:

Gratz Auctioneer Service  
409 County Road 394  
Hartsburg, Mo. 65039

Inspection Date/Time: 10/17/2024 8:30am

Attendance:  Buyer  Buyers Agent  Seller  Listing Agent  Tenant  
Other:

Vacant  Partially Vacant  Occupied

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## REPORT CONFIDENTIALITY

This report is solely for the benefit of the Client. Any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector and inspection agreement signed by designated client.

# REPORT SUMMARY

As with any structure, there could be certain elements that were in need of attention, repair or maintenance. This inspection has addressed those points, which is the primary function of a home inspection. Overall, it was our observation that this dwelling could be in need of replacement and/or repair to some of the major elements which is required to keep it in acceptable condition. Some additional minor reportable conditions may be discovered in the course of repairs, upgrading or when the home is vacant. We recommend that you obtain repair estimates from competent specialists as an aid in planning your future course of action.

The items listed below are marked as *Not Satisfactory* in this report. You should refer to specific pages in this report for any additional information that may have been commented on concerning a specific component or system. This summary may **not** be an all-inclusive list of the defects found in the dwelling. It is your responsibility to read the entire report and call the inspector if you have any questions.

Items in report marked *NOT SATISFACTORY*:

Front and sides of home have some negative drainage towards home. Grading or landscaping may need done so water runs away from home to prevent seepage in basement.

Trees in yard have several dead limbs. Dead limbs need cut out for safety from falling.

Roof shingles appear to be 15 + years old with wearing showing with possible some few hail markings. Roof shingles need replaced soon.

No expansion tank was visible above or around water heater. Expansion tanks should be installed to protect and provide protection of water heater pressure relief valves when replaced to prevent relief valves from opening. Expansion tank needs installed due to water heater recently replaced.

Today's electrical codes require that all Kitchens, Bathrooms, Bar areas receptacles, Washing machine receptacles, Water Softeners, Garages, Exterior and whirlpool tub receptacles have GFCI receptacles if they are 6 ft or less to any water source. These are protection from electrical shock if water and electricity come in contact. Have licensed electrician install GFCI receptacles in all required locations for safety.

Main Panel boxes are Federal Pacific " Stab-Loc" panel boxes. This brand of box is known to cause fires due to breakers not tripping when needed. The company is no longer in business due to this. Panel box need replaced and brought up to code with updated main panel for safety.

Home has several older smoke detectors and no carbon monoxide detectors. Smoke detectors need installed in each bedroom, halls to bedrooms, large living areas and garage for safety and code, and at least one carbon monoxide detector on each level and garages for safety due to garage being in home. The average smoke and carbon monoxide detectors only have a life of approx. 6 yrs. recommend replacing all smoke and carbon monoxide detectors and check every 6 months for safety.

Electric force air furnace is not turning on. Have HVAC technician evaluate and repair as needed for proper operation.

Satisfactory Note: Home is Cable (Radiant) heat in ceilings. All appear to operating.

Kitchen sink faucet does not operate properly. Faucet needs replaced.

Kitchen oven does not operate. Have appliance repairman evaluate and repair if possible. Stove oven may need replaced.

Carpet is dirty with one room carpet having carpet damage with large piece removed. Carpet need replaced.

Note: Interior of home does not appear to have had any updated. Interior of home may need remodeled and updated.



## **PRE-INSPECTION AGREEMENT**

**Vision One Home Inspections, LLC**  
**Roger Stegeman**  
**P.O. Box 104113**  
**Jefferson City, Mo. 65110**  
**(573) 690-7029 Fax (573) 635-2809**  
***rsteg@embarqmail.com***

Client(s) / Inspection Location

Gratz Auctioneer Service  
409 County Road 394  
Hartsburg, Mo. 65039

Inspection Date/Time: 10/17/2024 8:30am

Attendance: Buyer – Buyers Agent – Seller – Listing Agent – Tenant  
Other: \_\_\_\_\_

Please read and sign this Inspection Agreement, which becomes part of the final report. This document explains the Scope of the Inspection, Limits of the Inspection, General Exclusions, Terms and Conditions, Limitations of Liability, and an Arbitration Agreement. You may call us for an explanation of this agreement or any aspect of the report which you do not fully understand.

### **SCOPE OF INSPECTION**

The purpose of the inspection is to report the general condition of the home and identify and disclose major defects and deficiencies of the inspected systems and components which existed at the time of the inspection and which are evident to the inspector upon ordinary visual observation. Minor and cosmetic defects may be listed in the report for maintenance purposes but it is not the intent, nor will the inspection report identify and list all minor and cosmetic defects.

The inspection is intended to evaluate systems and components of the primary premises. Included with the inspection is the evaluation of primary attached garages/carports/decks/porches/patios. The inspection does not include evaluation of detached garages/carports/patios/decks or other structures unless explicitly specified.

The client is encouraged to accompany the inspector during the inspection. Client participation shall be at the client's risk for personal injury or damage to person or property for any reason or from any cause. The inspection and report are performed and prepared for the sole, confidential and exclusive use and possession of the client(s). The inspection report is not transferable. Systems and components to be inspected include: exposed and visible foundations and structures, exteriors, roofing, plumbing, electrical, attic, interiors, bathrooms and kitchen, basement and crawlspaces, heating and central air conditioning, and garage or carport.

### **LIMITS OF THE INSPECTION**

The inspection is limited to the readily accessible and visible systems, equipment and components of the home. The inspector will not dismantle and/or move equipment, systems, furniture, appliances, floor coverings, finished or fastened surfaces or components, personal property or other items to conduct this inspection or otherwise to expose concealed or inaccessible conditions. The inspection will not include destructive testing of any kind.

### **GENERAL EXCLUSIONS**

The following conditions are NOT within the scope of the Home inspection:

- 1) Water or air quality
- 2) Presence of toxic or carcinogenic matter emitted from the ground, building materials, in water or air supply or from the operation of any equipment.
- 3) Items that are obstructed, inaccessible or not in plain view.
- 4) Mold or mold type.

- 5) Animal or insect infestations.
- 6) Private and public sewage systems.
- 7) Termite

Examples of the conditions excluded above include the presence or absence of environmental hazards, asbestos, lead paint, lead pipes, lead solder, radon, urea formaldehyde insulation, toxic wastes, polluted water, mold, or termite/pest infestation. It is the responsibility of the client to conduct further inspection by qualified consultants to disclose the presence of these contaminants and the means of remediation.

You acknowledge and agree that this Inspection and the inspection report and findings are limited in nature and scope, and that the following are outside the scope of the inspection, therefore they cannot be accurately assessed by the inspector during a limited inspection: appliances, Ancillary electrical systems (including: TV cable systems and antennas, intercom systems, lightning protection systems, playground equipment, swimming pools, hot tubs/spas, free standing heating stoves, humidifiers, air purifiers, solar systems, water softeners and filters, wells, septic systems, latent defects, adequacy of system designs, zoning or building code compliance, heating cables, fire escapes, elevator components and shafts, air-quality analysis, concealed wiring, door opening and doorbell systems, fire alarm systems, security systems, telephone systems). Basic operational testing of built-in kitchen appliances is performed (dishwasher/oven/range/microwave/garbage disposal). No determination beyond basic operation is made regarding the performance or service life of appliances.

THE INSPECTION AND REPORT ARE NOT A GUARANTEE OR WARRANTY that the items inspected are defect-free, or that concealed defects do not or will not exist. Problems may exist even though signs of such may not be present during the inspection. No representation is made as to how long any equipment will continue to function.

**TERMS AND CONDITIONS:**

- A. The Client recognizes that this report is solely for the benefit of the Client and that any person or party designated by the Client to receive information in this report shall be subject to the TERMS AND CONDITIONS contained herein. Such designation shall be provided in writing to the inspector.
- B. The client agrees that any claim arising in connection with this agreement shall be made in writing to the Company at the address above by certified mail, return receipt requested within 10 days after discovering any problem.
- C. The client agrees to allow the inspection company to re-inspect before changing the condition of the problem, except in an emergency. Failure to allow the inspection company the opportunity to re-inspect, as required above, shall constitute a waiver of any and all claims client may have against the Company.
- D. The Client agrees that, to the extent allowed by law, any damages or breach of this contract or report are limited to the amount of the inspection fee only. Furthermore, the Client agrees to pay all attorney fees should the Client pursue a civil action against the Company, and fail to prevail.
- E. The Client agrees that this agreement represents the entire agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this agreement. No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by the parties and supported by valid consideration.

**LIMITATION OF LIABILITY AND ARBITRATION AGREEMENT:**

It is understood and agreed that Vision One Home Inspections, LLC is not an insurer and that the inspection and report are not to be intended or construed as a guarantee or warranty of the adequacy, performance or condition of any structure, item or system at the property address. The Client hereby releases and exempts the Company and its agents and employees of and from all liability and responsibility for the cost of repairing or replacing any unreported defect or deficiency and for any consequential damage, property damage, or personal injury of any nature.

Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud or misrepresentation arising out of, from, or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted to final and binding arbitration under the rules of the state. The decision of the Arbitrator appointed thereunder shall be final and binding judgment on the Award that may be entered in any Court of competent jurisdiction.

Services Requested: Home Inspection

Other Services are available from an outside source for request.:

I understand that these services are available and I understand that Vision One Home inspections, LLC does not perform Termite/Pest, and Mold testing, lead or Sewer Systems.

Home Warranty Insurance coverage is available. For more information, contact your Real Estate Agent on you options.

**PAYMENT IS DUE UPON COMPLETION OF REPORT OR AT CLOSING. IN THE EVENT CLOSING IS CANCELLED OR INSPECTION INVOICE IS NOT PAID AT CLOSING, BUYER WILL BE RESPONSIBLE FOR PAYMENT.**

**INSPECTION FEE: \$ 500.00** \_\_\_\_\_

**KNOWLEDGEMENT:**

I, the undersigned, have carefully read the preceding Inspection Agreement and Description and fully understand and agree with the limitations, exclusions and terms described. **Failure to provide signature will result in inspection cancelled and/or null and void report.**

Client Signature: \_\_\_\_\_ Date   /  /  

Clients Current Address \_\_\_\_\_

Clients Phone # \_\_\_\_\_ E-Mail \_\_\_\_\_

Closing Date \_\_\_\_\_ Closing Location : \_\_\_\_\_

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## Vision One Home Inspections, LLC Receipt of payment

Received From: \_\_\_\_\_ Check#

Amount : \_\_\_\_\_ Date

Received By :

*Thank You!*





## Site, Grounds, Grading

1

### 1) Driveway

- Asphalt  Concrete  Gravel   
 Common Cracks  Large Cracks  Hazards  
 Satisfactory  Unsatisfactory  Marginal  NA

### 2) Sidewalks / Walkways

- Concrete  Brick  Pavers   
 Common Cracks  Large Cracks  Hazards  
 Satisfactory  Unsatisfactory  Marginal  NA

### 3) Retaining Walls

- Concrete  Block  Brick   
 Weep Holes  No weep Holes  
 Railing  No Railing  
 Satisfactory  Unsatisfactory  Marginal  NA

### 4) General Grading and Grading at Home Wall

- Satisfactory  Unsatisfactory  Marginal   
May need grading, dirt added, dirt removed, or landscaped  
to divert water from home, to prevent negative drainage  
towards home.  
Loc. of drainage correction needed: Front and sides of home

### 5) Patio or Terrace

- Not Covered  Covered  
 Satisfactory  Unsatisfactory  NA  
 Partially Visible

### 6) Deck Porch

- Wood  Vinyl  Composite  Concrete  
  
 Deck on Grade  Raised Deck  
 Railing  No Railing  Covered  
 Signs of Deterioration  Extensive Signs  
 Satisfactory  Unsatisfactory  Marginal  NA

### 7) Steps to Building

- Wood  Concrete   
 Railing  No Railing  
 Satisfactory  Unsatisfactory  Marginal  NA

### 8) Outbuildings

- Observed  None Observed

### 9) Window Wells

- Metal  Brick  Concrete   
 Recommend adding covers  
 Window wells need cleaned out  
 Satisfactory  Unsatisfactory  NA

### 10) Trees and Shrubs

- Satisfactory  Unsatisfactory

### 11) Fences and Gates

- Wood  Chain link  Vinyl  N/A  
 Satisfactory  Unsatisfactory  Marginal

### Site Comments:

Front and sides of home have some negative drainage  
towards home. Grading or landscaping may need done so  
water runs away from home to prevent seepage in  
basement.

Trees in yard have several dead limbs. Dead limbs need cut  
out for safety from falling.

## Exterior and Structure

### 12) Building Info:

- Year Constructed: 1975?  
 Single  Duplex  Townhouse  Modular  
 Mobile Home  Manufactured

### 13) Exterior Foundation

- Concrete  Block  Brick  Stone   
 Wood  Not Visible  Partially Visible  
 Common Cracks  Large Cracks  
 Satisfactory  Unsatisfactory

### 14) Columns

- Concrete  Steel  Wood  Stone   
 Aluminum  Main column no Visible due to covering  
 Satisfactory  Unsatisfactory  NA

### 15) Exterior Wall Structure

- Wood Frame  Masonry  Brick   
 Interior of Wall structure not visible  
 Satisfactory  Unsatisfactory

### 16) Exterior Wall Covering

- Brick  Wood  Vinyl  Steel  EIFS   
 Holes, Gaps, Cracks or Open Joints  Need Painting  
 Earth-To-Wood  Swelling or Delaminating  
 Need earth lowered at least 6 inches below top of  
foundation to deter water entrance and Insect infestation.  
Location:  
 Satisfactory  Unsatisfactory  Marginal

### 17) Exterior Doors

- Satisfactory  Unsatisfactory  Marginal

### 18) Exterior Windows

- Satisfactory  Unsatisfactory  Marginal

### 19) Eaves & Soffits

- Need Painting   
 Satisfactory  Unsatisfactory

### 20) Trim: Needs Painted

- Satisfactory  Unsatisfactory

### 21) Gutters and Downspouts

- Aluminum  Galvanized   
 Extensions  No Extensions  
 Find downspout extension drain terminations and keep  
clear for free flow of water  
 Gutters and Downspouts need cleaned out.  
 Satisfactory  Unsatisfactory  NA

### 22) Gas Meter and Piping

- Satisfactory  Unsatisfactory  NA

### 23) Exterior Receptacles GFCI Non-GFCI

- Satisfactory  Unsatisfactory  NA

### 23) Exterior Dryer Vent

- Satisfactory  Unsatisfactory  Not Visible

### 24) Outside Air Conditioner Condition

- Satisfactory  Unsatisfactory  N/A

### Exterior Comments:

## Roof Components

2

### 24) Roof Covering

- Composition Shingles  Wood shingles  
 Concrete Tiles  Metal   
Layers:  1  2  3  
Approx. Age 15+  
 Shingle Cracks  Exposed Nails  
 Wearing Visible  Hail Damaged  Needs replaced  
 Satisfactory  Unsatisfactory  Marginal

### 25) Roof Leaks

- Some  Extensive  None Observed  
Viewed:  On top of roof  From Ladder  
 With Binoculars  From Ground  Not Fully Visible  
 Weather  Snow  Wet

### 26) Exposed Flashing

- Aluminum  Galvanized  Copper  
 Rubber Membrane  Tar Sealant   
 Satisfactory  Unsatisfactory

### 27) Skylights

- Satisfactory  Unsatisfactory  NA

### 28) Chimney

- Brick  Metal  Block  In Chase  
 Inside flue was not visible- Not Inspected  
Recommend having Chimney Tech. evaluate if use is intended.  
 Satisfactory  Unsatisfactory  NA

### Roof Comments:

Roof shingles appear to be 15 + years old with wearing showing with possible some few hail markings. Roof shingles need replaced soon.

### 33) Drains Material:

- Copper  Plastic  Galvanized  Lead  
 Cast Iron  Not Visible  Partially Visible  
 Interior of or non visible drains are not inspected.  
Recommend having plumber scope drains for any faults.  
 Satisfactory  Unsatisfactory  Leaks

### 34) Vent Pipes Materials:

- Copper  Plastic  Galvanized  Lead  
 Cast Iron  Not Visible  Partially Visible  
  
 Satisfactory  Unsatisfactory

### 34) Waste

- Public  Septic  Lagoon  Unknown  
 Satisfactory  Unsatisfactory  Not inspected  
 Only visual above ground was conducted. Interior of sewer pipe not Inspected- Recommend having licensed sewer technician running camera through sewer lines to evaluate any problems.

### 35) Water Heater

- Fuel:  Gas  Electric  Other Approx. Age 2020  
Capacity  30  40  50  Gallons  
 Satisfactory  Unsatisfactory  Not Turned on  
Extension:  Present  Not Present   
Relief Valve:  Present  Not Present   
 Due to possible leakage after opening, Water Heater relief valve was not checked for operation.  
Gas Shut off:  Present  Not Present  NA  
Sediment Trap:  Present  Not Present  N/A  
Venting:  Partially Visible  
 Satisfactory  Unsatisfactory  NA

- Expansion Tank:  Present  Not Present  
 Satisfactory  Unsatisfactory

### Plumbing Comments:

No expansion tank was visible above or around water heater. Expansion tanks should be installed to protect and provide protection of water heater pressure relief valves when replaced to prevent relief valves from opening. Expansion tank needs installed due to water heater recently replaced.

## Plumbing

### 29) Water Service: Public Private

- Tested  Not Tested

### 30) Fuel Service:

- Gas Meter  Oil Tank  LPG Tank  
Main Shut off Valve location: N/A

### 31) Water Entrance

- Material:  Copper  Galvanized Pipe  Plastic  
 Not Visible  
Size:  1/2  3/4  1"  1 1/4

### 32) Pipes Material:

- Copper  Galvanized  Plastic (PVS)   
 Satisfactory  Unsatisfactory  Partially Visible

**33) Service Entrance Cable**

Location Rear of home  
 Capacity:  60  100  125  150  200 Amperes  
  
 Volts:  120v  240v-120v

**34) Service Line Entrance**

Overhead  Underground  
 Main Disconnect Location: Meter  
 Conductor:  Copper  Aluminum

**35) Main Panel**

Brand Square D  Unknown  
 Location:  Basement  Garage   
 Capacity:  60  100  125  150  200 Amperes  
 Volts:  120v  240v-120v  
 Grounded  Not Determined  
 Bonded  Not Determined  Not Visible  
 Circuit Breakers  Fuses  
 Labeled  Unlabeled  Partially Labeled

**36) Sub Panel**

Brand Square D Location  
 Capacity:  120v  240v-120v  Unknown  
 Satisfactory  Unsatisfactory  NA

**37) Circuits and Conductors**

Wiring:  Branch  Others  
 GFCI Outlets:  Need installed for Safety  
 Representative Number tested  All Tested  
 Outlet testing:  Ungrounded  
 Reverse Polarity  Non-GFCI  
 Home has an ungrounded wiring system. This is still within code and common for this era of home. Back in the 1950's, 1960's and early 1970's when this home was wired, BX wire was used with no ground wire. Recommend using surge protectors on large items and electronics.  
 Satisfactory  Unsatisfactory

**38) Smoke Detectors / Carbon Monoxide Detectors**

Tested  Not Tested  
 Satisfactory  Unsatisfactory  
 Install new Batteries

**Electrical Comments** Today's electrical codes require that all Kitchens, Bathrooms, Bar areas receptacles, Washing machine receptacles, Water Softeners, Garages, Exterior and whirlpool tub receptacles have GFCI receptacles if they are 6 ft or less to any water source. These are protection from electrical shock if water and electricity come in contact. Have licensed electrician install GFCI receptacles in all required locations for safety.

Main Panel boxes are Federal Pacific " Stab-Loc" panel boxes. This brand of box is known to cause fires due to breakers not tripping when needed. The company is no longer in business due to this. Panel box need replaced and brought up to code with updated main panel for safety.

Home has several older smoke detectors and no carbon monoxide detectors. Smoke detectors need installed in each bedroom, halls to bedrooms, large living areas and garage for safety and code, and at least one carbon monoxide detector on each level and garages for safety due to garage being in home. The average smoke and carbon monoxide detectors only have a life of approx. 6 yrs. recommend

replacing all smoke and carbon monoxide detectors and check every 6 months for safety.

**Basement and Crawlspace**

**39) Description:**

Full  Partial  Crawlspace  Slab   
 Access:  Stairs  Interior  Exterior  
 Access Blocked  Partially visible  Limited access

**40) Interior Foundation**

Concrete  Block  Stone  Piers  Wood   
 Not Visible  Partially Visible  
 Cracks:  Present  Not Present  Minor  Major  
 Satisfactory  Unsatisfactory  NA

**41) Columns**

Type:  Concrete  Steel  Wood   
 Block  Not Visible  Partially Visible  
 Satisfactory  Not Satisfactory  NA

**42) Stairs / Railing**

Satisfactory  Unsatisfactory  NA

**43) Floor**

Type:  Concrete  Dirt   
 Not Visible  Partially Visible  
 Satisfactory  Unsatisfactory

**44) Walls**

Type:  Open Walls  Closed Walls  Partially Visible  
 Satisfactory  Unsatisfactory

**45) Ceilings**

Type:  Open Ceiling  Closed Ceiling   
 Partially Visible  
 Satisfactory  Unsatisfactory

**46) Insulation**

Location:  Ceiling  Walls  
 Perimeter outside Band of home  Partially Visible  
 Satisfactory  Unsatisfactory  Not Visible

**47) Vapor Barrier (Un-insulated Crawlspace)**

Visible  Not Visible   
 Satisfactory  Unsatisfactory  NA

**48) Floor Joist**

Not Visible  Partially Visible  
 Satisfactory  Unsatisfactory  NA

**49) Sub Flooring**

Not Visible  Partially Visible  
 Satisfactory  Not Satisfactory  NA

**50) Floor Drain**

Visible  Not Visible  Not checked for drainage  
 No Drain  NA

**51) Sump Pump**

Tested  Not Tested  Water in Trap  
 Satisfactory  Not Satisfactory  NA

Interior Dryer Venting  
 Satisfactory  Not Satisfactory  Marginal  
 Not Visible

**52) Dampness**

- None Observed
  Past Signs
  Some Signs  
 Moderate Signs
  Extensive Signs  
 Mold/Mildew

**Basement Comments:**

**Heating and Cooling System 4**

**53) Heating System**

- Natural Gas
  LPG
  Electric
  Wood  
 Forced Air
  Heat pump
  Steam Boiler  
 Radiant
   
 Satisfactory
  Unsatisfactory
  Marginal  
 Not Tested

**54) Fuel Source**

- Public Gas
  Propane Tank
  Electricity  
 Turned On
  Not Turned On  
 Satisfactory
  Unsatisfactory

**55) Heat Exchanger**

- Partially Visible
  Not Visible  
 Tested
  Not Tested  
 Satisfactory
  Unsatisfactory
  NA

**56) Heat Distribution**

- Duct work
  Convectors
  Baseboard
   
 Location:
  In each room
  Not in each room  
 Satisfactory
  Unsatisfactory

**57) Unit Venting**

- Visible
  Partially Visible  
 Satisfactory
  Unsatisfactory
  NA

**58) Combustion Air**

- Satisfactory
  Unsatisfactory
  NA

**59) Humidifier**

- Tested
  Not Tested  
 Satisfactory
  Unsatisfactory
  NA

**60) Air Filter**

- Washable
  Disposable
  Electronic  
 Electrostatic
  Not Visible  
 Satisfactory
  Unsatisfactory
  NA

**61) Supplemental Heat**

- Location: Ceilings  
 Wood
  Coal
  Radiant ceiling cable heat  
 Satisfactory
  Unsatisfactory
  NA

**62) Cooling**

- Central
  Window
  Heat Pump
  Other  
 Turned On
  Not Turned On
  Tested  
 Not Tested
  Outside Temperature too cold to test.  
 Turning on AC unit on when temperatures are below 55 Degrees in the past 24 hours can damage compressor.  
 Satisfactory
  Unsatisfactory

**63) Electrical Disconnect**

- Satisfactory
  Unsatisfactory
  NA

**Heating and Cooling Comments:**

Electric force air furnace is not turning on. Have HVAC technician evaluate and repair as needed for proper operation.

Satisfactory Note: Home is Cable ( Radiant) heat in ceilings. All appear to operating.

**Garage/Carport**

**64) Description**

- Attached
  Basement
  Separate
  Carport

**65) Vehicle Doors**

- Tested
  Not Tested
  No Safety Cables on springs  
 Satisfactory
  Unsatisfactory
  NA

**66) Door Opener (s)**

- Tested
  Not Tested  
 Automatic Reverse:  
 Functional
  Not-Functional
  Not Tested  
 Satisfactory
  Unsatisfactory
  NA

**67) Flooring**

- Concrete
  Wood  
 Partially Visible  
 Satisfactory
  Unsatisfactory
  NA

**68) Walls / Windows / Ceilings**

- Satisfactory
  Unsatisfactory
  NA

**Separation Wall (Attached Garage)**

- Drywall Firewall
  Paneling  
 Satisfactory
  Unsatisfactory
  NA

**69) Door to Living Space**

- Solid Door
  Rated
  Hollow Core  
 Non-Fire Retardant  
 Satisfactory
  Unsatisfactory
  NA

**70) Ventilation System**

- None Observed
  Observed  
 Windows

**71) Moisture and Mold/ Mildew**

- None Observed
  Some Observed  
 Mold and/or Mildew
  Extensive Signs  
 Past signs  
 Satisfactory
  Unsatisfactory

**72) Receptacles**

- GFCI Receptacles
  Non-GFCI  
 Satisfactory
  Unsatisfactory

**Garage / Carport Comments:**

**Kitchen****5****73) Cabinets** Satisfactory  Unsatisfactory  Marginal**74) Counters** Tile  Laminate  Solid Surface  Satisfactory  Unsatisfactory  Marginal**75) Flooring** Tile  Wood  Carpet  Linoleum  Satisfactory  Unsatisfactory  Marginal**76) Ventilation** Fan to Interior  Fan to Exterior  No Fan Satisfactory  Unsatisfactory**77) Sink** Satisfactory  Unsatisfactory  Marginal**78) Receptacles** GFCI Receptacles  Non-GFCI Receptacles Satisfactory  Unsatisfactory  NA**79) Moisture and Mold/Mildew** None Observes  Some Moisture Past Signs Mold and/or Mildew Observed Extensive Signs**80) Disposal** Operating  Not Operating Not Inspected  NA**81) Dishwasher** Operating  Not Operating Not Inspected  NA**82) Range / Oven** Electric  Gas Operating  Not Operating Not Inspected  NA**83) Built-in Microwave** Operating  Not Operating Not Inspected  NA**84) Refrigerator** Operating  Not Operating Not Inspected  NA**85) Trash Compactor** Operating  Not Operating Not Inspected  NA**Kitchen Comments:**

Kitchen sink faucet does not operate properly. Faucet needs replaced.

Kitchen oven does not operate. Have appliance repairman evaluate and repair if possible. Stove oven may need replaced.

**Bathrooms****86) Bathrooms**

Loc. # 1 Main

Loc. # 2 Basement

Loc. # 3

Loc. # 4

Loc. # 5

Loc. # 6

**87) Toilets** Satisfactory  Unsatisfactory  MarginalLoc. #  1  2  3  4  5**88) Sink** Satisfactory  Unsatisfactory  MarginalLoc. #  1  2  3  4  5**89) Ventilation** Satisfactory  Unsatisfactory  No FanLoc. #  1  2  3  4  5**90) Bathtub** Built-in  Leg Tub  Stall Shower Whirlpool Satisfactory  Unsatisfactory  NALoc. #  1  2  3  4  5**91) Shower Walls** Ceramic Tile  Fiberglass  Plastic  Satisfactory  Unsatisfactory  NALoc. #  1  2  3  4  5**92) Floor** Ceramic  Tile  Vinyl  Wood  Carpet Satisfactory  Unsatisfactory  MarginalLoc. #  1  2  3  4  5**93) Receptacles** GFCI Receptacles  Non-GFCI Receptacles Satisfactory  UnsatisfactoryLoc. #  1  2  3  4  5**94) Moisture and Mold/Mildew** None Observed  Some Observed Past Signs Mold and/or Mildew  Extensive signs Satisfactory  UnsatisfactoryLoc. #  1  2  3  4  5**Bathroom Comments:**

## Interior

6

### 95) Information

Number of Bedrooms

1  2  3  4  5  6

Number of Bathrooms

1  2  3  4  5  6

### 96) Floors

Hardwood  Laminate  Softwood

Carpet  Tile

Satisfactory  Unsatisfactory  Marginal

### 97) Walls

Drywall  Thin Wall  Plaster/Wood

Paneling

Satisfactory  Unsatisfactory  Marginal

### 98) Ceiling

Drywall  Thin Wall  Plaster/Wood

Satisfactory  Unsatisfactory  Marginal

### 99) Entry Doors

Wood  Metal

Insulated  Un-insulated

Satisfactory  Unsatisfactory  Marginal

### 100) Other Entry Doors

Sliding Glass  French/Atrium Doors

Insulated  Un-Insulated  Marginal

Satisfactory  Unsatisfactory  NA

### 101) Interior Doors

Satisfactory  Unsatisfactory  Marginal

### Stairs / Railing

Satisfactory  Unsatisfactory  N/A

### 102) Windows

Double Hung  Single Hung  Casement  Sliding

Wood  Aluminum  Metal  Vinyl  Stationary

Insulated  Dual Pane  Single Pane

Representative Number tested  All Tested

Outlet testing

Satisfactory  Unsatisfactory  Marginal

### 103) Moisture and Mold/Mildew

None Observed  Some Observed

Mold and/or Mildew  Extensive signs

Satisfactory  Unsatisfactory

### 104) Fireplace

Gas  Wood

Operating  Not Operating at time of inspection

Clean before Use if use is intended

Satisfactory  Unsatisfactory  NA

### Interior Comments:

Carpet is dirty with one room carpet having carpet damage with large piece removed. Carpet need replaced.

Note: Interior of home does not appear to have had any updated. Interior of home may need remodeled and updated.

## Attic

### 105) Attic Access

Stairs  Pull Down  Scuttle Hole  No Access

Location: Bedroom Closet  Limited Access

Satisfactory  Unsatisfactory

### 106) Roof Frame

Truss  Rafter Frame  Partially Visible

Not Visible

Satisfactory  Unsatisfactory

### 107) Ceiling Frame

Truss  Rafter Frame  Partially Visible

Not Visible

Satisfactory  Unsatisfactory

### 108) Roof Sheathing Not Visible

Partially Visible

Satisfactory  Unsatisfactory

### 109) Attic Insulation

Batt  Rolled  Foam  Blown

Average Depth: 10 Inches

Partially Visible  Not visible

Satisfactory  Unsatisfactory  Marginal

### 110) Attic Ventilation

Type:  Windows  Roof Vents  Ridge Vents  Gable

Louvers  Soffit Vents

Attic Fan

Wind Turbines  Whole House Fan

Satisfactory  Unsatisfactory  Marginal

Not Observed

### 111) Vent Pipes and Flashing

No Leaks Observed  No Vents Visible

Holes or gaps  Visible Leaks  Vent Termination

### 112) Moisture and/or Mildew

None Observed  Current Moisture

Mold and/or Mildew Observed

Extensive Signs

Satisfactory  Unsatisfactory

### Attic Comments:

# Inspection Report: Informational Notes

## **Site, Grounds, Grading**

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

## **Exterior & Structure**

Our inspection of the Exterior grounds includes the surface drainage, grading, some fencing, gates, sidewalks, patios, driveways, and retaining walls adjacent to the structure. The inspection of the exterior of the building includes the cladding, trim, eaves, fascias, decks, porches, downspouts, railings, doors, windows and flashings. Areas hidden from view by finished walls or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks present along with rotation, we routinely recommend further evaluation be made by a qualified professional structural engineer. The grading of the soil should allow for surface and roof water to flow away from the foundation. All concrete slabs experience some degree of cracking due to shrinkage in the drying process or minor settlement. All items listed are inspected for their proper function, poor installation, excessive wear and general state of repair. Where deck carpeting, stacked firewood, excessive vegetation, soil and other coverings are installed over decking and patio surfaces, the materials or their nature of construction and condition of the underneath these coverings cannot be determined.

## **Roof Components**

The inspection of the roof system includes a visual examination of the surface materials, connections, penetrations and roof drainage systems. We examine the roofing material for damage and deterioration. We examine the roof system for possible leaks, damage and conditions that suggest limited remaining service life. We may offer opinions concerning repair and/or replacement if warranted. Opinions stated herein concerning the roofing material are based on the general condition of the roof system as evidence by our visual inspection. These do not constitute a warranty that the roof is or will remain, free of leaks. All roofing systems require annual maintenance. Failure to perform routine maintenance will usually result in leaks and accelerated deterioration of the roof covering and flashings. When provided, our estimates of the roof's life expectancy are based on the assumption that the roof will be properly maintained during that period. The only way to determine whether a roof is absolutely watertight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection and we cannot confirm this condition.

We suggest that an annual inspection of the Attic area be performed where accessible to identify if any leaks are evident.

## **Plumbing Systems**

Our inspection of the plumbing system includes a visual examination of the exposed portions of the domestic water supply, drain waste, vent, gas lines, faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, leakage and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint connection, especially in walls, floors and ceiling voids. A drain and sewer lateral test is necessary to determine the condition of the underground sewer lines. This type of test is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, off site community water supply systems, or private (septic) waste disposal systems unless specifically noted. A qualified specialist prior to the closing of escrow can perform review of these systems. Our inspection of the water heater includes a visual examination of the accessible portions of the tank, gas, electrical and/or water connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair.

## **Electrical Systems**

Our examination of the electrical system includes a visual examination of the exposed and accessible branch circuits, wiring, service panel, over current protection devices, lighting fixtures, switches, and receptacles. Service equipment, proper grounding, wiring methods and bonding are focal points. We inspect for adverse conditions such as lack of grounding and bonding, over-fusing, exposed wiring, open-air wire splices, reverse polarity and defective GFCI's. The hidden nature of the electrical wiring prevents inspection of every length of wire or their connections. Telephone, video, cable, audio, security systems and other low voltage systems were not included in this inspection unless specifically noted. We recommend you have the seller or a specialist demonstrate the serviceability or locations of these systems to you if necessary. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints. Smoke Alarms should be installed within 15 feet of all Bedroom doors and in Bedrooms. These units should be tested monthly.

## **Attic Inspection**

Our inspection of the Attic includes a visual examination of the roof framing, plumbing, electrical, and mechanical systems. There are often heating ducts, bathroom vent ducts, electrical wiring, chimneys and appliance vents in the Attic. We examined these accessible systems and components for proper function, unusual wear and general state of repair, leakage, venting and unusual or improper improvements. When low clearances and deep insulation prohibits walking in an unfinished Attic, inspection will be from the access opening only. Vaulted ceilings cannot be inspected.

## ***Interior Components***

Our inspection of the Interior includes a visual inspection of the readily accessible portions of the walls, ceilings, floors, doors, cabinetry, countertops, steps, stairways, balconies and railings. Please note that a representative sample of the accessible windows and electrical receptacles are inspected. These features are examined for proper function, excessive wear and general state of repair. In some cases, all or portions of these components may not be visible because of furnishings and personal items. In these cases some of the items may not be inspected. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information. All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

## ***Bathrooms and Kitchen***

Kitchen dishwasher operation, Ovens, self or continuous cleaning Our inspection of the bathrooms included a visual examination of the readily accessible portions of the floors, walls, ceilings, cabinets, countertops and plumbing fixtures. Bathrooms are inspected for water drainage, damage, deterioration to floor and walls, proper function of components, active leakage, unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water flow and pressure. Fixtures are tested using normal operating controls. Vent fans and their ductwork are tested for their proper operation and examined where visible. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are watertight is beyond the scope of this inspection. It is very important to maintain all grout and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future. Inspection of standalone refrigerators, freezers and built-in icemakers are outside the scope of the inspection. No opinion is offered as to the adequacy of operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection to inspect below or behind them. Portable dishwashers are not inspected, as they require connection to facilitate testing and are sometimes not left with the home.

## ***Basement & CrawlSpace***

Many of the building's structural elements and portions of its mechanical systems are visible inside the CrawlSpace. These include the foundation, portions of the structural framing, and distribution systems for electricity, plumbing, and heating. Each accessible and visible component and system was examined for proper function, excessive wear or abnormal deterioration and general state of repair. Floor drains in basements and crawlspaces are not checked for drainage. Recommend having licensed plumber conduct a camera evaluation on all floor drains. It is not unusual to find

occasional moisture and dampness in the Crawl Spaces and we advise annual inspections of this area. Significant or frequent water accumulation can affect the structures foundation and support system and would indicate the need for further evaluation by professional drainage contractor. We advise to monitor your CrawlSpace during the rainy season.

## ***Heating System***

Our examination of the heating system includes a visual examination of the exposed and accessible heating equipment, thermostat, safety controls, venting and the means of air distribution. Our inspection of the heating system includes activating the heating system via the thermostat and a visual examination of the accessible components listed below. These items are examined for proper function, excessive or unusual wear and general state of repair. Heat exchangers are inaccessible by design, and are not part of the ASH standards of practice. They must be completely removed from the furnace to be fully evaluated. Our inspection does not include disassembly of the furnace. The inspector cannot light pilot lights due to the liability. The inspector does not test safety devices. To obtain maximum efficiency and reliability from your heating system, we recommend annual servicing and inspections by a qualified heating specialist. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard, which is sometimes a costly condition to address.

## ***Air Conditioning***

This is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window and/or wall mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balances are not inspected.
- Pressure tests on coolant systems are not within the scope of this inspection; therefore no representation is made regarding coolant charge or line integrity.
- Judgment of system efficiency or capacity is not within the scope of this inspection.
- Cooling systems are not dismantled in any way. Secured access covers are not removed.
- The interior components of evaporators, condensers and heat pumps are not viewed.
- The interior conditions of cooling components are not evaluated.
- The presence of leaking refrigerant lines, heat pump oil, etc., is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## ***Garage and Carport***

If this is a new construction inspection or vacant home, this area will be inspected thoroughly. If the house is not vacant, the Garage is inspected as best as possible, but the inspection can be limited due to parked cars or stored personal items. Due to the clutter or due to areas being inaccessible, it is common that sections of the garage cannot not be fully inspected (or defects identified) during our limited inspection. We suggest that a walk-through be performed once the home is vacant. Determining the heat resistance rating of firewalls and doors is beyond the scope of this inspection. Flammable materials should not be stored within the Garage area if possible.



