



Vision One Home Inspections, LLC

*Prepared for:
Harley E. Koestner Trust
7917 Campbell Road
Russellville, Mo. 655074*

*Vision One Home Inspection, LLC
Inspector: Roger Stegeman, Certified Home Inspector
P.O. Box 104113
Jefferson City, Mo. 65110
573-690-7029
rsteg@embarqmail.com*

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:

Harley E. Koestner Trust
7917 Campbell Road
Russellville, Mo. 655074

Inspection Date/Time: 11/12/2024 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*:

Exterior basement entrance stairs have no hand rail. Hand rail needs installed for safety.

Retaining wall next to basement exterior stairs has no railing. Recommend adding railing for safety.

Several areas of exterior wood trim has some speeling paint and open connections. Exterior wood trim will need repainted soon to prevent wood rot.

Both water heaters have 1/2" pressure relief valve extension drains. 1/2 pipe needs replaced with 3/4" pipe to accommodate pressure if valve opens.

Water shutoff valve above laundry room water heater is corroded and has slight leak. Shutoff valve needs repaired / replaced to prevent leakage.

Water shutoff valve next to main water shutoff valve in basement is corroded and has slight leak. Shutoff valve needs repaired / replaced to prevent leakage.

Kitchen counter electrical receptacles and several areas where GFCI receptacles are requires are not GFCI protected. 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.

Note: Home has some smoke detectors connected to alarm system However, if alarm is removed, . 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.

Laundry room and basement furnace humidifiers do not operate.

Upstairs furnace has some rusting in pan under furnace from apparent past water leakage and pan has no alarm. Moisture alarm needs installed to prevent water damage if pan fills with water from possible drain clog or condensation issues.

Have HVAC technician evaluate, service all systems and repair any issues for proper operation.



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

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Inspection Date/Time: 11/12/2024 8:30

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: \$ 650.00 _____

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 : _____

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: Several areas around home

5) Patio or Terrace

- Not Covered Covered
 Satisfactory Unsatisfactory NA

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 Brick
 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
 Satisfactory Unsatisfactory Marginal

Site Comments:

Exterior basement entrance stairs have no hand rail. Hand rail needs installed for safety.

Retaining wall next to basement exterior stairs has no railing. Recommend adding railing for safety.

Exterior and Structure

12) Building Info:

- Year Constructed: 1986
 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: Several Areas around home
 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:

Several areas of exterior wood trim has some peeling paint and open connections. Exterior wood trim will need repainted soon to prevent wood rot.

Roof Components

2

24) Roof Covering

- Composition Shingles Wood shingles
 Concrete Tiles Metal
Layers: 1 2 3
Approx. Age 10/2024
 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:

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) 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 1986 & 2010
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:

Both water heaters have 1/2" pressure relief valve extension drains. 1/2 pipe needs replaced with 3/4" pipe to accommodate pressure if valve opens.

Water shutoff valve above laundry room water heater is corroded and has slight leak. Shutoff valve needs repaired / replaced to prevent leakage.

Water shutoff valve next to main water shutoff valve in basement is corroded and has slight leak. Shutoff valve needs repaired / replaced to prevent leakage.

Electrical**3****33) Service Entrance Cable**

Location Rear of garage
 Capacity: 60 100 125 150 200 Amperes
 400
 Volts: 120v 240v-120v

34) Service Line Entrance

Overhead Underground
 Main Disconnect Location: Meter
 Conductor: Copper Aluminum

35) Main Panel

Brand 2 Sylvania's Unknown
 Location: Basement Garage
 Capacity: 60 100 125 150 200 Amperes
 2-200 Volts: 120v 240v-120v
 Grounded Not Determined
 Bonded Not Determined Not Visible
 Circuit Breakers Fuses
 Labeled Unlabeled Partially Labeled

36) Sub Panel

Brand Challenger 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 Kitchen counter electrical receptacles and several areas where GFCI receptacles are required are not GFCI protected. 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.

Note: Home has some smoke detectors connected to alarm system. However, if alarm is removed, 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:

Have HVAC technician evaluate, service all systems and repair any issues for proper operation.

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 Convector 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:
- Wood Coal
- 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:

Laundry room and basement furnace humidifiers do not operate.

Upstairs furnace has some rusting in pan under furnace from apparent past water leakage and pan has no alarm. Moisture alarm needs installed to prevent water damage if pan fills with water from possible drain clog or condensation issues.

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
-
- 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:

Bathrooms

86) Bathrooms

Loc. # 1 Laundry Bath
Loc. # 2 Main
Loc. # 3 Main
Loc. # 4 Master
Loc. # 5
Loc. #6

87) Toilets

Satisfactory Unsatisfactory Marginal
Loc. # 1 2 3 4 5

88) Sink

Satisfactory Unsatisfactory Marginal
Loc. # 1 2 3 4 5

89) Ventilation

Satisfactory Unsatisfactory No Fan
Loc. # 1 2 3 4 5

90) Bathtub

Built-in Leg Tub Stall Shower
Whirlpool
Satisfactory Unsatisfactory NA
Loc. # 1 2 3 4 5

91) Shower Walls

Ceramic Tile Fiberglass Plastic
Satisfactory Unsatisfactory NA
Loc. # 1 2 3 4 5

92) Floor

Ceramic Tile Vinyl Wood Carpet
Satisfactory Unsatisfactory Marginal
Loc. # 1 2 3 4 5

93) Receptacles

GFCI Receptacles Non-GFCI Receptacles
Satisfactory Unsatisfactory
Loc. # 1 2 3 4 5

94) Moisture and Mold/Mildew

None Observed Some Observed
 Past Signs
Mold and/or Mildew Extensive signs
Satisfactory Unsatisfactory
Loc. # 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

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

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:

Attic

105) Attic Access

Stairs Pull Down Scuttle Hole No Access

Location: Garage and Upstairs 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: 14 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.

