Inspection Report

Mr. Cusomer LASTNAME

Property Address:
1234 Address
Your Town MO

1234 Address

A-Team Consulting and Contracting

Mark Krigbaum
474 S 4th Street
Sainte Genevieve, MO 63670
573-880-8414

Table of Contents

Date: 7/13/2018	**Time:** 5:15 PM	**Report ID:** 2018071311
Property: 1234 Address Your Town MO	**Customer:** Mr. Cusomer LASTNAME	**Real Estate Professional:**

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace 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.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

In Attendance:	**Type of building:**	**Approximate age of building:**
Customer and their agent	Single Family (1 story)	Built Appx. 1972
Temperature:	**Weather:**	**Ground/Soil surface condition:**
Over 65 (F) = 18 (C)	Hot and Humid	Dry
Rain in last 3 days:	**Radon Test:**	**Water Test:**
No	No	No

1. Roofing

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials

Roof Covering:
3-Tab fiberglass

Viewed roof covering from:
Walked roof

Sky Light(s):
None

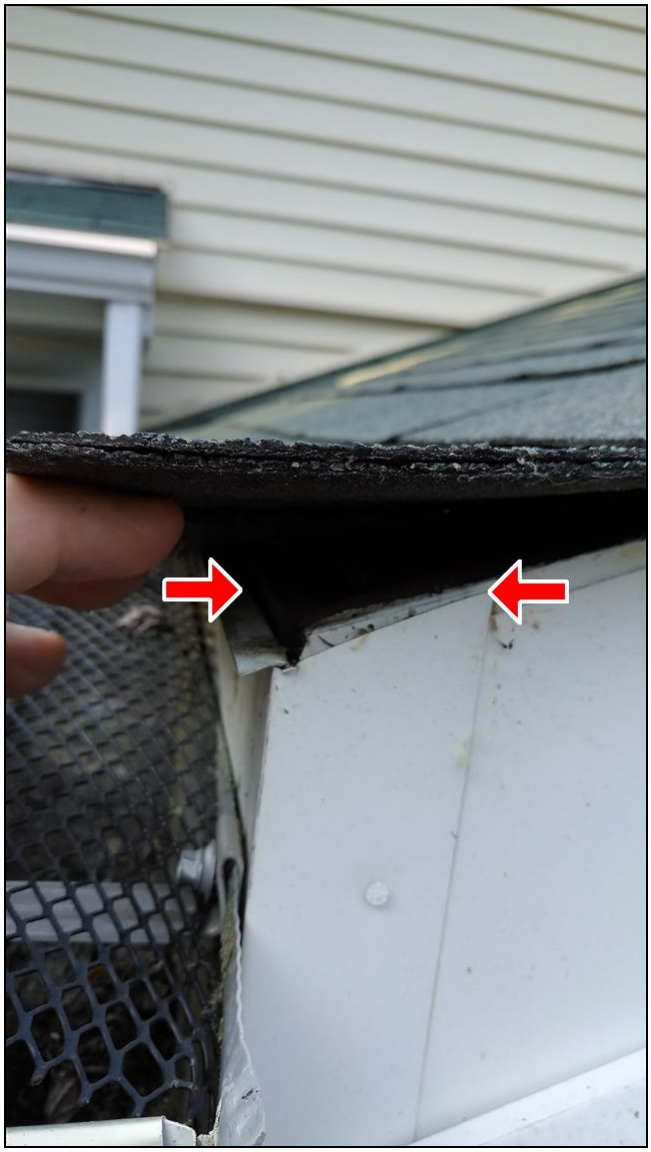
Chimney (exterior):
Metal Flue Pipe
Metal Siding

		IN	NI	NP	RR
1.0	Roof Coverings				•
1.1	Flashings				•
1.2	Skylights, Chimneys and Roof Penetrations	•			
1.3	Roof Drainage Systems				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

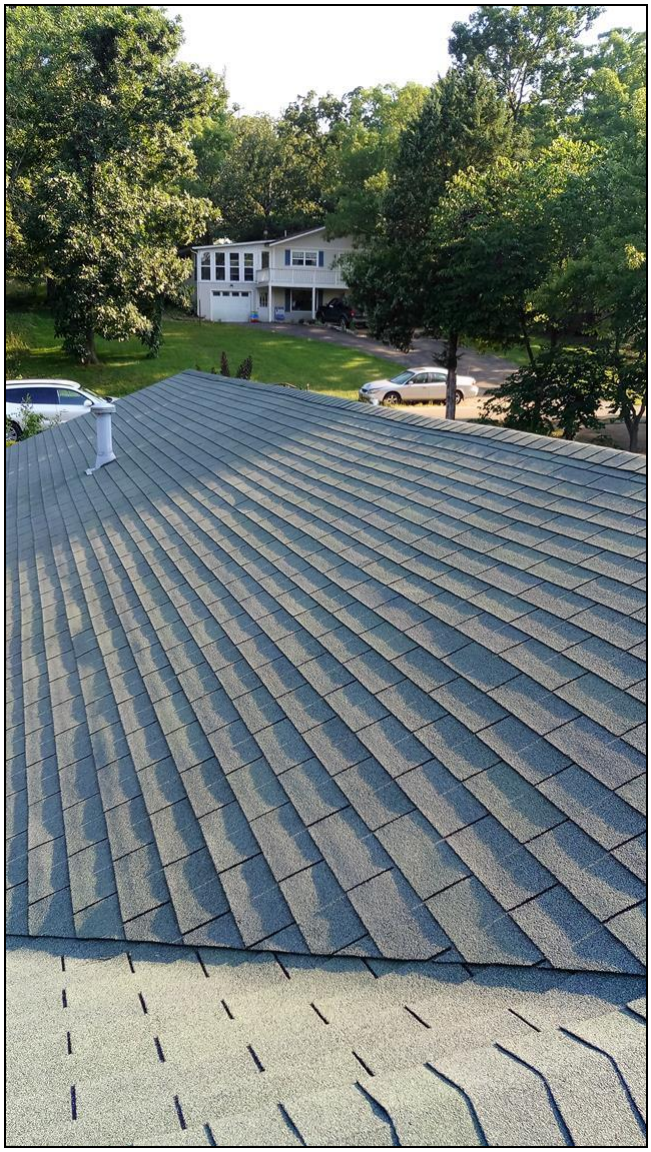
Comments:

1.0 The roof coverings had two minor defects and one major defect. The minor defects include: the drip edge flashing detail was missing from this home, and the ridge vent detail was missing from this home. The major defect was the damaged shingle shown in the picture. The missing drip edge flashing could allow water to damage the eaves, rafter tails, and gable ends. The missing ridge vent could allow the heat to build up within the attic space and cause the shingles to degrade faster than designed. The damaged shingles could allow water to penetrate into the roof damaging the roof. The damaged shingles should be replaced by a qualified contractor. The missing roofing details should be repaired by a qualified contractor.

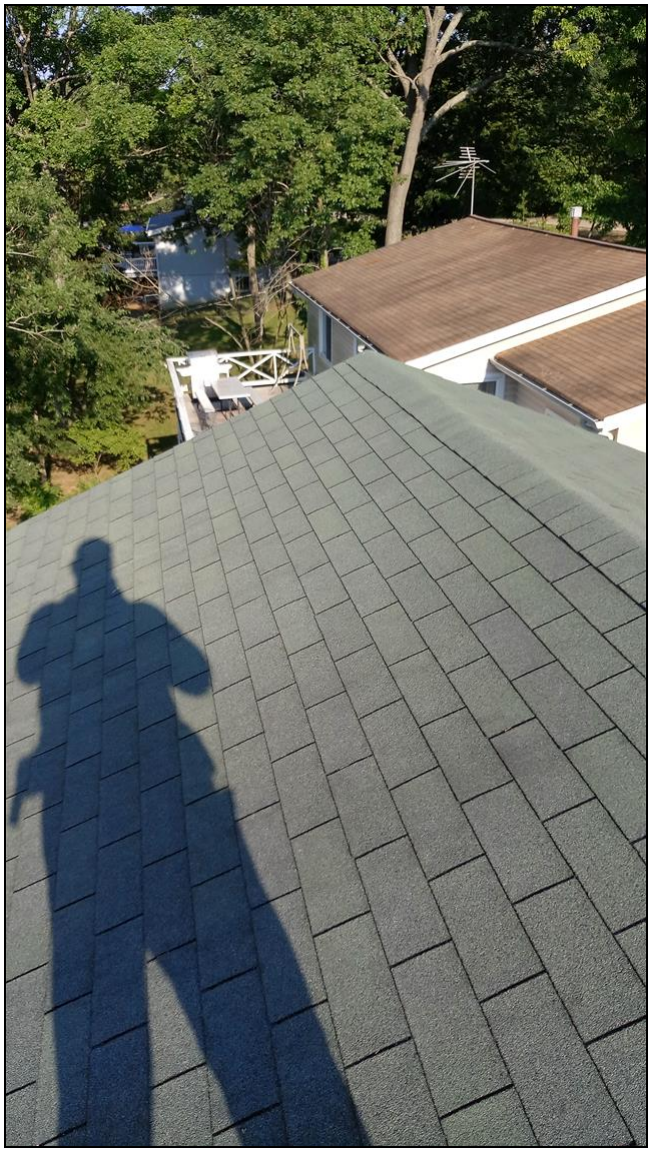


1.0 Item 1(Picture) Missing Drip Edge Flashing Detail

1.0 Item 2(Picture) Missing ridge vent

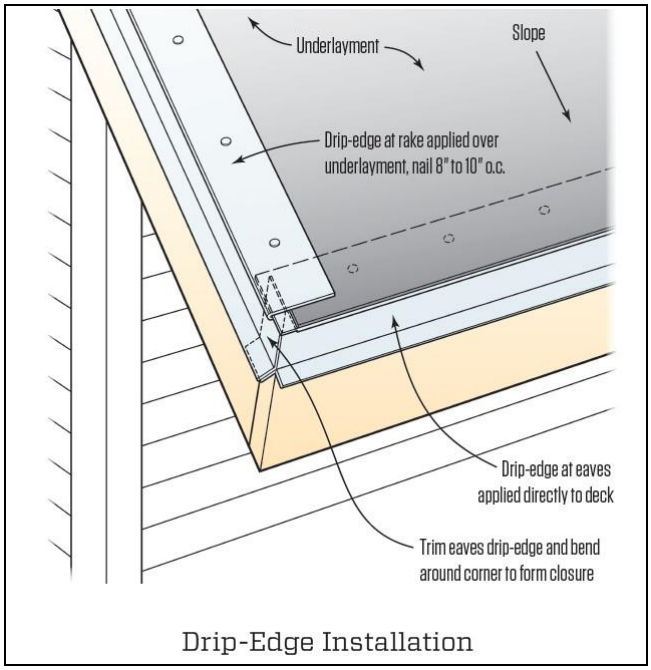


1.0 Item 3(Picture) Roof

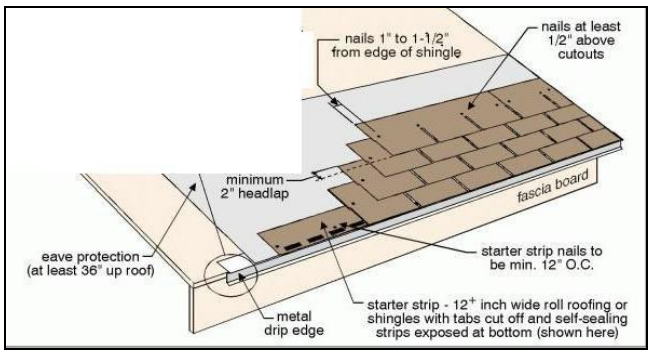


1.0 Item 4(Picture) Roof

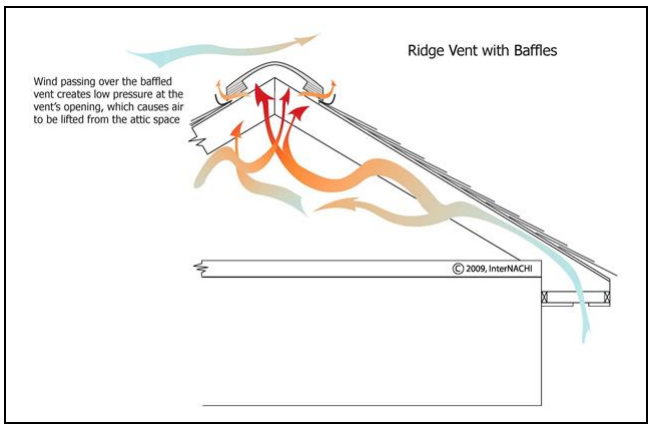
1.0 Item 5(Picture) Damaged shingles



1.0 Item 6(Picture) Drip Edge Detail



1.0 Item 7(Picture) Roofing details



1.0 Item 8(Picture) Ridge vent detail

1.1 The missing drip edge flashing detail was discussed above.

1.2 Inspected

1.2 Item 1(Picture) Manufactured fireplace insert.

1.3 The gutter guard was missing in a few places. There was a drain in the driveway that likely backs up and overflows during rain events. There was evidence of drains backing up near the basement. During rain events, the gutters and drains should be monitored regularly by the home owner. A qualified contractor should maintain and repair the gutters and drains.

1.3 Item 1(Picture) This drain likely overflows

1.3 Item 2(Picture) Missing gutter guard

1.3 Item 3(Picture) Area drain likely overflows

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The inspector shall inspect: The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

The inspector is not required to: Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Styles & Materials

Siding Style:
Lap

Siding Material:
Vinyl

Exterior Entry Doors:
Wood

Appurtenance:
Deck with steps
Balcony
Covered porch
Porch
Patio

Driveway:
Asphalt

		IN	NI	NP	RR
2.0	Wall Cladding Flashing and Trim	•			
2.1	Doors (Exterior)	•			
2.2	Windows				•
2.3	Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings				•
2.4	Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)				•
2.5	Eaves, Soffits and Fascias	•			
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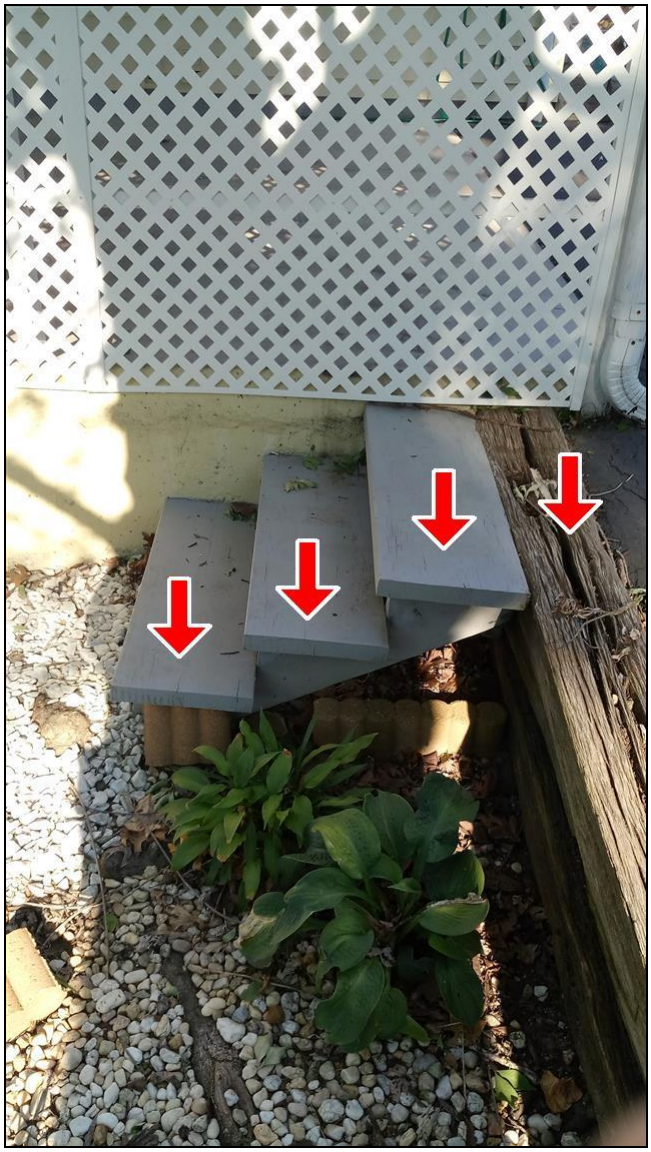
Comments:

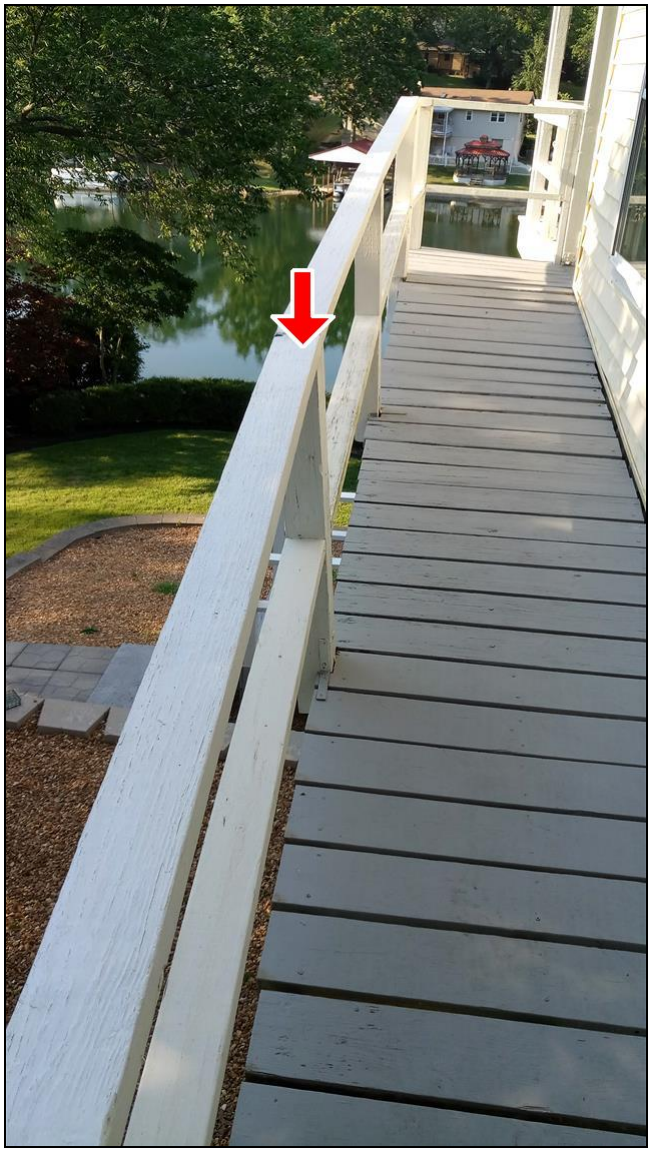
2.2 The was a window at the front of the house with a large crack in it. It should be replaced by a qualified contractor.

2.2 Item 1(Picture) Cracked front facing window

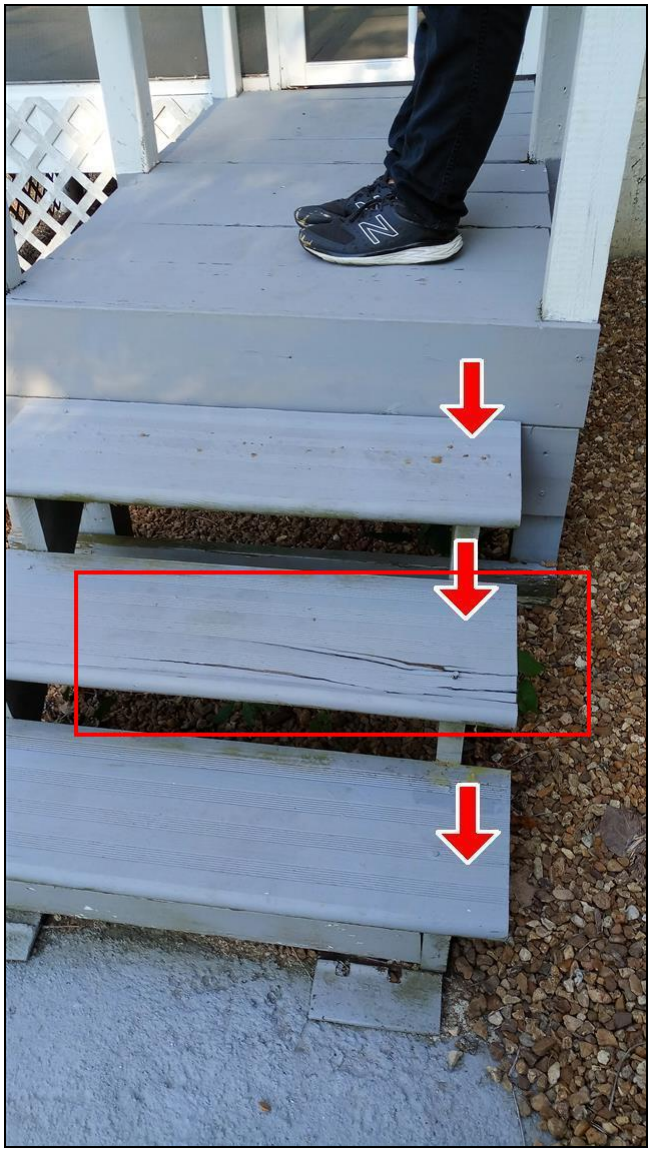
2.3 There was a missing handrail, some handrails were not graspable, one dangerously rotten exterior step, and one handrail was dangerously loose. These should be repaired by a qualified contractor.



2.3 Item 1(Picture) Graspable hand rail required

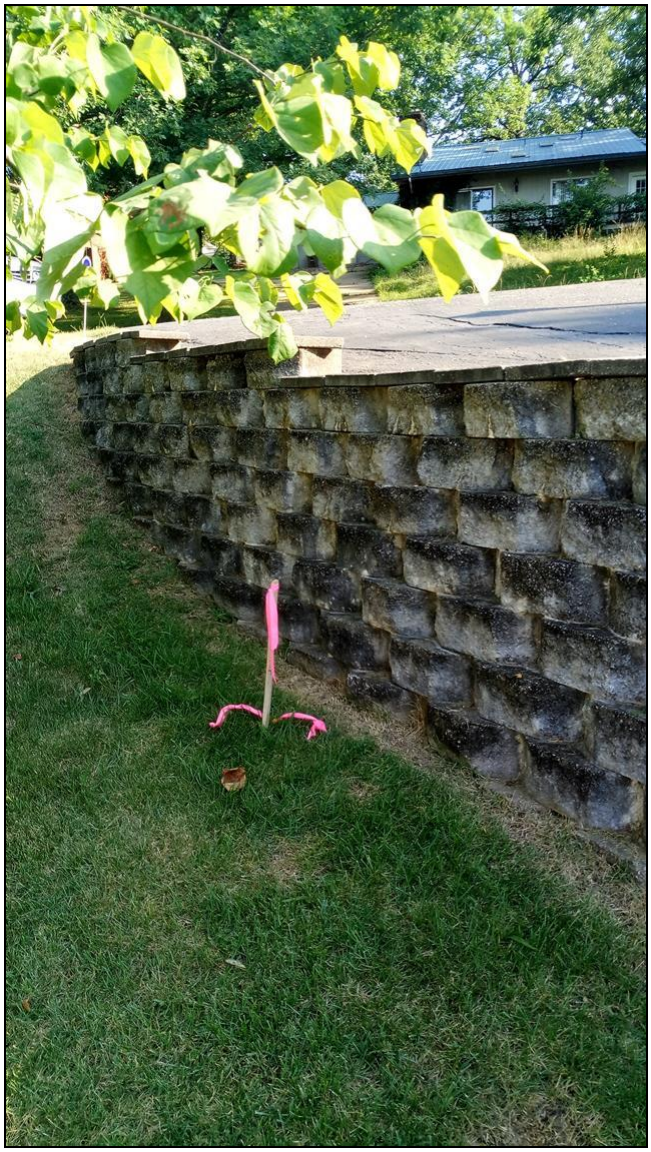


2.3 Item 2(Picture) Dangerous handrail

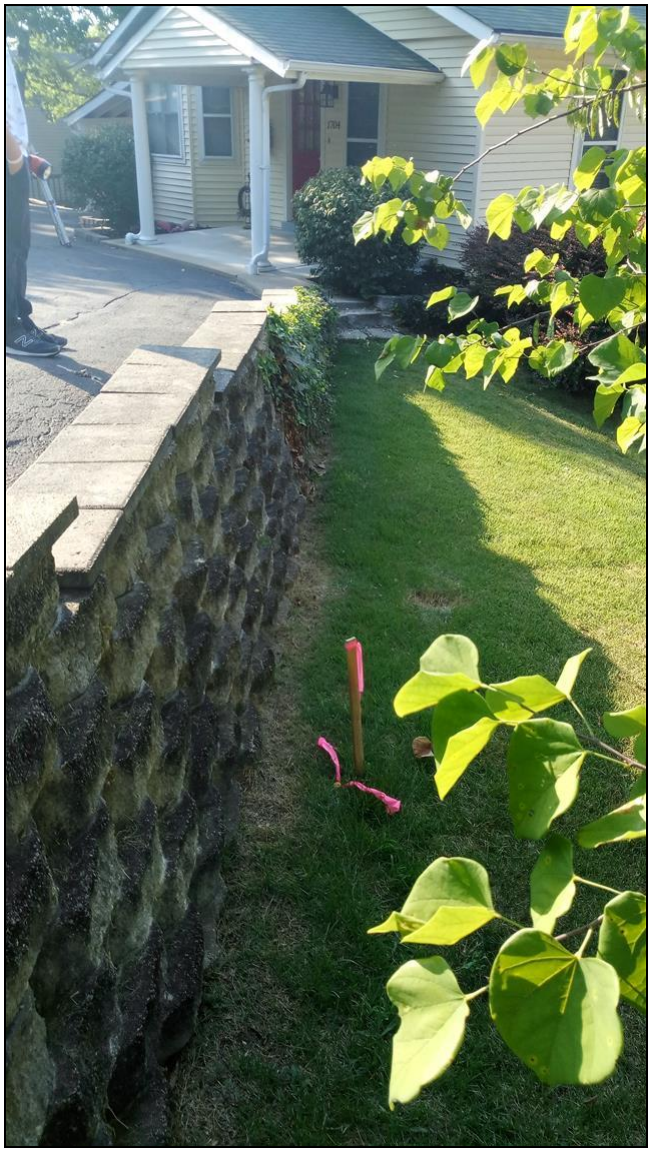


2.3 Item 3(Picture) Missing handrail and dangerous step

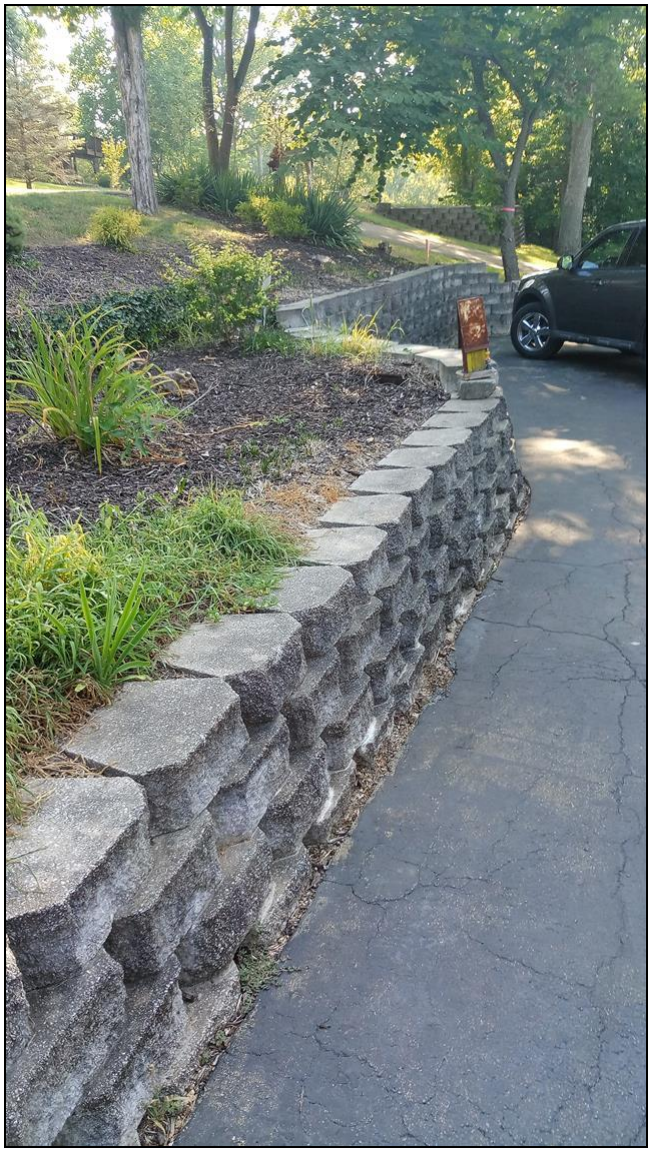
2.4 There were a two wooden retaining walls that were in complete failure. The driveway and the concrete support columns for the porch/sunroom have been stressed by slope movement. Retaining walls are designed to mitigate slope movement. The failed retaining walls should be replaced. The stressed columns should be reviewed. All work should be completed by a qualified contractor.



2.4 Item 1(Picture) Survey stake indicates easement may be required



2.4 Item 2(Picture) Retaining wall erect



2.4 Item 3(Picture) Retaining wall erect

2.4 Item 4(Picture) Retaining wall failed

2.4 Item 5(Picture) Retaining wall rotten

2.4 Item 6(Picture) Stress crack parallel to retaining wal

2.4 Item 7(Picture) Normal alligator cracking

2.4 Item 8(Picture) Stressed column

2.5 One small section of the soffit was popped out of the tract and requires minor repair.

2.5 Item 1(Picture) Soffit popped out

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Foundation:
Poured concrete

Method used to observe Crawlspace:
No crawlspace

Floor Structure:
2 X 8

Wall Structure:
2 X 4 Wood

Columns or Piers:
Concrete piers
Steel lally columns
Supporting walls

Ceiling Structure:
2X4

Roof Structure:
Stick-built

Roof-Type:
Gable

Method used to observe attic:
From entry

Attic info:
Scuttle hole

		IN	NI	NP	RR
3.0	Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)	•			
3.1	Walls (Structural)	•			
3.2	Columns or Piers				•
3.3	Floors (Structural)	•			
3.4	Ceilings (Structural)	•			
3.5	Roof Structure and Attic	•			

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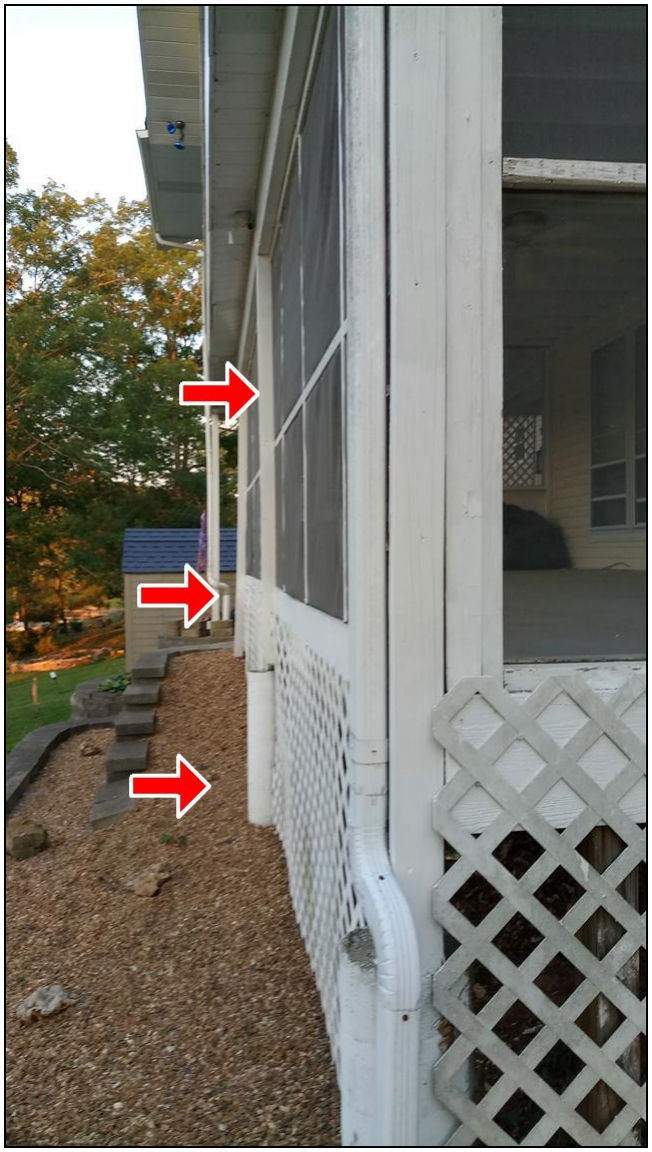
Comments:

3.2 The column supports for the back sunroom and screened in porch should be repaired by a qualified contractor.

3.2 Item 1(Picture) Support requiring repair



3.2 Item 2(Picture) Supports requiring repair

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating / Central Air Conditioning

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

Styles & Materials

Heat Type:
Electric heat

Energy Source:
Electric

Number of Heat Systems (excluding wood):
One

Ductwork:
Non-insulated

Filter Type:
Disposable

Filter Size:
20x20

Types of Fireplaces:
Solid Fuel
Insert

Operable Fireplaces:
None

Number of Woodstoves:
None

Cooling Equipment Type:
Air conditioner unit

Cooling Equipment Energy Source:
Electricity

Number of AC Only Units:
One

		IN	NI	NP	RR
4.0	Heating Equipment	•			
4.1	Normal Operating Controls	•			
4.2	Automatic Safety Controls	•			
4.3	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
4.4	Presence of Installed Heat Source in Each Room	•			
4.5	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)				•
4.6	Solid Fuel Heating Devices (Fireplaces, Woodstove)				•
4.7	Gas/LP Firelogs and Fireplaces	•			
4.8	Cooling and Air Handler Equipment	•			
4.9	Normal Operating Controls	•			
4.10	Presence of Installed Cooling Source in Each Room	•			

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IN	NI	NP	RR

Comments:

4.5 The chimney should be swept by a licensed chimney sweep prior to first use and annually thereafter.

4.6 While examining the flue damper, I noticed an object or obstruction on the damper that appeared to me to be a wasp nest. I immediately closed the damper, informed the home buyer, and discontinued the fireplace inspection. This fireplace should not be used until it has been inspected and cleaned by a state licensed chimney sweep.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Water Source:
Public

Water Filters:
Whole house conditioner

Plumbing Water Supply (into home):
Copper

Washer Drain Size:
1 1/2" Diameter (undersized)

Water Heater Power Source:
Electric

Water Heater Capacity:
40 Gallon (1-2 people)

Water Heater Location:
Basement

		IN	NI	NP	RR
5.0	Plumbing Drain, Waste and Vent Systems	•			
5.1	Plumbing Water Supply, Distribution System and Fixtures	•			
5.2	Hot Water Systems, Controls, Chimneys, Flues and Vents	•			
5.3	Main Water Shut-off Device (Describe location)	•			
5.4	Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)	•			
5.5	Main Fuel Shut-off (Describe Location)	•			
5.6	Sump Pump			•	

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Comments:

5.3 Red valve on front road facing basement wall (shown to home buyer and not pictured).

5.5 The main heat shut-off is the breaker in the electrical panel. The panel is on the front road facing basement wall (shown to home buyer and not pictured).

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Styles & Materials

Electrical Service Conductors:
Copper
220 volts

Panel Capacity:
200 AMP

Panel Type:
Circuit breakers

Branch wire 15 and 20 AMP:
Copper

Wiring Methods:
Romex

		IN	NI	NP	RR
6.0	Service Entrance Conductors	•			
6.1	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	•			
6.2	Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage	•			
6.3	Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)				•
6.4	Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure	•			
6.5	Operation of GFCI (Ground Fault Circuit Interrupters)	•			
6.6	Operation of AFCI (ARC Fault Circuit Interrupters)			•	
6.7	Location of Main and Distribution Panels	•			
6.8	Smoke Detectors		•		
6.9	Carbon Monoxide Detectors		•		

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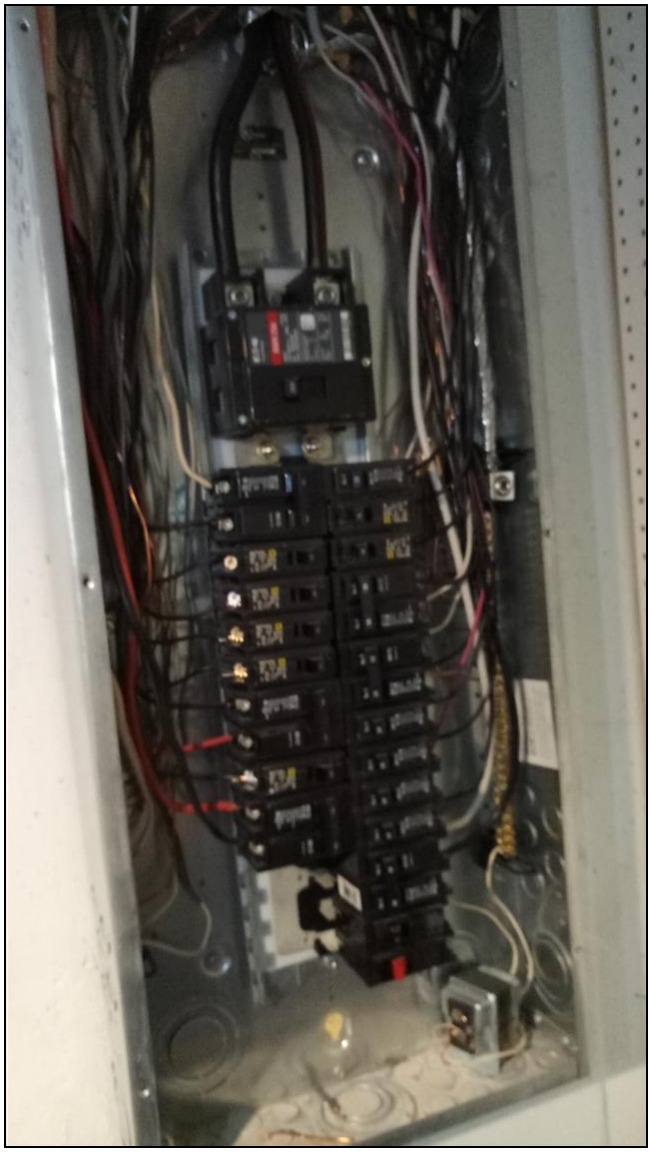
Comments:

6.1 Inspected.



6.1 Item 1(Picture) Main Panel Inspected

6.3 Two outlets in the basement did not function when tested. One screened in porch multi-outlet receptacle was not GFCI protected. One exterior lighting fixture did not function when tested. One exterior lighting fixture was improperly capped. Some interior outlets were 2 wire and not grounded; this is an outdated wiring method and not to modern code requirements; however, code is not enforced, at this time, in TDL. All electrical issues should be identified and corrected by a qualified electrical contractor.

6.3 Item 1(Picture) Exterior lighting fixture did not function

6.3 Item 2(Picture) Exterior lighting fixture?

6.8 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

6.9 A carbon monoxide detector should be placed in the room with the fireplace as directed by the manufacturer. All living spaces and bedrooms should be equipped with smoke detectors.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials

Attic Insulation:
Blown

Ventilation:
Gable vents
Soffit Vents
Thermostatically controlled fan

Exhaust Fans:
Fan only

Dryer Power Source:
220 Electric

Floor System Insulation:
NONE

		IN	NI	NP	RR
7.0	Insulation in Attic	•			
7.1	Insulation Under Floor System	•			
7.2	Vapor Retarders (in Crawlspace or basement)	•			
7.3	Ventilation of Attic and Foundation Areas				•
7.4	Venting Systems (Kitchens, Baths and Laundry)				•
7.5	Ventilation Fans and Thermostatic Controls in Attic				•
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		**IN**	**NI**	**NP**	**RR**

Comments:

7.3 The roof should be supplied with a ridge vent and discussed previously.

7.4 The bathroom vent discharges into the attic space; technically, this is a defect. Practically, it is a very common defect, this home is nearly 50 years old and the roof appears to be relatively unaffected by moisture intrusion or accumulation within the attic space.

7.5 The attic has gable vents; one gable vent has a fan. I was unable to actuate the attic vent fan at the time of the inspection. Modern builders and architects consider static ridge vents more efficient and less problematic than powered vents and fans.

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

The inspector shall: Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

The inspector is not required to: Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

Styles & Materials

Ceiling Materials:
Gypsum Board

Wall Material:
Gypsum Board

Floor Covering(s):
Tile
Vinyl

Window Types:
AGED
Single-hung

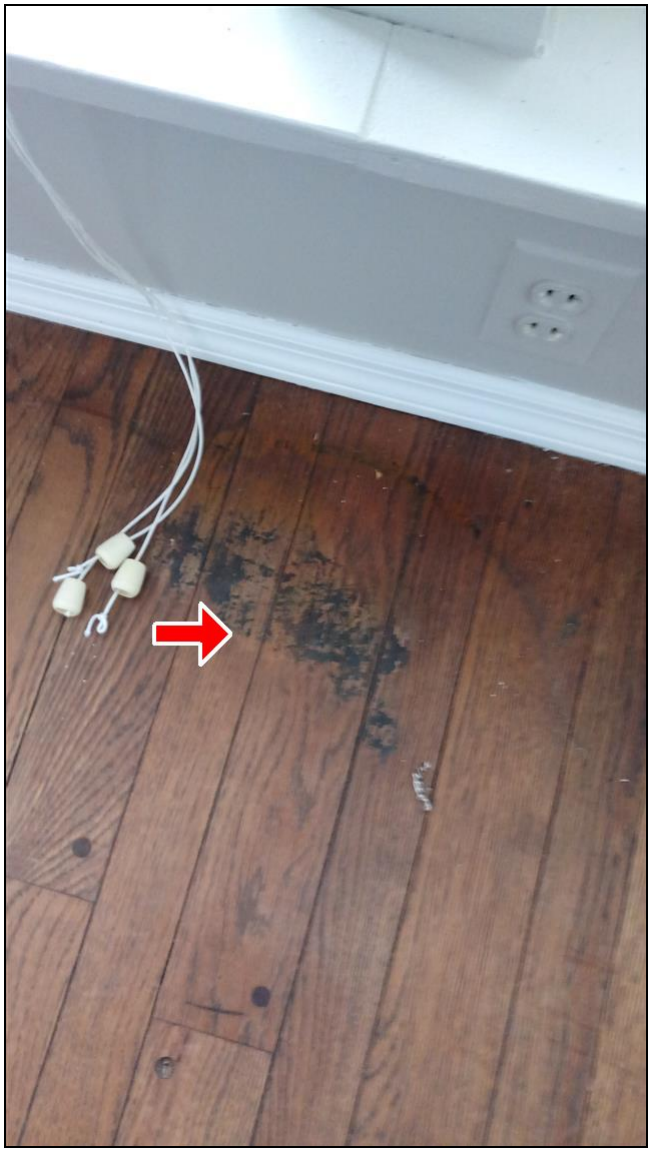
Window Manufacturer:
ACORN

		IN	NI	NP	RR
8.0	Ceilings	•			
8.1	Walls	•			
8.2	Floors				•
8.3	Steps, Stairways, Balconies and Railings	•			
8.4	Counters and Cabinets (representative number)	•			
8.5	Doors (representative number)	•			
8.6	Windows (representative number)				•

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

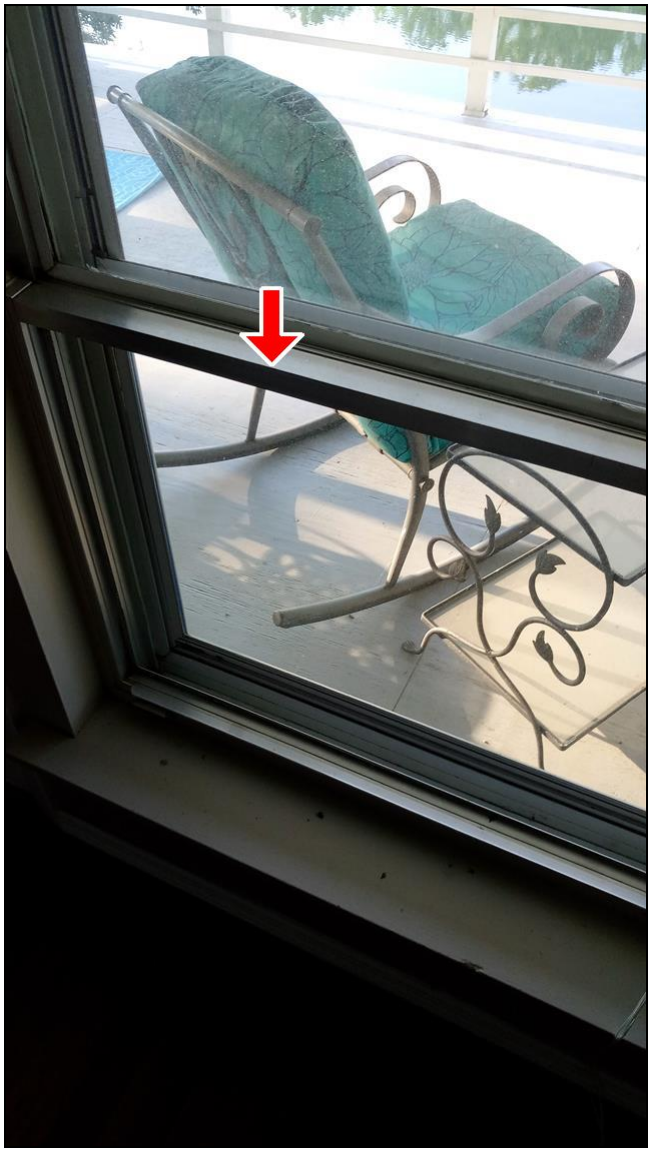
8.2 The floors were inspected. Minor defects were pictured: one cracked tile, and a 6" x 6" floor stain. These could be repaired by a qualified contractor.



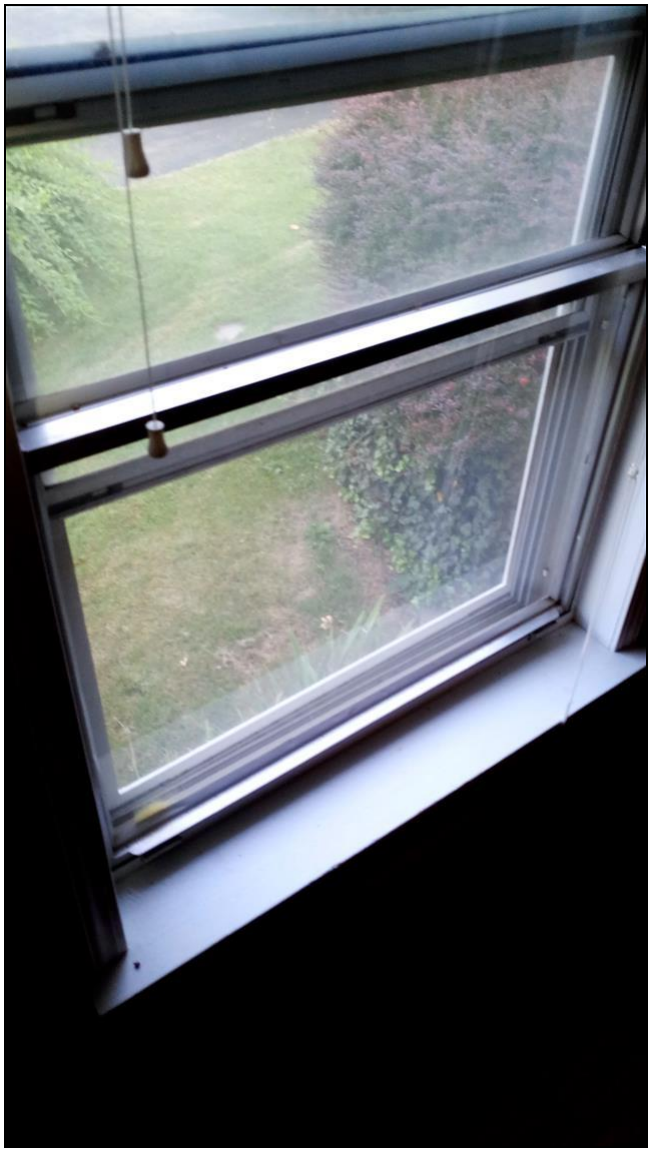
8.2 Item 1(Picture) Floor stain

8.2 Item 2(Picture) Tile cracked

8.6 One missing window pane in back window. Two windows loose and come out of tract easily (security issue). Several stiff windows. This home and slope has shifted slightly over the last 40+years. These windows appear to be the original windows.



8.6 Item 1(Picture) Missing pane of glass



8.6 Item 2(Picture) Stiff window

8.6 Item 3(Picture) Window comes out of tract

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Built-In Kitchen Appliances

Styles & Materials

Exhaust/Range hood:

RE-CIRCULATE

		IN	NI	NP	RR
9.0	Dishwasher	•			
9.1	Ranges/Ovens/Cooktops	•			
9.2	Range Hood (s)	•			
9.3	Trash Compactor			•	
9.4	Food Waste Disposer			•	
9.5	Microwave Cooking Equipment	•			
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		**IN**	**NI**	**NP**	**RR**

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

Summary

A-Team Consulting and Contracting

474 S 4th Street
Sainte Genevieve, MO 63670
573-880-8414

Customer
Mr. Cusomer LASTNAME

Address
1234 Address
Your Town MO

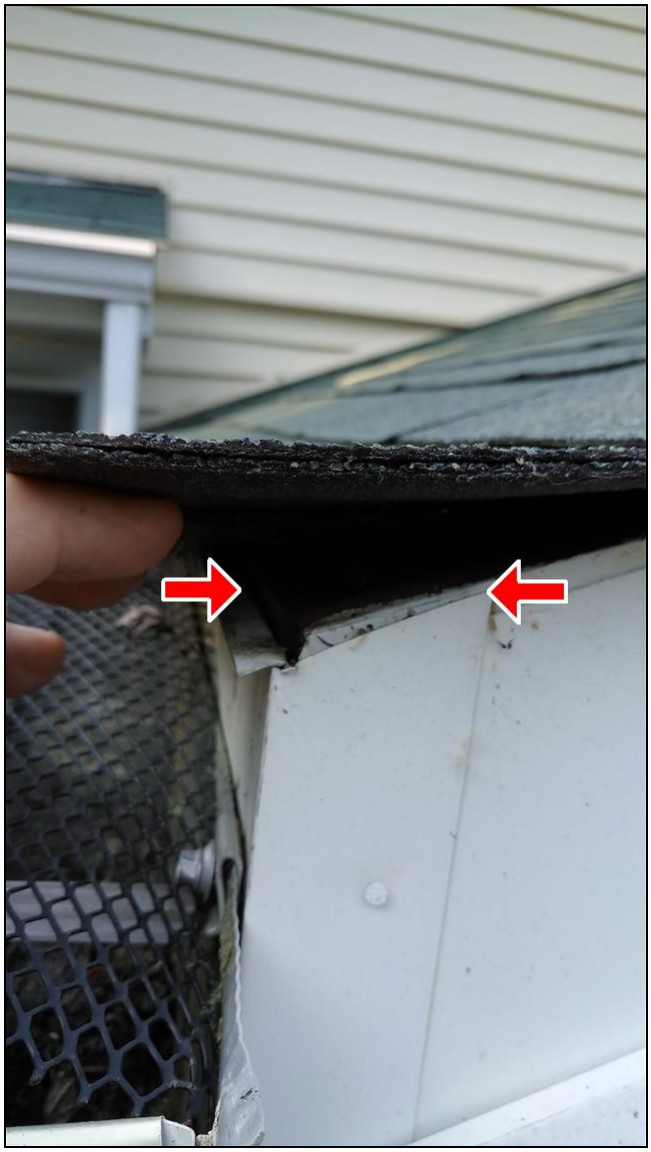
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

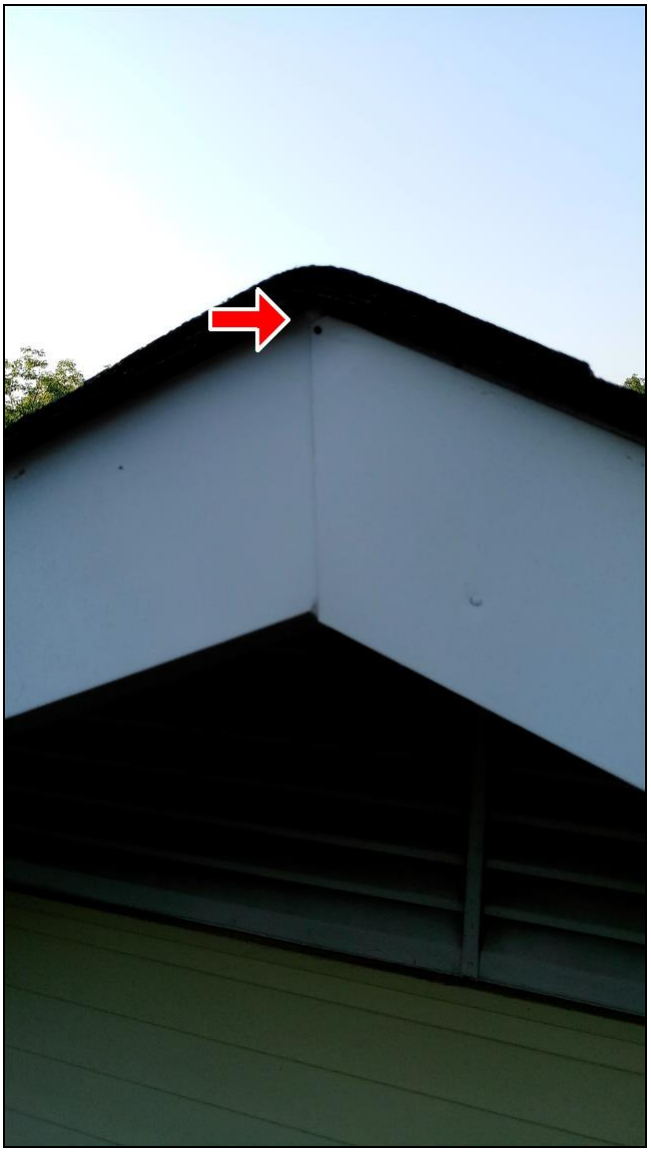
1.0 Roof Coverings

Repair or Replace

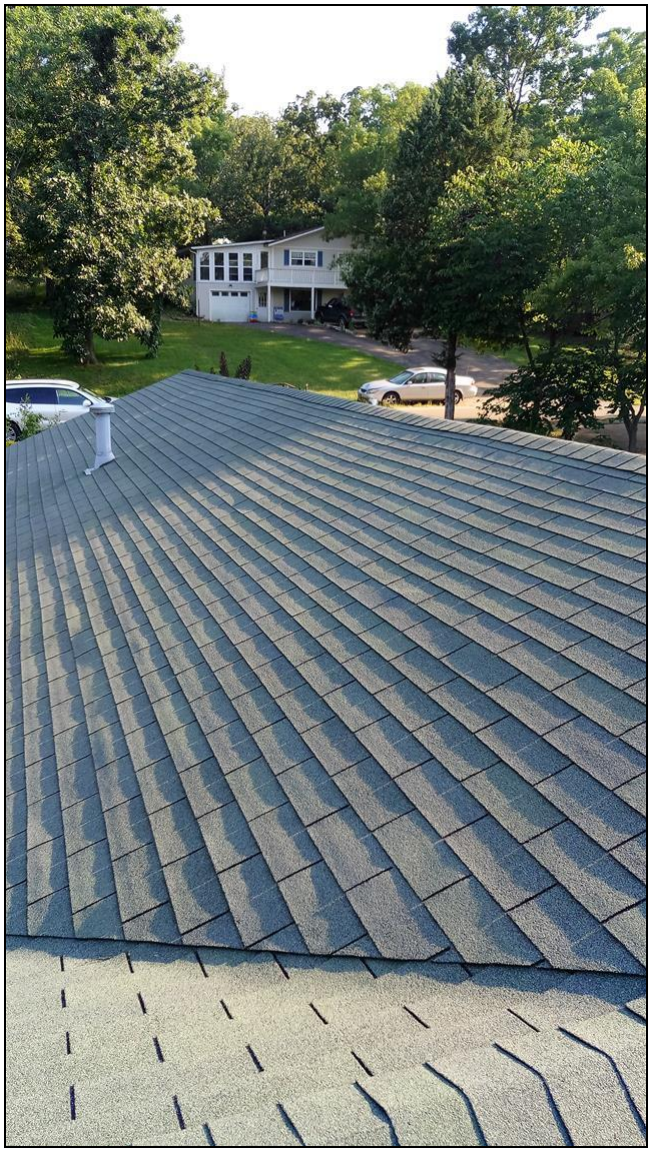
The roof coverings had two minor defects and one major defect. The minor defects include: the drip edge flashing detail was missing from this home, and the ridge vent detail was missing from this home. The major defect was the damaged shingle shown in the picture. The missing drip edge flashing could allow water to damage the eaves, rafter tails, and gable ends. The missing ridge vent could allow the heat to build up within the attic space and cause the shingles to degrade faster than designed. The damaged shingles could allow water to penetrate into the roof damaging the roof. The damaged shingles should be replaced by a qualified contractor. The missing roofing details should be repaired by a qualified contractor.



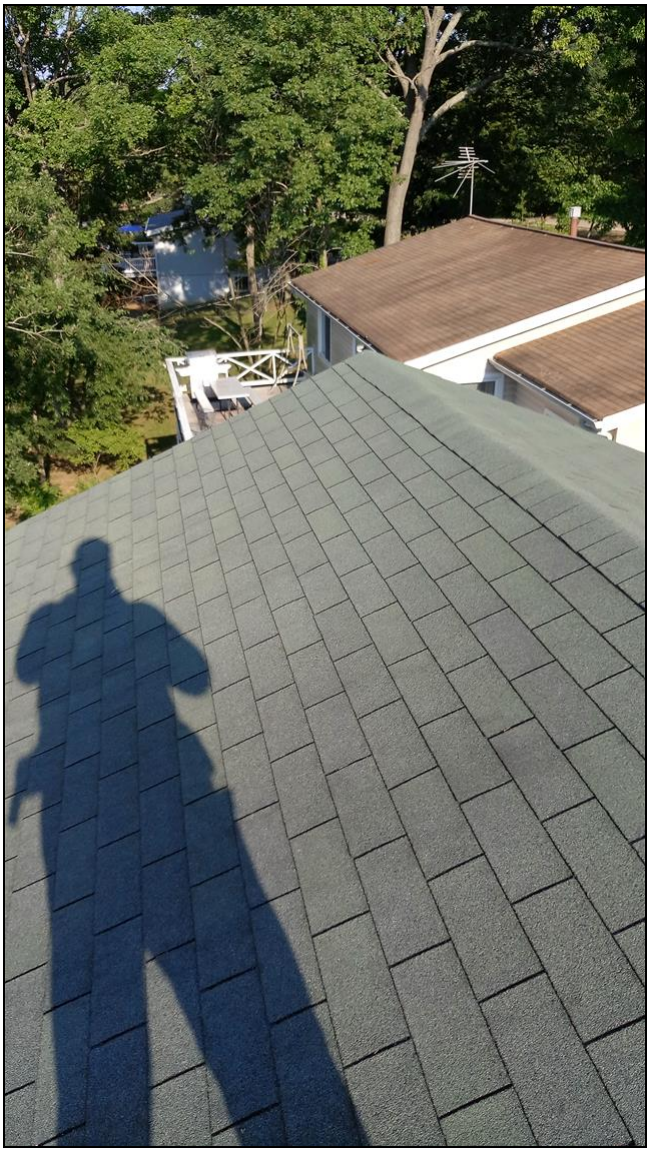
1.0 Item 1(Picture) Missing Drip Edge Flashing Detail



1.0 Item 2(Picture) Missing ridge vent

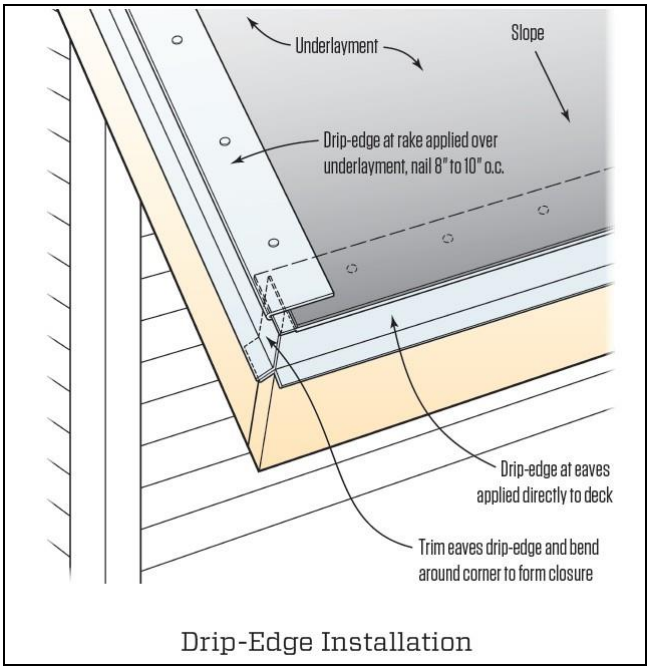


1.0 Item 3(Picture) Roof

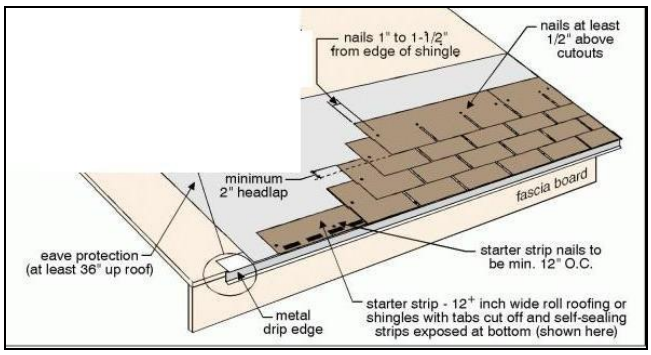


1.0 Item 4(Picture) Roof

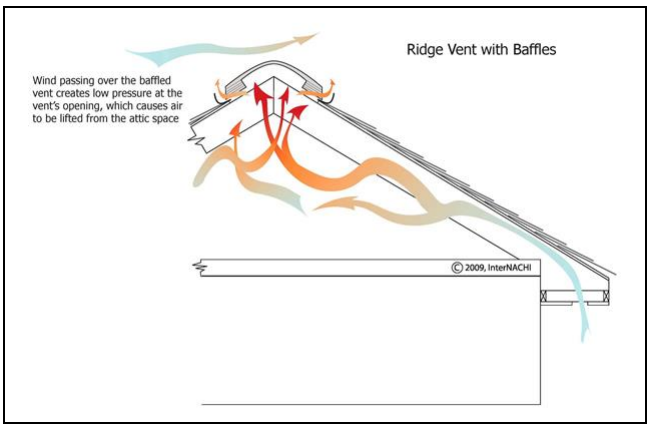
1.0 Item 5(Picture) Damaged shingles



1.0 Item 6(Picture) Drip Edge Detail



1.0 Item 7(Picture) Roofing details



1.0 Item 8(Picture) Ridge vent detail

1.1 Flashings

Repair or Replace

The missing drip edge flashing detail was discussed above.

1.3 Roof Drainage Systems

Repair or Replace

The gutter guard was missing in a few places. There was a drain in the driveway that likely backs up and overflows during rain events. There was evidence of drains backing up near the basement. During rain events, the gutters and drains should be monitored regularly by the home owner. A qualified contractor should maintain and repair the gutters and drains.

1.3 Item 1(Picture) This drain likely overflows

1.3 Item 2(Picture) Missing gutter guard

1.3 Item 3(Picture) Area drain likely overflows

2. Exterior

2.2 Windows

Repair or Replace

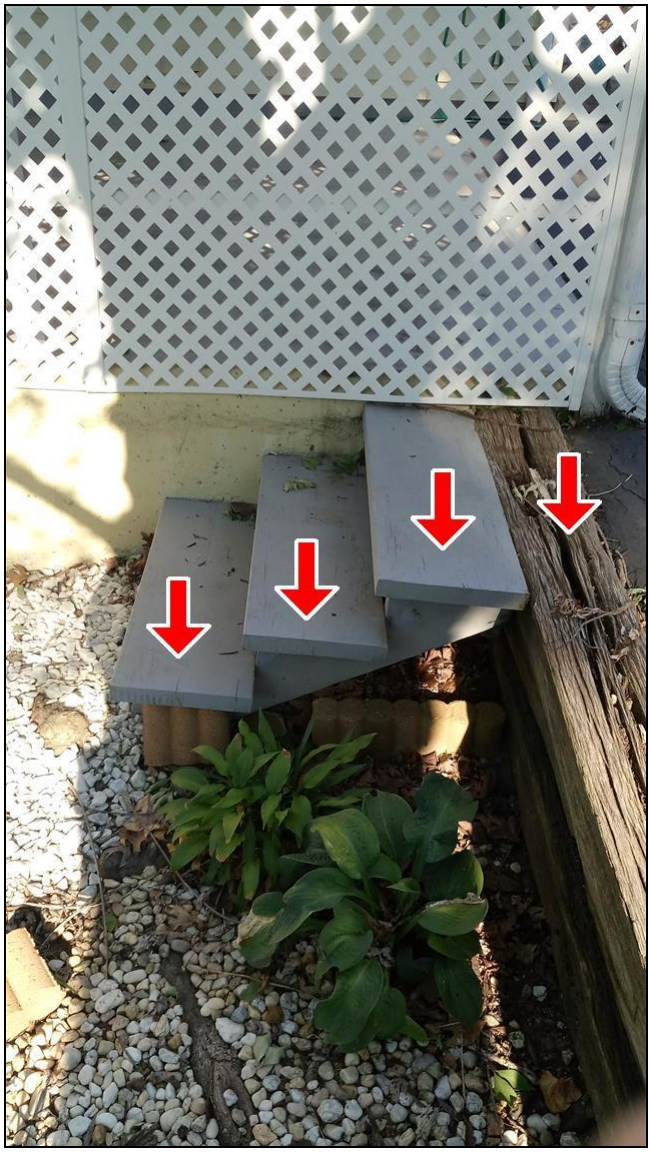
The was a window at the front of the house with a large crack in it. It should be replaced by a qualified contractor.

2.2 Item 1(Picture) Cracked front facing window

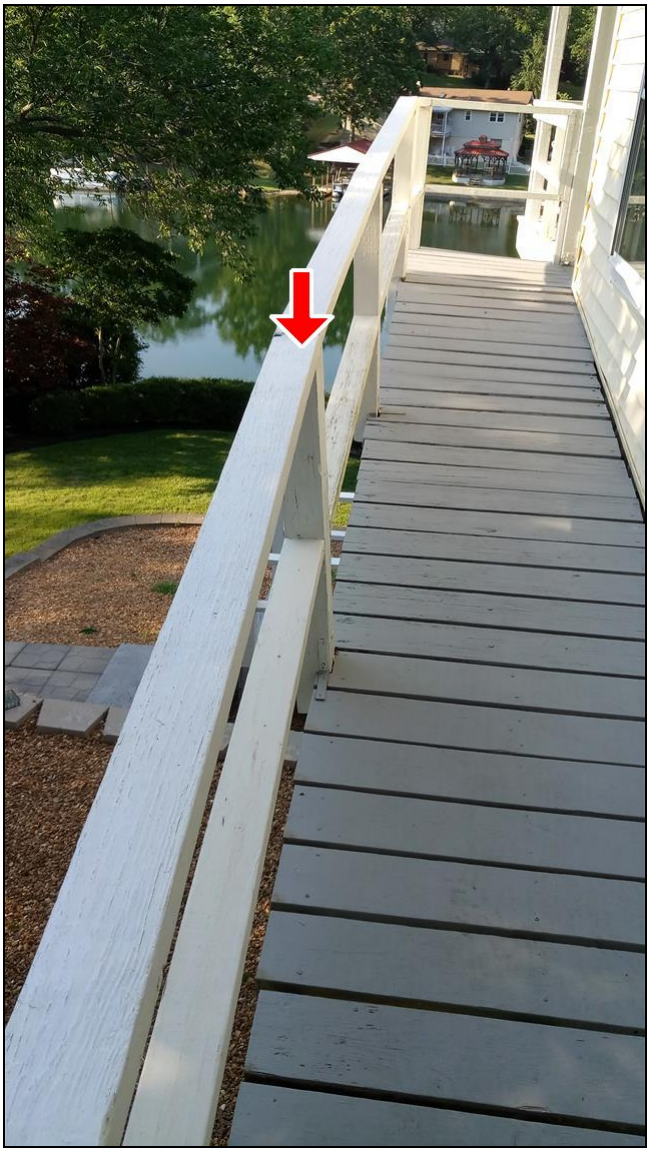
2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

Repair or Replace

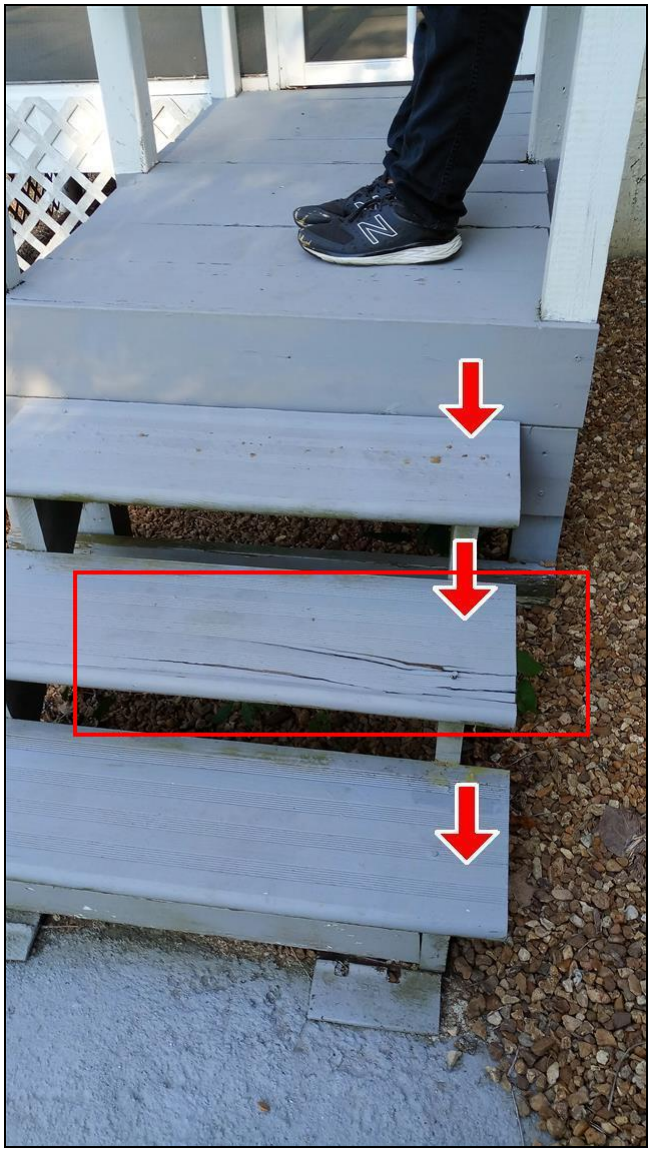
There was a missing handrail, some handrails were not graspable, one dangerously rotten exterior step, and one handrail was dangerously loose. These should be repaired by a qualified contractor.



2.3 Item 1(Picture) Graspable hand rail required



2.3 Item 2(Picture) Dangerous handrail

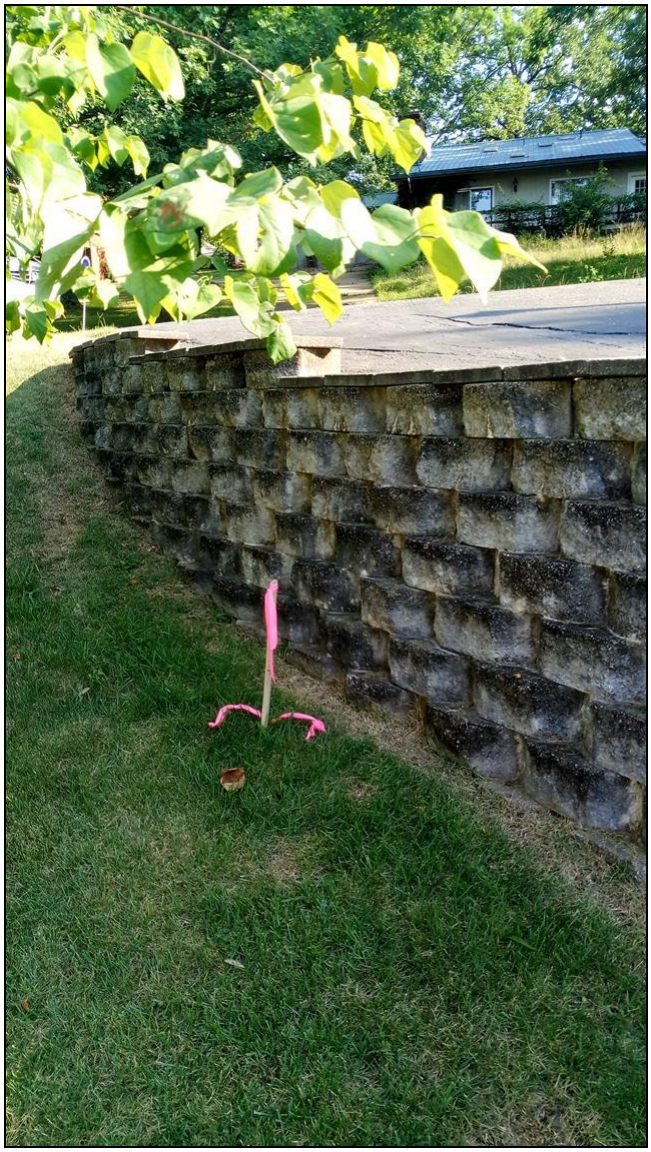


2.3 Item 3(Picture) Missing handrail and dangerous step

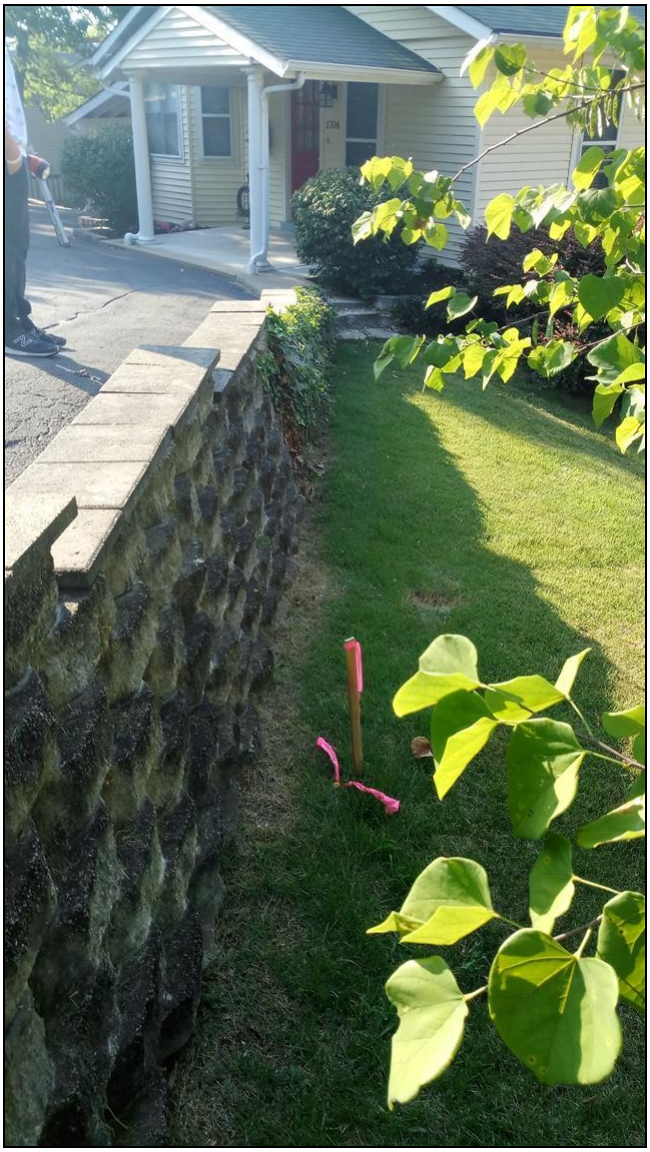
2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Repair or Replace

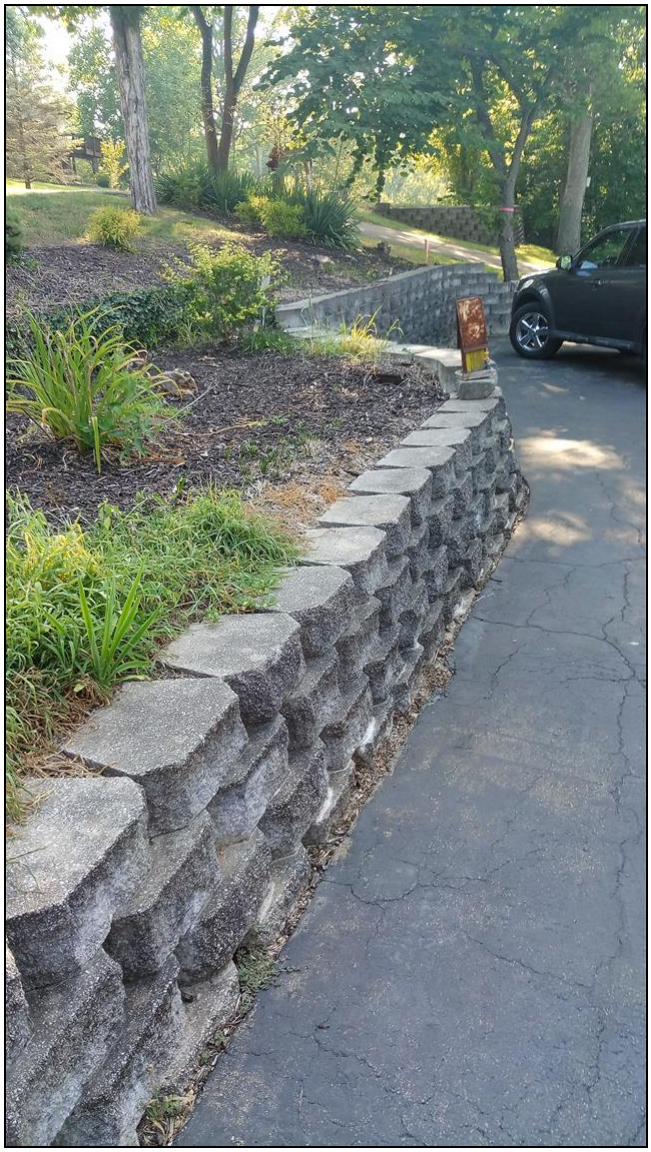
There were a two wooden retaining walls that were in complete failure. The driveway and the concrete support columns for the porch/sunroom have been stressed by slope movement. Retaining walls are designed to mitigate slope movement. The failed retaining walls should be replaced. The stressed columns should be reviewed. All work should be completed by a qualified contractor.



2.4 Item 1(Picture) Survey stake indicates easement may be required



2.4 Item 2(Picture) Retaining wall erect



2.4 Item 3(Picture) Retaining wall erect

2.4 Item 4(Picture) Retaining wall failed

2.4 Item 5(Picture) Retaining wall rotten

2.4 Item 6(Picture) Stress crack parallel to retaining wal

2.4 Item 7(Picture) Normal alligator cracking

2.4 Item 8(Picture) Stressed column

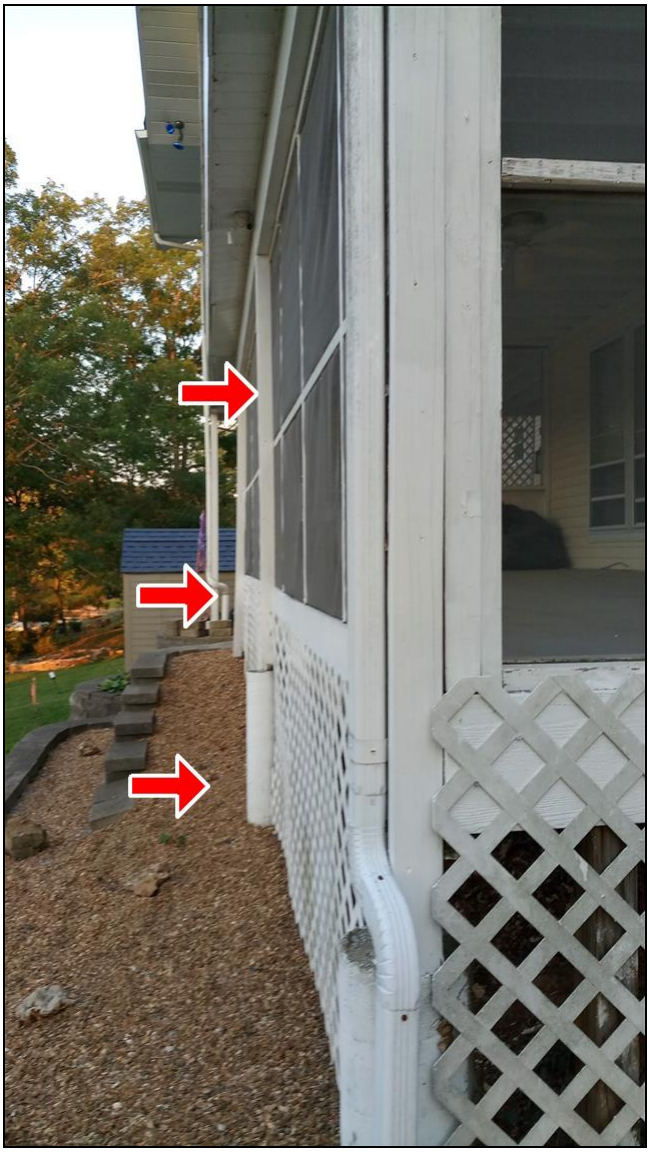
3. Structural Components

3.2 Columns or Piers

Repair or Replace

The column supports for the back sunroom and screened in porch should be repaired by a qualified contractor.

3.2 Item 1(Picture) Support requiring repair



3.2 Item 2(Picture) Supports requiring repair

4. Heating / Central Air Conditioning

4.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Repair or Replace

The chimney should be swept by a licensed chimney sweep prior to first use and annually thereafter.

4.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Repair or Replace

While examining the flue damper, I noticed an object or obstruction on the damper that appeared to me to be a wasp nest. I immediately closed the damper, informed the home buyer, and discontinued the fireplace inspection. This fireplace should not be used until it has been inspected and cleaned by a state licensed chimney sweep.

6. Electrical System

6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Repair or Replace

Two outlets in the basement did not function when tested. One screened in porch multi-outlet receptacle was not GFCI protected. One exterior lighting fixture did not function when tested. One exterior lighting fixture was improperly capped. Some interior outlets were 2 wire and not grounded; this is an outdated wiring method and not to modern code requirements; however, code is not enforced, at this time, in TDL. All electrical issues should be identified and corrected by a qualified electrical contractor.

6.3 Item 1(Picture) Exterior lighting fixture did not function

6.3 Item 2(Picture) Exterior lighting fixture?

7. Insulation and Ventilation

7.3 Ventilation of Attic and Foundation Areas

Repair or Replace

The roof should be supplied with a ridge vent and discussed previously.

7.4 Venting Systems (Kitchens, Baths and Laundry)

Repair or Replace

The bathroom vent discharges into the attic space; technically, this is a defect. Practically, it is a very common defect, this home is nearly 50 years old and the roof appears to be relatively unaffected by moisture intrusion or accumulation within the attic space.

7.5 Ventilation Fans and Thermostatic Controls in Attic

Repair or Replace

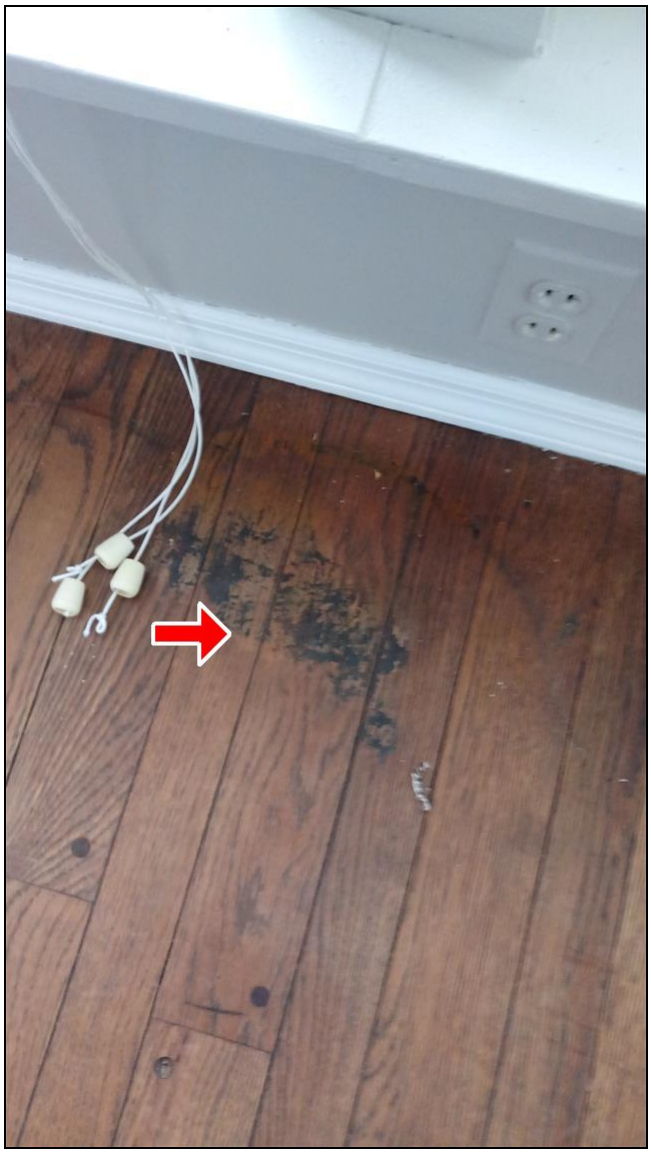
The attic has gable vents; one gable vent has a fan. I was unable to actuate the attic vent fan at the time of the inspection. Modern builders and architects consider static ridge vents more efficient and less problematic than powered vents and fans.

8. Interiors

8.2 Floors

Repair or Replace

The floors were inspected. Minor defects were pictured: one cracked tile, and a 6" x 6" floor stain. These could be repaired by a qualified contractor.



8.2 Item 1(Picture) Floor stain

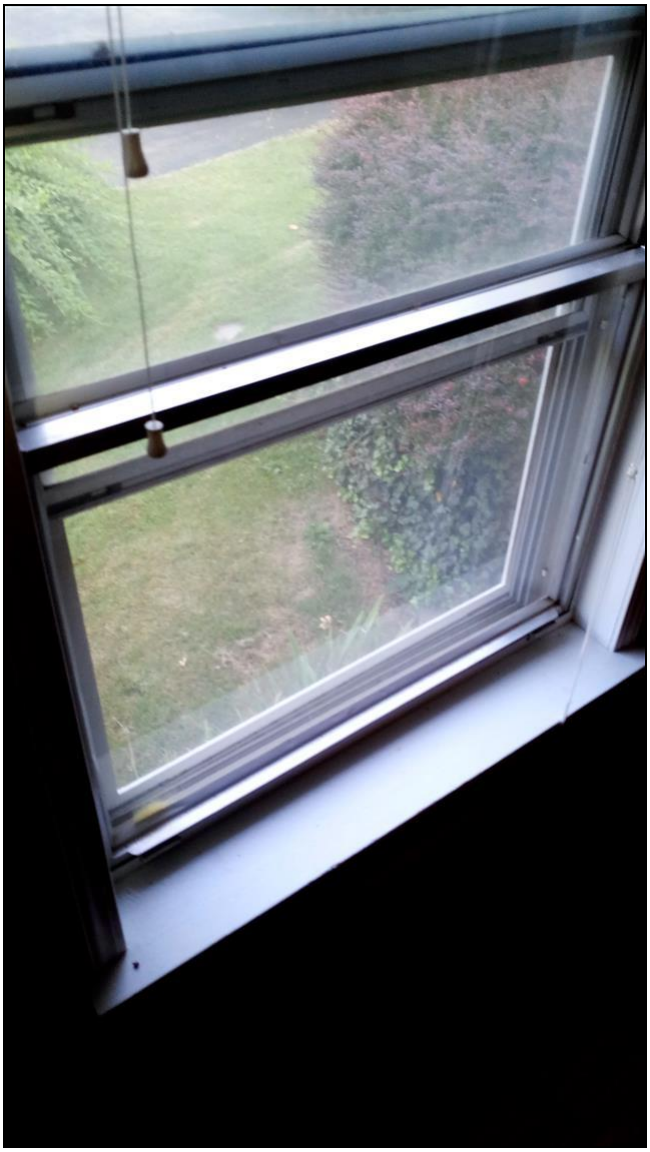
8.2 Item 2(Picture) Tile cracked

8.6 Windows (representative number)

Repair or Replace

One missing window pane in back window. Two windows loose and come out of tract easily (security issue). Several stiff windows. This home and slope has shifted slightly over the last 40+years. These windows appear to be the original windows.

8.6 Item 1(Picture) Missing pane of glass



8.6 Item 2(Picture) Stiff window

8.6 Item 3(Picture) Window comes out of tract

Home inspectors are not required to report on the following: Life expectancy of any component or system; 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; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, 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; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

INVOICE

A-Team Consulting and Contracting
474 S 4th Street
Sainte Genevieve, MO 63670
573-880-8414
Inspected By: Mark Krigbaum

Inspection Date: 7/13/2018
Report ID: 2018071311

Customer Info:	Inspection Property:
Mr. Cusomer LASTNAME 1234 Address Your Town MO **Customer's Real Estate Professional:**	1234 Address Your Town MO

Inspection Fee:

Service	Price	Amount	Sub-Total
InterNACHI Regular Home Inspection	350.00	1	350.00
Termite Insepction via Jeff Barnes ParkLand Pest	75.00	1	75.00

Tax $0.00
Total Price $425.00

Payment Method: Check
Payment Status: Paid At Time Of Inspection
Note: Left Invoice With Agent