

HOME INSPECTION REPORT



**CERTIFIED
INSPECTOR**



Premier Inspection Services, Inc.
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Liberty, MO 64068
Office Phone: 816.407.1617
www.kchomeinspector.com

Action Needed Summary

In the opinion of the inspector, the items that should receive prompt attention are listed in the action section of the report. Item(s) need repair or replacement. Item is unable to perform its intended function. Some of these item(s) listed may be a safety hazard as installed or may pose a safety hazard if not installed. This report preview is not the entire report. The complete report includes additional information of concern to the client. It is recommended that the client read the complete report.

Deck / Balcony / Porch

- 1. Deck Deck / Balcony / Porch Hand / Guard Railing:** Repair or replacement is recommended. Movement is noted at the hand / guard railing. Recommend properly securing the railing for added safety.
- 2. Deck Deck / Balcony / Porch Flashing at point of attachment:** Repair or replacement is recommended. Flashing is missing at the point of attachment to the structure. When installing a deck it is always recommended that flashing be installed behind the siding material that extends over the ledger board / band joist to prevent moisture from entering the structure at the points of attachment.



Exterior Surface and Components

- 3. Siding Clearance:** Repair or replacement is recommended. The siding material is either too close to the ground or is in contact with the ground. Most siding manufactures require at least a 6" clearance from the ground and or vegetation. This clearance from the ground helps prevent moisture from wicking into the siding material, allows for visible inspection of the foundation and helps prevent damage from string trimmers. Wood to soil contact is desirable to subterranean termites. Recommend repairs or improvements be made for the proper siding clearance from the ground and concrete surfaces around the home or at least monitor these areas carefully and make repairs as needed.
- 4. Patio Door:** Repair or replacement is recommended. The deadbolt lockset is not properly latching / functioning; Recommend properly repair or replace.



The storm door lockset(s) not properly latching / functioning; Recommend properly repair or replace.



Action Needed Summary (Continued)**Roof**

5. **Leader/Extension:** Repair or replacement is recommended. The downspout extensions are not properly installed, missing, disconnected or tilting towards the structure. This is allowing water to accumulate around the foundation which is known to cause foundation problems when left unattended also moist areas around the home are attractive to termites. Suggest extending leaders at least 6 feet beyond the foundation perimeter at a minimum to protect and prevent water damage to the foundation at all downspout locations.

**Attic**

6. **ALL Attic Locations Attic Ventilation:** Repair or replacement is recommended. There is evidence of moisture / condensation building up in the attic area due to the moisture stains on the insulation. The moisture is building up and collecting on the roof sheathing and then dripping on to the insulation causing these stains. This condition is usually caused by improper ventilation of the attic and or heat escaping the living areas into the attic causing hot air to condensate. A qualified contractor is recommended to further evaluate and estimate repairs. Typically the improvements needed are 2 fold. 1.) Is to seal air penetration areas that lead from the living space to the attic and 2.) Improvements be made to the attic ventilation such as additional roof and or soffit vents. Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed.
7. **ALL Attic Locations Attic House Fan:** Repair or replacement is recommended. The fan does not pull much air. Inadequate ventilation of the attic is noted along with the fan belt needs adjustment to properly vent the home. A qualified contractor is recommended to further evaluate and estimate repairs.

**Bathroom**

8. **Master Bedroom Bathroom Spa Tub/Surround:** Repair or replacement is recommended. The spa pump motor bond wire is missing / not attached to the motor housing ground / bond connection. Recommend properly bonding the spa pump motor. Typically the bond /ground wire is connected from the motor housing set screw and metal faucet / plumbing to the electrical panel. The control knob or push button is in need of repair or replacement due to it is stuck in the down position; Recommend the proper repairs be made.



Action Needed Summary (Continued)

- 9. Bedroom Level Hall Bath Bathroom Tub/Surround:** Repair or replacement is recommended. The shower head bracket is broken and the shower head has to lay on the bottom of the tub. Recommend proper replacement.



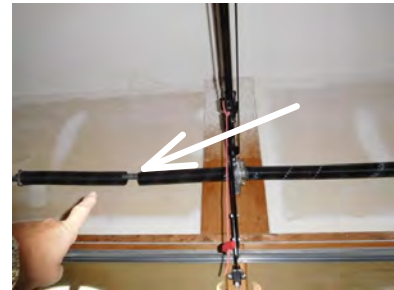
- 10. Basement Bathroom Toilets:** Repair or replacement is recommended. The toilet is loose from the floor - The toilet should be tight to the floor to prevent a possible water leak and or damage, a new wax seal and or repairs to the closet flange may be needed. Recommend the proper repairs be made to prevent moisture related issues.

Fireplace/Wood Stove

- 11. Living Room Fireplace Fireplace Construction:** Manufactured / Prefabricated fireplace unit. Unable to operate the gas fire log set due to a lack of gas to the gas log set it's self at the time of inspection. The exterior propane tank was empty. Recommend the proper repairs be made and proper operation be verified prior to purchase.

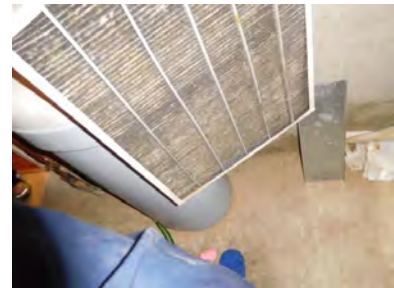
Garage/Carport

- 12. The garage is located at the front of the structure. Garage Door Opener:** Repair or replacement is recommended. The garage door opener was inoperative at the time of inspection. The garage door spring(s) is broken. Recommend proper replacement. A qualified contractor is recommended to evaluate and estimate repairs.



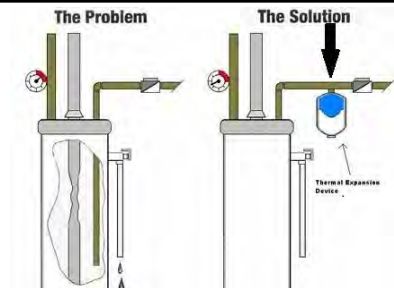
Heating System

- 13. Basement Utility Room Heating System Blower Fan/Filter:** Repair or replacement is recommended. The furnace filter is very dirty - Suggest replacing for proper efficiency of the HVAC system. This is evidence of a lack of proper maintenance. Cleaning of the HVAC system & Service by a qualified HVAC specialists is recommended for proper operation.



Plumbing

- 14. Basement Utility Room / Closet Water Heater Expansion Tank Present: No - -** Today's standards call for an expansion tank, typically above the water heater to be installed especially when there is a pressure regulator installed on the incoming service water line; this allows the hot water to expand as the heat builds up and not put additional pressure on the tank's temperature relief valve and plumbing system which can cause water leakage. The water heater has been recently installed. Recommend proper installation of a thermal expansion tank.



Attention Needed Summary

Item(s) is not fully functional and or aesthetically pleasing and requires repair or servicing. The majority are the result of normal wear and tear. Some items may be considered to be part of a good home maintenance program. This report preview is not the entire report. The complete report includes additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

- Window Screens:** Repair or replacement is recommended. The window screen is in need of repair or replacement; Recommend the proper repairs be made as needed., The majority of the windows have this condition.



Roof

- Flashing:** Metal flashing - - Hole noted underneath soffit - Suggest sealing this area usually with metal flashing to help prevent wind driven moisture and or unwanted pests from entering structure.



Attic

- ALL Attic Locations Attic Wiring/Lighting:** Repair or replacement is recommended. Light bulb in attic is burned out / missing or inoperative; Recommend repair or replace as needed.

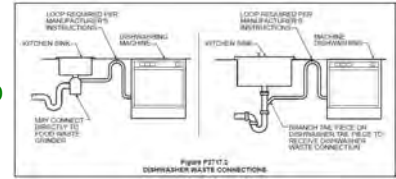
Kitchen

- Main Floor Kitchen Cooking Appliances:** Repair or replacement is recommended. The stove is not secured to the floor and can easily tip over when weight is applied to the door when open. Recommend installing the safety device that comes with all stoves when sold and locks the rear leg of the stove to the floor for added safety.
- Main Floor Kitchen Disposal:** Repair or replacement is recommended. The electrical stress clamp is missing - Suggest installing a stress clamp at the garbage disposal electrical wiring entry to properly secure the electrical wiring to the appliance to prevent a possible loose electrical connection for added safety.



Attention Needed Summary (Continued)

6. **Main Floor Kitchen Dishwasher:** Repair or replacement is recommended. The drain line should be properly installed up into the backside of sink above the point of attachment to the sink drain. This prevents sink drainage water from backflushing into the dishwasher. Recommend properly installing.



7. **Windows:** Repair or replacement is recommended. One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes can create a clouded or streaked appearance. The window still performs the task of keeping the weather out. Recommend repair or replace as needed.



Bathroom

8. **Basement Bathroom Sink/Basin:** Repair or replacement is recommended. Slow drain is noted, this may be due to hair clog in the p-trap; Recommend the proper repairs be made for proper drainage.



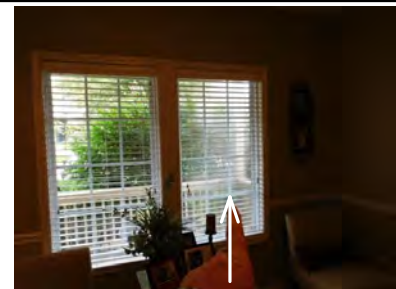
Bedroom

9. **Master Bedroom Ceiling:** Repair or replacement is recommended. Water stains present which tested negative for moisture content at the time of inspection. The stains are located below a roof plumbing vent. The stains appear old and to have been repaired when the recent roof material was installed.



Living Space

10. **Dining Room Living Space Windows:** Repair or replacement is recommended. One of the insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes can create a clouded or streaked appearance. The window still performs the task of keeping the weather out. Recommend repair or replace as needed.



11. **Hallway / Entryway Living Space Ceiling:** Repair or replacement is recommended. Water stains present which tested negative for moisture content at the time of inspection. The stains appear old and to have been repaired when the recent roof material was installed.

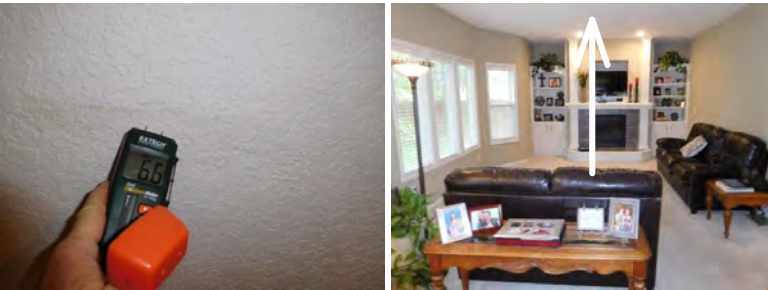
Living Space (Continued)



- 12. Hallway / Entryway Living Space Walls:** Repair or replacement is recommended. There is some minor cracking noted that does not appear to be a serious structural concern at this time. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



- 13. Living Room Living Space Ceiling:** Repair or replacement is recommended. Water stains present which tested negative for moisture content at the time of inspection - Suggest monitoring for moisture activity and repair as needed.

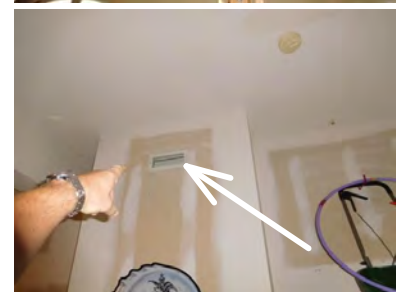


Garage/Carport

- 14. The garage is located at the front of the structure. Garage Ceiling:** Repair or replacement is recommended. Water stains present which tested negative for moisture content at the time of inspection - Suggest monitoring for moisture activity and repair as needed.



- 15. The garage is located at the front of the structure. Garage Heating:** Repair or replacement is recommended. Garage supply air ventilation is noted. Today's standards require a fire damper at the ductwork when installed in the garage area. It is recommended a fire damper be installed inside the ductwork at the vent for added safety.



Attention Needed Summary (Continued)

Air Conditioning

- 16. Outside Unit AC System Visible Coil:** Repair or replacement is recommended. The A/C coil is dirty; Recommend cleaning the exterior A/C coil for improved efficiency of the A/C unit.

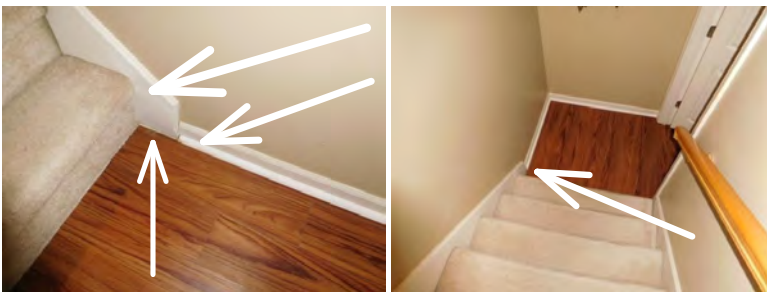


- 17. Outside Unit AC System Refrigerant Lines:** Repair or replacement is recommended. The point of entry where A/C refrigerant lines pass through the structure is not sealed - Suggest sealing this area to prevent moisture entry and improved efficiency of the home.

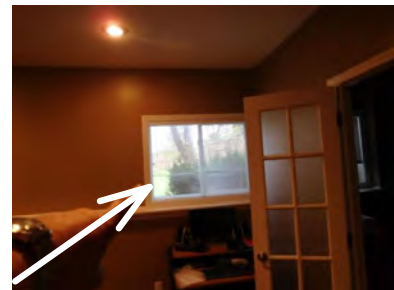


Basement

- 18. Entire Basement Area Basement Walls:** Functional / In Serviceable Condition. Water stains present which tested negative for moisture content at the time of inspection. The water stains appear to have come from the A/C condensation drain line at the back side of this wall and appear to be old stains as there is evidence that this condition has been repaired. - Suggest monitoring for moisture activity and repair as needed.



- 19. Entire Basement Area Basement Windows:** Repair or replacement is recommended. One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes can create a clouded or streaked appearance. The window still performs the task of keeping the weather out. Recommend repair or replace as needed.



Structure

- 20. Foundation Drain Tile:** No Drainage piping was visible at time of inspection. No sump pit, pump or footing drains were noted at the time of inspection. Without a medium for ground water to be removed from the foundation area a damp or wet basement / crawlspace may occur. It is recommend a qualified licensed waterproofing contractor further evaluate the system and correct any defects.

Not Inspected Summary

Item is either not within the scope of the home inspection or is unable to be inspected for safety reasons or due to lack of power, inaccessible / not visible, or disconnected at time of inspection. Items that were not inspected are excluded from the inspection and report. This report preview is not the entire report. The complete report includes additional information of concern to the client. It is recommended that the client read the complete report.

Garage/Carport

- 1. The garage is located at the front of the structure. Garage Door Operation:** This item was not inspected at the time of inspection. The 3rd car garage door is blocked by storage; unable to operate or visually inspect. Recommend proper operation be verified prior to purchase.



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Report Introduction

We appreciate the opportunity to have helped you with a very important purchase. We have tried our best to provide you with information that will enable your purchase to take place as smooth as possible. We hope your purchase will be an enjoyable one.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight; maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the visible portions of the property at the time of the inspection. Please take time to review limitations contained in the inspection agreement.

We have listed concerns which were observed during the inspection. In the opinion of the inspector, the items that should receive prompt attention are listed in the Action sections of the report. Other items are noted in the report and are listed. They should also receive individual attention; The majorities are the result of normal wear and tear and/or are to be considered part of a good home maintenance program. However, we do not attempt to interpret each contract; it is the responsibility of the buyer to decide which, if any, of the items are to be addressed.

This whole inspection report is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the home, it is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses a personal opinion of the inspector, based on his visual impressions of the conditions that existed at the time of inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflage or difficult to inspect are excluded from the report. This report incorporates by reference the "Inspection Agreement" previously entered into by the parties on the date the parties signed said agreement. When the inspector determines replacement / repairs or corrections are needed. It is always recommended that qualified licensed contractors within the appropriate trade further evaluate and estimate repairs that may be needed prior to the purchase of property. For example: roofing repairs / additional attic ventilation must be made by a licensed roofer; foundation repairs must be made by a licensed foundation contractor; electrical repairs must be made by a licensed electrician, plumbing repairs must be made by a licensed plumber, fireplace or chimney repairs must be done by a CSIA Chimney Sweep, etc. ** Relying on the property owner to make the proper repairs may not be in your best interest. Seek estimates from at least three contractors before authorizing any repair.

Premier Inspection Services will be proud to be of service to you and your friends and family in the future.

Thank you for allowing us to work for you,

Mark Pence - President and ASHI Certified Inspector
Premier Inspection Services Inc.

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

Inspected	The item was functional at time of inspection with no obvious signs of major defect.
Action Needed	Item needs repair or replacement. The item is unable to perform its intended function in it's current condition.
Attention Needed	Item(s) is not fully functional and or aesthetically pleasing and requires repairs and or servicing. Some of these items may be considered to be part of a good home maintenance program.
Not Inspected	Item is either not within the scope of the home inspection or is unable to be inspected for safety reasons or due to lack of power, inaccessible / not visible, or disconnected at time of inspection.
Not Present	Item not present at time of inspection

General Information

Property Information

Property Address: - 1234 Your Next Home
City: - Somewhere / **State:** - MO / **Zip Code:** 64000
Contact Name: - Mr. & Mrs. Agent
Phone: - (913) 555-5555 / **Fax:** - (913) 555-5555

Client Information

Client Name: - Ima Home Buyer
Client Address: -
City: - / **State:** - MO / **Zip Code:** -
Phone: - / **Fax:** -

Inspection Company Information

Inspector Name Mark Pence
Company Name Premier Inspection Services, Inc.
Address: - 118. N. Conistor Lane STE. B #180
City: - Liberty / **State:** - MO / **Zip:** - 64068
Phone: 816-407-1617 / **Fax:**
E-Mail: Info@KcHomeInspector.com
File Number: 5908
Fee: \$ \$\$\$\$ / **Inspections Ordered;** Home; Radon; Termite; Mold; Sewer Scope;

Conditions at the time of inspection

Others Present: Buyer's Agent and Buyer / **Property Occupied:** - Yes. Occupied properties limit visibility.
Estimated Age of the property: New / **For the purpose of this report the entrance faces:** - East
Inspection Date: - 10/14/2016
Start Time: 1pm / **End Time:** 3;30pm
Electric On: - Yes
Gas/Oil On: - Yes
Water On: - Yes
Temperature: - 60-70 Degrees
Weather: - Rain / **Soil Conditions:** - Wet
Space Below Grade: - Basement / **Days since measurable rain:** - Raining at the time of inspection.
Building Type: - Single Family Residence / **Garage:** - Attached

Lots and Grounds

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. We do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components such as driveway gates. We do not evaluate landscape components such as shrubbery, fountains or landscaping retaining walls. Above ground or buried storage tanks, Fencing & Sprinkler systems (ect.) are not within the scope of the home inspection.

1. Premier Inspection Services Inc. Inspection Report - 816-407-1617 www.KcHomeInspector.com
2. Inspected **Driveway:** Functional / In Serviceable Condition.
3. Inspected **Walks:** Functional / In Serviceable Condition.
4. Inspected **Steps/Stoops:** Functional / In Serviceable Condition.
5. Inspected **Patio:** Functional / In Serviceable Condition.
6. Inspected **Grading:** Functional / In Serviceable Condition.
7. Inspected **Vegetation:** Functional / In Serviceable Condition. The vegetation is in contact with the homes siding material. Vegetation should be maintained and trimmed away from the structure to prevent moisture mechanical damage to the siding material and limits the visual inspection of these areas.
8. Inspected **Retaining Walls:** Masonry Block / Brick

Exterior Surface and Components

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. We do not evaluate any detached structures, such as storage sheds, stables, gazebos (ect.). Excluded is the assurance that double and triple pane glazing seals in windows are intact. In addition, we do not comment on coatings or cosmetic deficiencies associated with the wear and tear of the passage of time, which would be apparent to the average person. When structures have replacement siding, stucco or EIFS installed, it is impossible to determine the condition of the underlying siding with a visual noninvasive inspection.

Front of the Home Exterior Surface

1. Inspected **Type:** Horizontal Wood Composite Lap Siding.

Remaining Exterior Surfaces Exterior Surface

2. Inspected **Type:** Fiber Composite Panels. The inspector was unable to determine what brand of fiberboard material is installed.
3. Inspected **Trim:** Functional / In Serviceable Condition.
4. Action Needed **Siding Clearance:** Repair or replacement is recommended. The siding material is either too close to the ground or is in contact with the ground. Most siding manufactures require at least a 6" clearance from the ground and or vegetation. This clearance from the ground helps prevent moisture from wicking into the siding material, allows for visible inspection of the foundation and helps prevent damage from string trimmers. Wood to soil contact is desirable to subterranean termites. Recommend repairs or improvements be made for the proper siding clearance from the ground and concrete surfaces around the home or at least monitor these areas carefully and make repairs as needed.
5. Inspected **Fascia:** Functional / In Serviceable Condition.
6. Inspected **Soffits:** Functional / In Serviceable Condition.
7. Inspected **Door Bell:** Functional / In Serviceable Condition.
8. Inspected **Entry Doors:** Functional / In Serviceable Condition.
9. Action Needed **Patio Door:** Repair or replacement is recommended. The deadbolt lockset is not properly latching / functioning; Recommend properly repair or replace.



The storm door lockset(s) not properly latching / functioning; Recommend properly repair or replace.

Exterior Surface and Components (Continued)

Patio Door: (continued)



10. Inspected

Windows: Functional / In Serviceable Condition.

11. Attention Needed

Window Screens: Repair or replacement is recommended. The window screen is in need of repair or replacement; Recommend the proper repairs be made as needed., The majority of the windows have this condition.



12. Inspected

Exterior Lighting: Functional / In Serviceable Condition.

13. Inspected

Exterior Electric Outlets: Functional / In Serviceable Condition.

14. Inspected

Hose Bibs: Functional / In Serviceable Condition.

Roof

This is a visual inspection only. Inspectors cannot determine the roofs water tight integrity. There is no warranty or guarantee to the current condition of the water tight integrity. The Inspector cannot predict future leaks or determine if the roof is installed according to the manufactures specifications. Our evaluation of the roof is to determine visual deterioration and or if portions are missing. Our determination of the number of layers is an approximation based on what appears visible. Portions of underlayment and flashing are hidden from view and cannot be evaluated by this visual inspection.

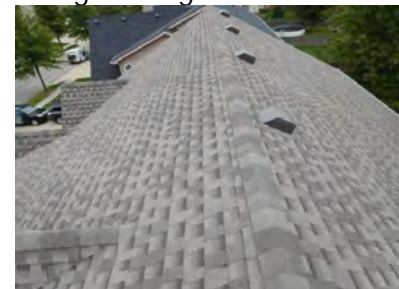
1. Premier Inspection Services Inc. Inspection Report - 816-407-1617 www.KcHomeInspector.com

Entire roof surface. Roof Surface

2. **Method of Inspection:** The roof covering was inspected by walking on the roof.

3. Inspected **Unable to Inspect:** 5% or Less - - Due to safety / footing and or the height / angle of the roof.

4. Inspected **Material:** Asphalt architectural type shingle; approximately 25 to 30 year shingle.



5. Inspected **Number of roofing material layers:** 1 Layer of roofing material is noted. The number of layers was determined by counting the number of layers of shingles or material at the lower edge with consideration given the starter course or at the rake board at the gable end. When the covering needs to be replaced, it is recommended by the manufacture to remove all layers off before reinstalling.

6. Inspected **Underlayment Noted:** Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.

7. **Type:** Gable, Low pitched shed type roof

8. **Approximate age of the roofing material:** 1-3 Years of age.

Roof (Continued)

9. Attention Needed **Flashing:** Metal flashing - - Hole noted underneath soffit - Suggest sealing this area usually with metal flashing to help prevent wind driven moisture and or unwanted pests from entering structure.



10. Inspected
11. Inspected
12. Inspected
13. Inspected
14. Action Needed

Roof Vent(s): Functional / In Serviceable Condition.

Plumbing Vents: PVC plumbing is noted.

Gutters: Functional / In Serviceable Condition.

Downspouts: Functional / In Serviceable Condition.

Leader/Extension: Repair or replacement is recommended. The downspout extensions are not properly installed, missing, disconnected or tilting towards the structure. This is allowing water to accumulate around the foundation which is known to cause foundation problems when left unattended also moist areas around the home are attractive to termites. Suggest extending leaders at least 6 feet beyond the foundation perimeter at a minimum to protect and prevent water damage to the foundation at all downspout locations.



The chimney is located at the rear of the home. Chimney

15. Inspected **Flue/Flue Cap:** The flue is a metal direct vent.

Attic

The attic area inspection is limited to the accessible and visible areas only. Cathedral ceilings by their very nature are inaccessible from the attic. Calculating the exact amount of fresh air and exhaust ventilation is beyond the scope of the home inspection.

ALL Attic Locations Attic

1. **Location of attic access:** Bedroom Closet Ceiling or Side Wall
2. **Method of Inspection:** The inspector inspected the attic from the attic access.
3. Inspected **Unable to Inspect:** 5-10% - - Due to Roof line, Framing, Insulation, Safety and footing, No visible walkway limited the inspection.
4. Inspected **Access Cover:** Functional / In Serviceable Condition.

Attic (Continued)

5. Inspected **Roof Framing:** 2x6 Rafter on 24" centers



6. Inspected **Sheathing:** Oriented Strand Board

7. Action Needed **Ventilation:** Repair or replacement is recommended. There is evidence of moisture / condensation building up in the attic area due to the moisture stains on the insulation. The moisture is building up and collecting on the roof sheathing and then dripping on to the insulation causing these stains. This condition is usually caused by improper ventilation of the attic and or heat escaping the living areas into the attic causing hot air to condensate. A qualified contractor is recommended to further evaluate and estimate repairs. Typically the improvements needed are 2 fold. 1.) Is to seal air penetration areas that lead from the living space to the attic and 2.) Improvements be made to the attic ventilation such as additional roof and or soffit vents. Current industry standards recommend, as a minimum, one square foot of free vent area for each 150 square feet of attic floor if no vapor barrier is installed. With a vapor barrier installed, one square foot of free vent area per 300 square feet of attic space is needed.

8. Inspected **Insulation:** Blown in cellulose insulation is noted.

9. Inspected **Insulation Depth:** 8 - 10"

10. Not Present **Vapor Barrier:**

11. Action Needed **House Fan:** Repair or replacement is recommended. The fan does not pull much air. Inadequate ventilation of the attic is noted along with the fan belt needs adjustment to properly vent the home. A qualified contractor is recommended to further evaluate and estimate repairs.



12. Attention Needed **Wiring/Lighting:** Repair or replacement is recommended. Light bulb in attic is burned out / missing or inoperative; Recommend repair or replace as needed.

13. Inspected

Moisture Penetration: Active moisture penetration was not visible at the time of inspection.

14. Inspected

Bathroom Fan Venting: Functional / In Serviceable Condition.

Kitchen

The inspector tests kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. Free standing appliances, refrigerators, and trash compactors are excluded from the inspection. The water supply to dishwashers & refrigerators is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable.

Main Floor Kitchen

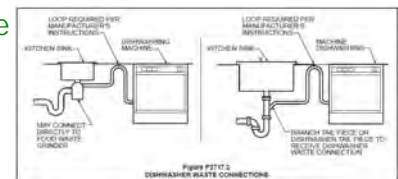
1. Attention Needed **Cooking Appliances:** Repair or replacement is recommended. The stove is not secured to the floor and can easily tip over when weight is applied to the door when open. Recommend installing the safety device that comes with all stoves when sold and locks the rear leg of the stove to the floor for added safety.

2. Inspected **Ventilator:** Functional / In Serviceable Condition.

3. Attention Needed **Disposal:** Repair or replacement is recommended. The electrical stress clamp is missing - Suggest installing a stress clamp at the garbage disposal electrical wiring entry to properly secure the electrical wiring to the appliance to prevent a possible loose electrical connection for added safety.



4. Attention Needed **Dishwasher:** Repair or replacement is recommended. The drain line should be properly installed up into the backside of sink above the point of attachment to the sink drain. This prevents sink drainage water from backflushing into the dishwasher. Recommend properly installing.



5. Inspected **Microwave:** Functional / In Serviceable Condition.

6. Inspected **Sink:** Functional / In Serviceable Condition.

7. Inspected **Plumbing/Fixtures:** Functional / In Serviceable Condition.

8. Inspected **Counter Tops:** Functional / In Serviceable Condition.

9. Inspected **Cabinets:** Functional / In Serviceable Condition.

10. Inspected **Ceiling:** Functional / In Serviceable Condition.

11. Inspected **Walls:** Functional / In Serviceable Condition.

12. Inspected **Floor:** Functional / In Serviceable Condition.

13. Attention Needed **Windows:** Repair or replacement is recommended. One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes can create a clouded or streaked appearance. The window still performs the task of keeping the weather out. Recommend repair or replace as needed.



14. Inspected **Electrical:** Functional / In Serviceable Condition.

15. Inspected **HVAC Source:** Functional / In Serviceable Condition.

Bathroom

Our evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Suggest properly caulking around the bath tub/shower surround(s), faucets and properly seal tile/ grout to help prevent possible moisture penetration and or moisture damage that can go unnoticed. Windows directly in the bath tub or shower area are prone to water damage that is not always visible at the time of inspection. The inspector is not always able to determine at the time of inspection the amount of moisture penetration of these areas if any has occurred during a non-invasive inspection.

Master Bedroom Bathroom

1. Inspected **Closet:** Functional / In Serviceable Condition. Limited view due to storage items, storage shelving, personal belongings and or cluttered condition limits the inspection to the visible areas.
2. Inspected **Ceiling:** Functional / In Serviceable Condition.
3. Inspected **Walls:** Functional / In Serviceable Condition.
4. Inspected **Floor:** Functional / In Serviceable Condition.
5. Inspected **Doors:** Functional / In Serviceable Condition.
6. Inspected **Windows:** Functional / In Serviceable Condition.
7. Inspected **Electrical:** Functional / In Serviceable Condition.
8. Inspected **HVAC Source:** Functional / In Serviceable Condition.
9. Inspected **Counter/Cabinet:** Functional / In Serviceable Condition.
10. Inspected **Sink/Basin:** Functional / In Serviceable Condition.
11. Inspected **Faucets/Traps:** Functional / In Serviceable Condition.
12. Inspected **Shower/Surround:** Functional / In Serviceable Condition.
13. Action Needed **Spa Tub/Surround:** Repair or replacement is recommended. The spa pump motor bond wire is missing / not attached to the motor housing ground / bond connection. Recommend properly bonding the spa pump motor. Typically the bond /ground wire is connected from the motor housing set screw and metal faucet / plumbing to the electrical panel. The control knob or push button is in need of repair or replacement due to it is stuck in the down position; Recommend the proper repairs be made.



14. Inspected **Toilets:** Functional / In Serviceable Condition.
15. Inspected **Ventilation:** Electric ventilation fan

Bedroom Level Hall Bath Bathroom

16. Inspected **Ceiling:** Functional / In Serviceable Condition.
17. Inspected **Walls:** Functional / In Serviceable Condition.
18. Inspected **Floor:** Functional / In Serviceable Condition.
19. Inspected **Doors:** Functional / In Serviceable Condition.
20. Inspected **Electrical:** Functional / In Serviceable Condition.
21. Inspected **HVAC Source:** Functional / In Serviceable Condition.
22. Inspected **Counter/Cabinet:** Functional / In Serviceable Condition.
23. Inspected **Sink/Basin:** Functional / In Serviceable Condition.
24. Inspected **Faucets/Traps:** Functional / In Serviceable Condition.

Bathroom (Continued)

25. Action Needed **Tub/Surround:** Repair or replacement is recommended. The shower head bracket is broken and the shower head has to lay on the bottom of the tub. Recommend proper replacement.



26. Inspected **Toilets:** Functional / In Serviceable Condition.

27. Inspected **Ventilation:** Electric ventilation fan

Main Floor, 1/2 Bath Bathroom

28. Inspected **Ceiling:** Functional / In Serviceable Condition.

29. Inspected **Walls:** Functional / In Serviceable Condition.

30. Inspected **Floor:** Functional / In Serviceable Condition.

31. Inspected **Doors:** Functional / In Serviceable Condition.

32. Inspected **Electrical:** Functional / In Serviceable Condition.

33. Inspected **HVAC Source:** Functional / In Serviceable Condition.

34. Inspected **Counter/Cabinet:** Functional / In Serviceable Condition.

35. Inspected **Sink/Basin:** Functional / In Serviceable Condition.

36. Inspected **Faucets/Traps:** Functional / In Serviceable Condition.

37. Inspected **Toilets:** Functional / In Serviceable Condition.

38. Inspected **Ventilation:** Electric ventilation fan

Basement Bathroom

39. Inspected **Ceiling:** Functional / In Serviceable Condition.

40. Inspected **Walls:** Functional / In Serviceable Condition.

41. Inspected **Floor:** Functional / In Serviceable Condition.

42. Inspected **Doors:** Functional / In Serviceable Condition.

43. Inspected **Electrical:** Functional / In Serviceable Condition.

44. Inspected **HVAC Source:** Functional / In Serviceable Condition.

45. Inspected **Counter/Cabinet:** Functional / In Serviceable Condition.

46. Attention Needed **Sink/Basin:** Repair or replacement is recommended. Slow drain is noted, this may be due to hair clog in the p-trap; Recommend the proper repairs be made for proper drainage.



47. Inspected **Faucets/Traps:** Functional / In Serviceable Condition.

48. Inspected **Shower/Surround:** Functional / In Serviceable Condition.

49. Action Needed **Toilets:** Repair or replacement is recommended. The toilet is loose from the floor - The toilet should be tight to the floor to prevent a possible water leak and or damage, a new wax seal and or repairs to the closet flange may be needed. Recommend the proper repairs be made to prevent moisture related issues.

50. Inspected **Ventilation:** Electric ventilation fan

Bedroom

Our inspection of Bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets, with similar age homes in mind. We do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are sometimes consequence of movement, such as wood shrinkage, or common settling, and will often reappear if they are not correctly repaired.

Master Bedroom

- 1. Attention Needed **Ceiling:** Repair or replacement is recommended. Water stains present which tested negative for moisture content at the time of inspection. The stains are located below a roof plumbing vent. The stains appear old and to have been repaired when the recent roof material was installed.



- 2. Inspected **Walls:** Functional / In Serviceable Condition.
- 3. Inspected **Floor:** Functional / In Serviceable Condition.
- 4. Inspected **Doors:** Functional / In Serviceable Condition.
- 5. Inspected **Windows:** Functional / In Serviceable Condition.
- 6. Inspected **Electrical:** Functional / In Serviceable Condition.
- 7. Inspected **HVAC Source:** Functional / In Serviceable Condition.
- 8. Inspected **Smoke Detector:** Functional / In Serviceable Condition.

Front Bedroom

- 9. Inspected **Closet:** Functional / In Serviceable Condition. Attic access is in this closet., Limited view due to storage items, storage shelving, personal belongings and or cluttered condition limits the inspection to the visible areas.
- 10. Inspected **Ceiling:** Functional / In Serviceable Condition.
- 11. Inspected **Walls:** Functional / In Serviceable Condition. Limited view of the walls and floor due to storage items, storage shelving, personal belongings and or cluttered condition; limits the inspection to the visible areas.
- 12. Inspected **Floor:** Functional / In Serviceable Condition.
- 13. Inspected **Doors:** Functional / In Serviceable Condition.
- 14. Inspected **Windows:** Functional / In Serviceable Condition.
- 15. Inspected **Electrical:** Functional / In Serviceable Condition.
- 16. Inspected **HVAC Source:** Functional / In Serviceable Condition.
- 17. Inspected **Smoke Detector:** Functional / In Serviceable Condition.

Rear, Bedroom located on left when looking at the home from the exterior. Bedroom

- 18. Inspected **Closet:** Functional / In Serviceable Condition.
- 19. Inspected **Ceiling:** Functional / In Serviceable Condition.
- 20. Inspected **Walls:** Functional / In Serviceable Condition. Limited view of the walls and floor due to storage items, storage shelving, personal belongings and or cluttered condition; limits the inspection to the visible areas.
- 21. Inspected **Floor:** Functional / In Serviceable Condition.
- 22. Inspected **Doors:** Functional / In Serviceable Condition.
- 23. Inspected **Windows:** Functional / In Serviceable Condition.
- 24. Inspected **Electrical:** Functional / In Serviceable Condition.
- 25. Inspected **HVAC Source:** Functional / In Serviceable Condition.
- 26. Inspected **Smoke Detector:** Functional / In Serviceable Condition.

Bedroom (Continued)**Rear, Bedroom located on right when looking at the home from the exterior. Bedroom**

27. Inspected **Closet:** Functional / In Serviceable Condition. Limited view due to storage items, storage shelving, personal belongings and or cluttered condition limits the inspection to the visible areas.
28. Inspected **Ceiling:** Functional / In Serviceable Condition.
29. Inspected **Walls:** Functional / In Serviceable Condition. Limited view of the walls and floor due to storage items, storage shelving, personal belongings and or cluttered condition; limits the inspection to the visible areas.
30. Inspected **Floor:** Functional / In Serviceable Condition.
31. Inspected **Doors:** Functional / In Serviceable Condition.
32. Inspected **Windows:** Functional / In Serviceable Condition.
33. Inspected **Electrical:** Functional / In Serviceable Condition.
34. Inspected **HVAC Source:** Functional / In Serviceable Condition.
35. Inspected **Smoke Detector:** Functional / In Serviceable Condition.

Living Space

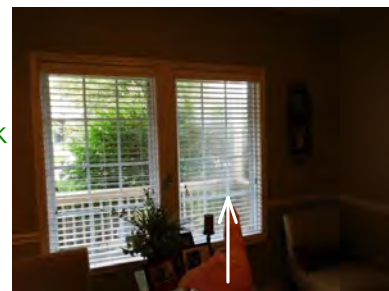
Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets, with similar age homes in mind. We do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are sometimes consequence of movement, such as wood shrinkage, or common settling, and will often reappear if they are not correctly repaired.

2nd Floor Hall Living Space

1. Inspected **Closet:** Functional / In Serviceable Condition.
2. Inspected **Ceiling:** Functional / In Serviceable Condition.
3. Inspected **Walls:** Functional / In Serviceable Condition.
4. Inspected **Floor:** Functional / In Serviceable Condition.
5. Inspected **Electrical:** Functional / In Serviceable Condition.
6. Inspected **HVAC Source:** Functional / In Serviceable Condition.
7. Inspected **Smoke Detector:** Functional / In Serviceable Condition.

Dining Room Living Space

8. Inspected **Ceiling:** Functional / In Serviceable Condition.
9. Inspected **Walls:** Functional / In Serviceable Condition.
10. Inspected **Floor:** Functional / In Serviceable Condition.
11. Attention Needed **Windows:** Repair or replacement is recommended. One of the insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes can create a clouded or streaked appearance. The window still performs the task of keeping the weather out. Recommend repair or replace as needed.



12. Inspected **Electrical:** Functional / In Serviceable Condition.
13. Inspected **HVAC Source:** Functional / In Serviceable Condition.
14. Not Present

Hallway / Entryway Living Space

Living Space (Continued)

15. Attention Needed **Ceiling:** Repair or replacement is recommended. Water stains present which tested negative for moisture content at the time of inspection. The stains appear old and to have been repaired when the recent roof material was installed.



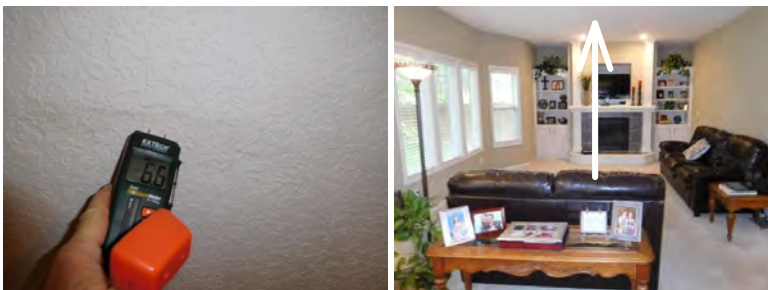
16. Attention Needed **Walls:** Repair or replacement is recommended. There is some minor cracking noted that does not appear to be a serious structural concern at this time. Be sure to take note of any future movement. Most minor cracking is due to shrinkage of the construction materials.



17. Inspected **Floor:** Functional / In Serviceable Condition.
 18. Inspected **Windows:** Functional / In Serviceable Condition.
 19. Inspected **Electrical:** Functional / In Serviceable Condition.
 20. Inspected **HVAC Source:** Functional / In Serviceable Condition.
 21. Inspected **Smoke Detector:** Functional / In Serviceable Condition.

Living Room Living Space

22. Attention Needed **Ceiling:** Repair or replacement is recommended. Water stains present which tested negative for moisture content at the time of inspection - Suggest monitoring for moisture activity and repair as needed.



23. Inspected **Walls:** Functional / In Serviceable Condition.
 24. Inspected **Floor:** Functional / In Serviceable Condition. Noted uneven floor
 25. Inspected **Windows:** Functional / In Serviceable Condition.
 26. Inspected **Electrical:** Functional / In Serviceable Condition.
 27. Inspected **HVAC Source:** Functional / In Serviceable Condition.
 28. Inspected **Smoke Detector:** Functional / In Serviceable Condition.

Dining Area Living Space

29. Inspected **Ceiling:** Functional / In Serviceable Condition.
 30. Inspected **Walls:** Functional / In Serviceable Condition.
 31. Inspected **Floor:** Functional / In Serviceable Condition.
 32. Inspected **Windows:** Functional / In Serviceable Condition.
 33. Inspected **Electrical:** Functional / In Serviceable Condition.
 34. Inspected **HVAC Source:** Functional / In Serviceable Condition.

Laundry Room/Area

The inspector does not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things you should be aware of : 1) The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. 2) You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to backup and overflow, the only remedy would be to replace the stand pipe and trap with one that is of a larger size.

Main Floor Laundry Room/Area

- | | |
|---------------|--|
| 1. Inspected | Ceiling: Functional / In Serviceable Condition. |
| 2. Inspected | Walls: Functional / In Serviceable Condition. |
| 3. Inspected | Floor: Functional / In Serviceable Condition. |
| 4. Inspected | Doors: Functional / In Serviceable Condition. |
| 5. Inspected | Windows: Functional / In Serviceable Condition. |
| 6. Inspected | Electrical: Functional / In Serviceable Condition. |
| 7. Inspected | HVAC Source: Functional / In Serviceable Condition. |
| 8. Inspected | Washer Hose Bib: Functional / In Serviceable Condition. |
| 9. Inspected | Washer and Dryer Electrical: 120-240 VAC |
| 10. Inspected | Dryer Vent: Functional / In Serviceable Condition. |
| 11. Inspected | Washer Drain: Functional / In Serviceable Condition. |

Fireplace/Wood Stove

Although the inspection of the fireplace conforms to industry standards, it is that of a generalist and not of a specialist due to significant areas of chimney flues cannot be adequately viewed during the inspection. To completely view the interior of chimney flues it would be necessary to hire a licensed qualified chimney professional to perform a complete chimney camera scan. Any repairs made to the fireplace(s) should be made by licensed qualified contractors.

1. Premier Inspection Services Inc. Inspection Report - 816-407-1617 www.KcHomeInspector.com

Living Room Fireplace

2. Action Needed **Fireplace Construction:** Manufactured / Prefabricated fireplace unit. [Unable to operate the gas fire log set due to a lack of gas to the gas log set it's self at the time of inspection. The exterior propane tank was empty. Recommend the proper repairs be made and proper operation be verified prior to purchase.](#)
3. **Type:** Gas log fireplace.
- | | |
|--------------|---|
| 4. Inspected | Blower Fan: Functional / In Serviceable Condition. |
| 5. Inspected | Fire Box: The interior of the fireplace is constructed of metal. |
| 6. Inspected | Flue: The metal flue is directly vented to the exterior. |
| 7. Inspected | Mantel: Functional / In Serviceable Condition. |
| 8. Inspected | Hearth: Functional / In Serviceable Condition. |

Garage/Carport

For attached garages, see appropriate exterior and interior sections. Automatic garage door openers are not tested for their downward or upward pressure settings; therefor the safety reverse may or may not need adjustment. SEE GARAGE DOOR OPENER OWNERS MANUAL FOR MORE INFORMATION REGARDING SAFETY FEATUERS AND MAINTANANCE.

The garage is located at the front of the structure. Garage

1. **Type of Structure:** The garage is located within the structure underneath a portion of the home or structure. **Car Spaces:** 3

2. Inspected

Garage Doors: Functional / In Serviceable Condition.

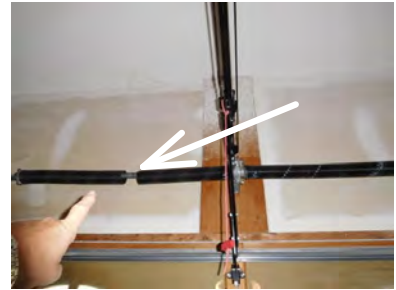
3. Not Inspected

Door Operation: This item was not inspected at the time of inspection. The 3rd car garage door is blocked by storage; unable to operate or visually inspect. Recommend proper operation be verified prior to purchase.



4. Action Needed

Door Opener: Repair or replacement is recommended. The garage door opener was inoperative at the time of inspection. The garage door spring(s) is broken. Recommend proper replacement. A qualified contractor is recommended to evaluate and estimate repairs.

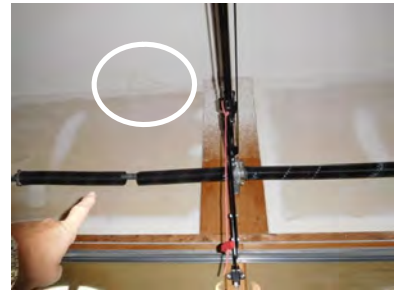


5. Inspected

Interior Service Doors: Functional / In Serviceable Condition.

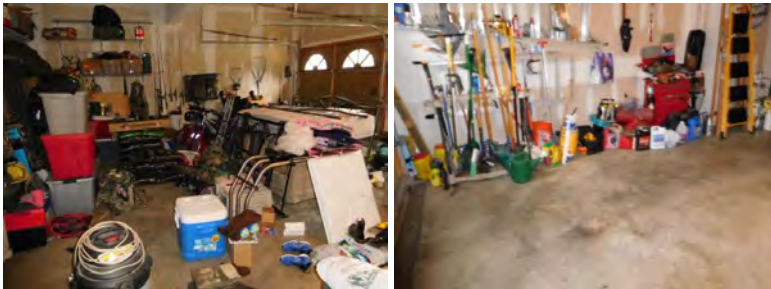
6. Attention Needed

Ceiling: Repair or replacement is recommended. Water stains present which tested negative for moisture content at the time of inspection - Suggest monitoring for moisture activity and repair as needed.



7. Inspected

Walls: Functional / In Serviceable Condition. Limited view of the walls and floor due to storage items, storage shelving, personal belongings and or cluttered condition; limits the inspection to the visible areas.



8. Inspected

Floor/Foundation: Functional / In Serviceable Condition.

9. Inspected

Electrical: Functional / In Serviceable Condition.

Garage/Carport (Continued)

- 10. Attention Needed Heating:** Repair or replacement is recommended. Garage supply air ventilation is noted. Today's standards require a fire damper at the ductwork when installed in the garage area. It is recommended a fire damper be installed inside the ductwork at the vent for added safety.



Electrical

The electrical inspection is limited to the visibility of accessible components. Due to the obvious danger of electricity, it is essential that any recommendations that we may make for service or upgrade should be completed by a licensed electrician before closing, also a licensed electrician could reveal additional deficiencies or recommend upgrades to enhance safety. We highly recommend upgrading outlets near water sources on older homes to have ground fault protection for added safety. These outlets are often referred to as GFCI's, or ground fault circuit interrupters. GFCI's may not have been required in the year this house was built. It is also recommended that smoke detectors be properly installed and located on each level of the home and in each bedroom at a minimum for added safety.

1. Premier Inspection Services Inc. Inspection Report - 816-407-1617 www.KcHomeInspector.com
2. Service Size Amps noted from within the panel: 200
3. Inspected Service: Aluminum
4. Inspected 120 VAC Branch Circuits: Copper
5. Inspected 240 VAC Branch Circuits: Copper
6. Inspected Conductor Type: Plastic sheathed wiring.
7. Inspected Ground: The grounding conductor to the water service line was noted.
8. Inspected Smoke Detectors: Functional / In Serviceable Condition.

Basement Electric Panel

9. Inspected Manufacturer: General Electric



10. Maximum Capacity: 200 Amps
11. Inspected Main Breaker Size: 200 Amps
12. Inspected The condition of the interior of the panel: The interior of the panel is in good condition without signs of arcing and or moisture related damage.
13. Inspected Breakers: - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset.
14. Inspected GFCI: GFCI outlet(s) are noted.
15. Is the panel bonded? Yes

Air Conditioning

The inspection of the A/C systems is in accordance with the standards of practice. Judging the cooling efficiency of air conditioning is a subjective evaluation. We only note of poor condition if, in the inspectors opinion, the adequacy seems less than normal. As with all mechanical equipment, failures can occur at any time. The inspector is unable to predict the future failure of these systems. Yearly routine servicing is recommended for efficient performance. Central air conditioning systems are not tested when the outside temperature is below 60 F due to possible damage that could occur. The average life of a electric central A/C unit is 14-18 years.

1. Premier Inspection Services Inc. Inspection Report - 816-407-1617 www.KcHomeInspector.com

Outside Unit AC System

2. Inspected **A/C System Operation:** Functional / In Serviceable Condition.
3. Inspected **Condensate Removal:** Functional / In Serviceable Condition.
4. Inspected **Exterior Unit:** Pad mounted
5. **Manufacturer:** Trane
6. **Area Served:** Whole building / **Approximate Age:** 13-15 Yrs
7. **Fuel Type:** 220-240 VAC / **Temperature Differential:** 20
8. **Type:** Central A/C & Heat Pump. / **Capacity:** 4 Ton
9. Attention Needed **Visible Coil:** Repair or replacement is recommended. The A/C coil is dirty; Recommend cleaning the exterior A/C coil for improved efficiency of the A/C unit.



10. Attention Needed **Refrigerant Lines:** Repair or replacement is recommended. The point of entry where A/C refrigerant lines pass through the structure is not sealed - Suggest sealing this area to prevent moisture entry and improved efficiency of the home.



11. Inspected **Electrical Disconnect:** Functional / In Serviceable Condition.

Heating System

The inspection of the heating systems is in accordance with the standards of practice. This means the inspector does not dismantle and inspect the concealed portions of A-COILS, HEAT EXCHANGERS, ELECTRONIC AIR CLEANERS, and HUMIDIFIERS. Mechanical failures can occur at any time, the inspector cannot predict future failures of these systems. Yearly routine servicing is recommended for safe and efficient performance. The average life of a forced air gas furnace is 20-22 years.

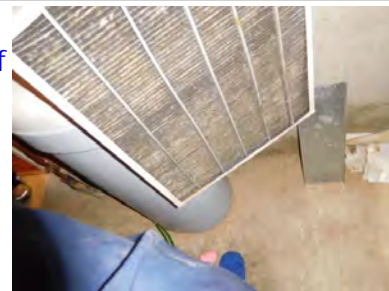
1. Premier Inspection Services Inc. Inspection Report - 816-407-1617 www.KcHomeInspector.com

Basement Utility Room Heating System

2. Inspected **Heating System Operation:** Functional / In Serviceable Condition.
3. **Manufacturer:** Trane
4. **Type:** Forced air / **Capacity:** N/A
5. **Area Served:** Whole building / **Approximate Age:** 13-15 Yrs
6. **Fuel Type:** Electric
7. **Unable to Inspect:** The interior of the furnace

Heating System (Continued)

8. Action Needed **Blower Fan/Filter:** Repair or replacement is recommended. The furnace filter is very dirty - Suggest replacing for proper efficiency of the HVAC system. This is evidence of a lack of proper maintenance. Cleaning of the HVAC system & Service by a qualified HVAC specialists is recommended for proper operation.



9. Inspected **Distribution:** Metal duct
 10. Inspected **Controls:** Shut off / service switch
 11. Inspected **Thermostats:** Functional / In Serviceable Condition.
 12. Suspected Asbestos Visible: No

Plumbing

The inspection of the plumbing systems is in accordance with the standards of practice. It is the very nature of plumbing systems to be partially hidden from the view of the inspector. Both supply and drainage pipes are concealed in the floors and walls and are not able to be inspected. The average life of a gas water heater is 10-14 years.

1. Premier Inspection Services Inc. Inspection Report - 816-407-1617 www.KcHomeInspector.com
 2. Inspected **Service Line:** Copper plumbing water entrance line is noted.
 3. Inspected **Main Water Shutoff:** Basement Utility Room / Closet



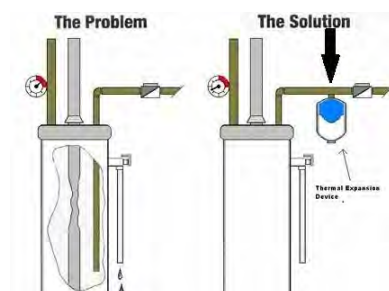
4. Inspected **Water Lines:** Copper plumbing supply line is noted.
 5. Inspected **Water Pressure:** Water pressure was checked at an exterior hose bib. Water pressure from 40 to 80 pounds per square inch is considered within normal/acceptable range.



6. Inspected **Drain Pipes:** PVC
 7. Inspected **Service Caps:** Accessible
 8. Inspected **Vent Pipes:** PVC piping material is noted.

Basement Utility Room / Closet Water Heater

9. Inspected **Water Heater Operation:** Functional at time of inspection.
 10. **Expansion Tank Present: No** - - Today's standards call for an expansion tank, typically above the water heater to be installed especially when there is a pressure regulator installed on the incoming service water line; this allows the hot water to expand as the heat builds up and not put additional pressure on the tank's temperature relief valve and plumbing system which can cause water leakage. The water heater has been recently installed. Recommend proper installation of a thermal expansion tank.



Plumbing (Continued)

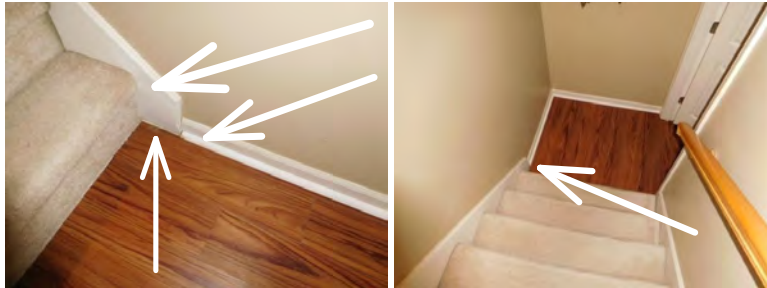
11. **Manufacturer:** Rheem
12. **Type:** Electric **Capacity:** 80 Gal.
13. **Approximate Age:** New / **Area Served:** Whole building
14. Inspected **TPRV and Drain Tube:** Functional / In Serviceable Condition.

Basement

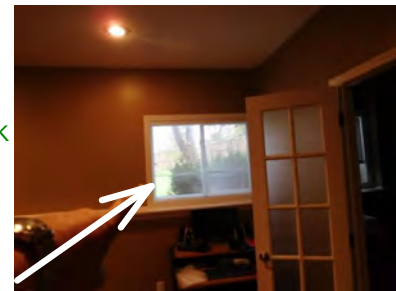
Inspection is limited to visible & accessible areas only. Excluded is the assurance of a dry basement. Recommend properly directing ground and roof drainage water away from the foundation areas to help prevent water entry and or movement of the foundation. The proper grade of dirt around the home / structure is to have 6" of fall over a 6' span at a minimum. Access may be limited due to finished materials and or personal belongings / storage / work bench / shelving, ect. When there is a sump pump installed in the basement areas it is recommended to install a water-powered or battery powered back-up sump pump to protect basement finishes.

Entire Basement Area Basement

1. Inspected **Unable to Inspect:** 90+% - - Of the interior foundation walls due to wall and ceiling finishing.
2. Inspected **Ceiling:** Functional / In Serviceable Condition.
3. Attention Needed **Walls:** Functional / In Serviceable Condition. Water stains present which tested negative for moisture content at the time of inspection. The water stains appear to have come from the A/C condensation drain line at the back side of this wall and appear to be old stains as there is evidence that this condition has been repaired. - Suggest monitoring for moisture activity and repair as needed.



4. Inspected **Floor:** Functional / In Serviceable Condition.
5. Inspected **Doors:** Functional / In Serviceable Condition.
6. Attention Needed **Windows:** Repair or replacement is recommended. One or more insulated glass windows have lost their vacuum seal. As a result of losing this seal, condensation between the two panes can create a clouded or streaked appearance. The window still performs the task of keeping the weather out. Recommend repair or replace as needed.



7. Inspected **Electrical:** Functional / In Serviceable Condition.
8. Inspected **HVAC Source:** Functional / In Serviceable Condition.
9. Inspected **Smoke Detector:** Functional / In Serviceable Condition.
10. Inspected **Floor Drain:** Functional / In Serviceable Condition.
11. Inspected **Ventilation:** Door and Window(s)
12. Inspected **Moisture Location:** No Moisture Noted or Visible at the time of inspection.
13. Inspected **Basement Stairs/Railings:** Functional / In Serviceable Condition.

Structure

Finished basement areas allow only a limited inspection of the structural components. Access to the original basement foundation may not be available due to wall, ceiling, or floor coverings. Therefore these areas are excluded from this inspection. Moisture penetration into basement areas are common, usually resulting from poor exterior drainage at the base of the foundation or poorly draining / clogged gutters. Ensure that these areas are properly maintained to help prevent moisture penetration into the basement area.

1. Premier Inspection Services Inc. Inspection Report - 816-407-1617 www.KcHomeInspector.com
2. **Type of Building Construction:** Wood Frame. **Framing Style:** Platform frame construction.
3. Inspected **Framing member size:** The wall framing appears to be 2" x 4" framing materials on 16" centers. Comments reflect the visible portions only.
4. **Type of Foundation:** Poured in place concrete, 8 inches or more thick.
5. **Approximate percentage of visible foundation from the exterior:** Less than 5% - Due to the very limited visibility, 95% or more of the foundation is blocked from view and is exclude from this inspection and report.
6. Inspected **Exterior Foundation Condition:** At the time of inspection, the visible portions of the foundation appear to be in satisfactory condition without major structural defects.
7. Attention Needed **Foundation Drain Tile:** No Drainage piping was visible at time of inspection. **No sump pit, pump or footing drains were noted at the time of inspection. Without a medium for ground water to be removed from the foundation area a damp or wet basement / crawlspace may occur. It is recommend a qualified licensed waterproofing contractor further evaluate the system and correct any defects.**
8. **Approximate percentage of visible foundation from the interior:** Less than 5%. Due to the very limited visibility, the majority of the foundation is blocked from view and is not covered by this inspection. **Noted Interior Foundation Visibility Obstructions:** There is limited visibility of the interior portion of the exterior foundation walls due to wall coverings and the floor slab due to one or all of the following conditions - storage items, storage shelving, personal belongings and or cluttered condition. Only the visible portions of the walls / floor are included as a part of this inspection. You should re-inspect the walls / floor after the stored items are removed or the structure is vacated prior to purchase.
9. Inspected **Interior Foundation Condition:** At the time of inspection, the visible portions of the foundation appear to be in satisfactory condition without major structural defects.
10. Inspected **Differential Movement:** No major movement or displacement of the foundation was noted at the time of inspection.
11. Inspected **Beams:** The main beam is made of steel.
12. Inspected **Piers/Posts:** Steel columns or posts are installed.
13. Inspected **Bearing Walls:** Wood frame
14. **Percentage of floor joist exposed for inspection:** Due to the very limited visibility, the majority of the floor joists are blocked from view and is not covered by this inspection.
15. Inspected **Joists/Trusses:** 2"x10" Floor joists spaced approximately 16" apart.
16. **Percentage of visible floor / slab:** Less than 5 %. Due to the very limited visibility, the majority of the floor / slab is blocked from view and is not covered by this inspection.
17. Inspected **Floor/Slab:** A floating concrete slab inside the foundation is used for this structure. Unable to determine the thickness of the slab at the time of inspection.
18. Inspected **Subfloor Material:** Plywood

Premier Inspection Services Inc. RE-INSPECTION POLICY

We are sometimes asked to re-inspect certain problem areas discovered during the original inspection, after repairs have been made to these components or systems. As a prerequisite to our company performing a re-inspection, the following criteria MUST be met:

1. A LICENSED CONTRACTOR that specializes in the trade or component being repaired and/or replaced MUST perform the repairs, replacement or other work on any MAJOR COMPONENTS and/or SPECIALIZED SYSTEMS. For example: roofing repairs / additional attic ventilation must be made by a licensed roofer; foundation repairs must be made by a licensed foundation contractor; electrical repairs must be made by a licensed electrician, plumbing repairs must be made by a licensed plumber, fireplace or chimney repairs must be done by a CSIA Chimney Sweep, etc. **
2. The buyer and or mortgage company will need to provide a detailed list of the items in need of re-inspection signed by the person and or entity asking for the re-inspection prior to the inspection.
3. The person and or entity asking for the re-inspection MUST provide receipts from the licensed contractor that clearly indicate the scope and type of all repair work performed; the type and quantity of material used; and a full description of the work that was done (not just furnace serviced & repaired).

In order for there to be a clear understanding between the client and the inspector as to what is to be re-inspected these conditions are required to be met

One way to tell if a true professional by a quality company actually made the repairs is:

The licensed contractor would typically provide a detailed invoice for repairs and state in writing whether or not the repair work is warranted and if so what the warranty covers, if the warranty is transferable to the new owners and if the same terms convey to the new owner.

** (Due to the safety risks and the liability involved both to the new owner and to ourselves, we do not re-inspect repairs to MAJOR COMPONENTS or SPECIALIZED SYSTEMS that were performed by unlicensed contractors, homeowners, or amateur contractors).

When the above conditions have been met and a re-inspection is scheduled and carried out, the customer agrees that the same limitations, parameters, terms and conditions that were outlined in the original Inspection Agreement will apply to the re-inspection (refer to the original Inspection Agreement if you need clarification on those terms).

The re-inspection will be carried out on a visual and non-invasive basis and only in regards to the completed repairs. Confirmation of any hidden damages or ancillary repairs carried out that are not readily visible should be sought from the individual repair contractors. Neither the individual inspector nor Premier Inspection Services Inc. assume any liability or offers any warranty (expressed or implied) for any repair work that was performed. Please note that new repairs can be more susceptible to a greater degree of thermal expansion or contraction than the existing components. Additional attention such as, caulking or sealing shortly after the repairs or following a change of seasons may be needed.

Costs for a re-inspection are as follows: \$175.00 - For the first hour of onsite time by the inspector
\$ 25.00 - Each additional 15 minutes of onsite inspection time

Additional trip fees may apply if the inspector travels further than 30 miles

Re-Inspections are scheduled around the inspectors regularly scheduled inspections.

Things To Keep In Mind

Sometimes issues may become evident after the inspection. There are some things we'd like you to keep in mind about your home inspection.

We May Not Comment On Some Minor Things:

The intent of the home inspection is to identify major structural and or mechanical deficiencies. Minor problems may have been noted in the report that was discovered while looking for more significant problems. We sometimes note these items as a courtesy but not every minor repair or problem.

Intermittent Or Concealed Problems:

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

Contractor's Advice:

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

Contractors sometimes may say why didn't the inspector find this problem?

There are several reasons. Most Contractors Have No Clue What's Inside or Outside The Scope Of an ASHI Home Inspection: All of our inspections are conducted in accordance with the Standards of Practice of The American Society of Home Inspectors. The Standards of Practice specifically state what's included and excluded from the standard home inspection. Most contractors have no clue this document exists.

We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

A home inspection is a visual examination and appliances / equipment is tested / operated using normal operating controls. We do not perform invasive or destructive tests and or dismantle equipment / appliances. Problems can become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, Furnace or A/C is dismantled or tested using specialty equipment and so on.

It is important for homeowners to remember the circumstances in the house at the time of the inspection. The fact that it was snowing, there was storage everywhere or that the air conditioning could not be turned on because of cool temperatures outside, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

Not Insurance:

In conclusion, a home inspection is designed to help the customer learn more about the condition of the property. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

Report Limitations

This whole inspection report is intended only as a general guide to help the client make his or her own evaluation of the overall condition of the home, it is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses a personal opinion of the inspector, based on his visual impressions of the conditions that existed at the time of inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflage or difficult to inspect are excluded from the report. This report incorporates by reference the "Inspection Agreement" previously entered into by the parties on the date the parties signed said agreement. Repairs of conditions cited in this report should be performed by qualified and properly licensed contractors in the appropriate trades. Employment of inexperienced, incompetent or otherwise unreliable contractors may result in additional damage or problems. Seek estimates from at least three contractors before authorizing any repair.

While some of the less important deficiencies are addressed, an all inclusive list of minor building flaws is not provided. Inspector is not responsible nor liable for the non-discovery of any patent or latent defects in materials, workmanship, or other conditions of the Property, or any other problems which may occur or may become evident after the inspection time and date.

Premier Inspection Services Inc. strives to attain the highest customer satisfaction by resolving issues quickly and effectively, but this can only be done if Client properly follows the procedure for filing a claim with Inspector. Any claim or dispute for failure to accurately report the visually discernible conditions on the Property, as limited herein, shall be made by Client in writing to the Inspector within ten (10) days of discovery. Client agrees that, except for emergencies, Client and Client's agents, employees or contractors will refrain from modifying or repairing the claimed discrepancy prior to a re-inspection by the Inspector. Client acknowledges that failure to so notify the Inspector of a dispute shall be a waiver of any and all claims for Inspector's failure to report the condition in question. Any action to recover damages from an act or omission of Inspector relating to the Inspection and/or Report must be brought within 365 Days from the date of the Home Inspection and is limited to the amount of the home inspection fee. Refer to the signed inspection agreement for more information.