Inspection Report

NAME

Property Address:
Addess

4700 Turley Mill Rd, Farmington, MO 63640, USA

A-Team Consulting and Contracting

Mark Krigbaum
525 South Shelby St.
Perryville, MO 63775

573-880-8414
www.ateaminspection.com
InterNational Association of Certified Home Inspectors
Certified Home Inspector # NACHI16082621

Table of Contents

Date: 1/2/2025	**Time:**	**Report ID:** 2025010202
Property: Addess	**Customer:** NAME	**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:**
Seller only, Customer representative	Single Family (1 story)	Over 50 Years
Temperature:	**Weather:**	**Ground/Soil surface condition:**
Below 60 (F) = 15.5 (C)	Clear	Damp, Wet
Rain in last 3 days:	**Radon Test:**	**Water Test:**
Yes	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.

		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

Styles & Materials

Roof Covering:
Metal

Viewed roof covering from:
Ground
Ladder

Chimney (exterior):
Brick

Comments:

1.0 Tree branches should be cut back 6’ outside of the perimeter of the home plumb to the sky. Tree branches that are closer to the home than that may cause sudden damage and leaking.

1.0 Item 1(Picture) Tree branches should be cut back 6’ outside of the perimeter of the home plumb to the sky. Tree branches that are closer to the home than that may cause sudden damage and leaking.

1.0 Item 2(Picture) There appeared to be active leaking and water damage in the area of the tree branches in the garage.

1.0 Item 3(Picture) There appeared to be active leaking and water damage in the area of the tree branches in the garage. There was some rotted wood noticed in the garage. A qualified roofing contractor should repair the roof.

1.1 The flashing on the roof between the flat roof and the house was missing and did not look appropriate. This is an unusual situation and it should be repaired by a qualified roofer. This situation may cause leaks and there may be hidden water damage in this area.

1.1 Item 1(Picture) The flashing on the roof between the flat roof and the house was missing and did not look appropriate. This is an unusual situation and it should be repaired by a qualified roofer. This situation may cause leaks and there may be hidden water damage in this area.

1.1 Item 2(Picture) The flashing on the roof between the flat roof and the house was missing and did not look appropriate. This is an unusual situation and it should be repaired by a qualified roofer. This situation may cause leaks and there may be hidden water damage in this area.

1.2 The flue was cracked. The chimney required tuck pointing. The chimney flashing was not properly installed and should be regularly sealed or replaced. A qualified roofing contractor should repair any and all problem areas of this roof. The flue cap were not installed and flue caps should be installed by a qualified contractor. Flue caps prevent birds and rain from entering the flue and causing the flue to become blocked trapping carbon monoxide in the home. A flue cap should be installed by a qualified contractor. The flue should be swept and repaired by a licensed chimney sweep, prior to the first use and annually thereafter. Masonry repair and tuck pointing is required on the property. Maintaining the mortar is integral to maintaining the asset. All mortar should be cement based.

1.2 Item 1(Picture) The flue was cracked. The chimney required tuck pointing. The chimney flashing was not properly installed and should be regularly sealed or replaced. A qualified roofing contractor should repair any and all problem areas of this roof. The flue cap were not installed and flue caps should be installed by a qualified contractor. Flue caps prevent birds and rain from entering the flue and causing the flue to become blocked trapping carbon monoxide in the home. A flue cap should be installed by a qualified contractor. The flue should be swept and repaired by a licensed chimney sweep, prior to the first use and annually thereafter. Masonry repair and tuck pointing is required on the property. Maintaining the mortar is integral to maintaining the asset. All mortar should be cement based.

1.3 The gutters were missing. The downspouts were missing. The downspout drains were missing. Some drains did not have an identifiable outlet. Gutters should be provided with down spouts and downspout drains that discharge to daylight at least 10' outside of the perimeter of the house. Water should never be allowed to pool, puddle, or run within 10' of the

perimeter of the home. The roof was missing some guttering. All roofs should be provided with gutters, downspouts, and drains. This basement was actively wet.Improving the surface drainage and downspout drains around the house will increase the likelihood of a dry basement. The basement was dry at the time of the inspection. InterNACHI estimates that over 80% of wet basement issues are from water that is within 10’ of the perimeter of the house.

1.3 Item 1(Picture) Gutters should be provided with down spouts and downspout drains that discharge to daylight at least 10' outside of the perimeter of the house. Water should never be allowed to pool, puddle, or run within 10' of the perimeter of the home. The roof was missing some guttering. All roofs should be provided with gutters, downspouts, and drains.

1.3 Item 2(Picture) The gutters were missing. The downspouts were missing. The downspout drains were missing. Some drains did not have an identifiable outlet. Gutters should be provided with down spouts and downspout drains that discharge to daylight at least 10' outside of the perimeter of the house. Water should never be allowed to pool, puddle, or run within 10' of the perimeter of the home. The roof was missing some guttering. All roofs should be provided with gutters, downspouts, and drains.

1.3 Item 3(Picture) The gutters were missing. The downspouts were missing. The downspout drains were missing. Some drains did not have an identifiable outlet. Gutters should be provided with down spouts and downspout drains that discharge to daylight at least 10' outside of the perimeter of the house. Water should never be allowed to pool, puddle, or run within 10' of the perimeter of the home. The roof was missing some guttering. All roofs should be provided with gutters, downspouts, and drains.

1.3 Item 4(Picture) This basement was actively wet.Improving the surface drainage and downspout drains around the house will increase the likelihood of a dry basement. The basement was dry at the time of the inspection. InterNACHI estimates that over 80% of wet basement issues are from water that is within 10’ of the perimeter of the house.

1.3 Item 5(Picture) This basement was actively wet.Improving the surface drainage and downspout drains around the house will increase the likelihood of a dry basement. The basement was dry at the time of the inspection. InterNACHI estimates that over 80% of wet basement issues are from water that is within 10’ of the perimeter of the house.

1.3 Item 6(Picture) This basement was actively wet.Improving the surface drainage and downspout drains around the house will increase the likelihood of a dry basement. The basement was dry at the time of the inspection. InterNACHI estimates that over 80% of wet basement issues are from water that is within 10’ of the perimeter of the house.

1.3 Item 7(Picture) This basement was actively wet.Improving the surface drainage and downspout drains around the house will increase the likelihood of a dry basement. The basement was dry at the time of the inspection. InterNACHI estimates that over 80% of wet basement issues are from water that is within 10’ of the perimeter of the house.

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.

		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				•
2.6	Other				•
2.7	Additional Buildings on Property				•

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

Styles & Materials

Siding Style:
Lap
Brick

Siding Material:
Vinyl
Brick veneer

Exterior Entry Doors:
Wood

Appurtenance:
Deck with steps
Covered porch

Driveway:
Asphalt

Comments:

2.0 There was missing siding noticed and the OSB exterior wall sheathing was not protected with a house wrap. The siding should be completely removed. The osb exterior walls should be provided with house wrap and the siding should be reinstalled.

2.0 Item 1(Picture) There was missing siding noticed and the OSB exterior wall sheathing was not protected with a house wrap. The siding should be completely removed. The osb exterior walls should be provided with house wrap and the siding should be reinstalled.

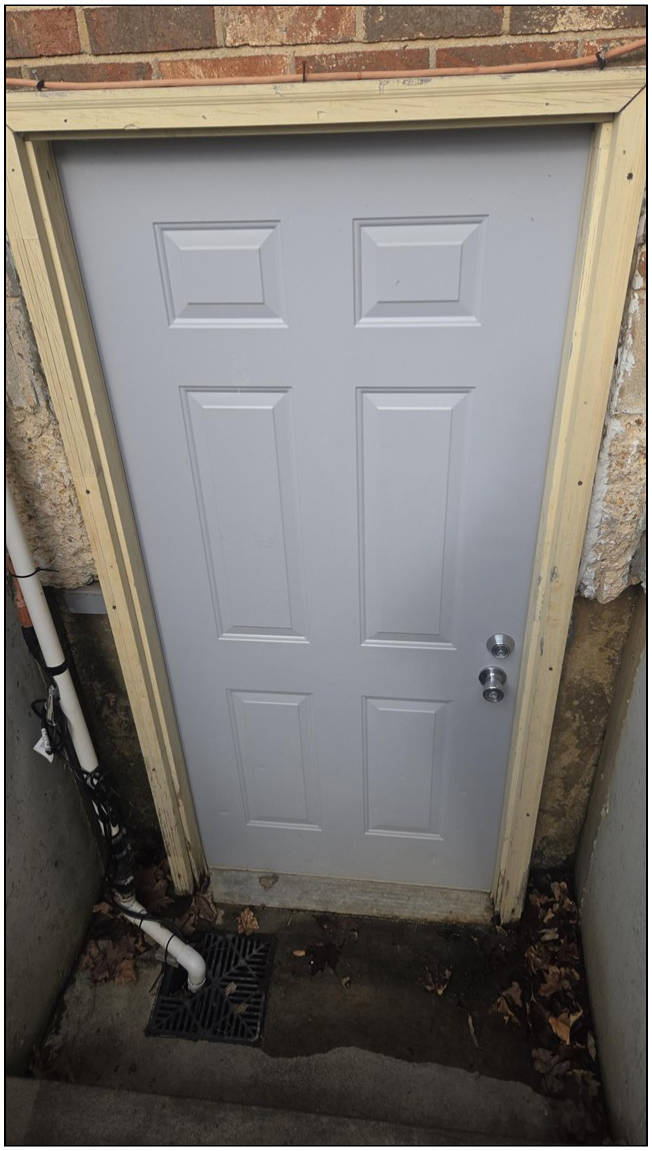
2.0 Item 2(Picture) Any and all holes should be sealed. This conduit should be repaired by a licensed electrical contractor.

2.0 Item 3(Picture) There was missing siding noticed and the OSB exterior wall sheathing was not protected with a house wrap. The siding should be completely removed. The osb exterior walls should be provided with house wrap and the siding should be reinstalled.

2.0 Item 4(Picture) There was missing siding noticed and the OSB exterior wall sheathing was not protected with a house wrap. The siding should be completely removed. The osb exterior walls should be provided with house wrap and the siding should be reinstalled.

2.0 Item 5(Picture) There was missing siding noticed and the OSB exterior wall sheathing was not protected with a house wrap. The siding should be completely removed. The osb exterior walls should be provided with house wrap and the siding should be reinstalled.

2.1 There was bare wood and rotted wood noticed. There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement.



2.1 Item 1(Picture) There was bare wood and rotted wood noticed. There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement.

2.1 Item 2(Picture) There was bare wood and rotted wood noticed. There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement.

2.1 Item 3(Picture) Bolt doesn't lock on basement door. The basement door required repair.

2.1 Item 4(Picture) There was bare wood and rotted wood noticed. There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement.

2.1 Item 5(Picture) There was bare wood and rotted wood noticed. There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement.

2.2 There was at least one broken window; any and all broken windows should be found and replaced by a qualified contractor. Minimum housing standards require all windows to be whole; exterior windows should open, close, latch, and lock. A qualified contractor should find and fix any and all broken or damaged windows. There was at least one loose shutter. Dirty windows may appear to be windows with broken thermal panes. Broken thermal seals present as sometimes milky residue between the panes of glass and or condensation in between the thermal panes. Broken thermal seals allow moisture vapor to enter the window between the thermal panes and make the window less efficient from a thermal energy perspective. The windows should be cleaned; any and all broken thermal seals should be found and fixed by a qualified contractor.

2.2 Item 1(Picture) Broken window - There was at least one broken window; any and all broken windows should be found and replaced by a qualified contractor. Minimum housing standards require all windows to be whole; exterior windows should open, close, latch, and lock. A qualified contractor should find and fix any and all broken or damaged windows.

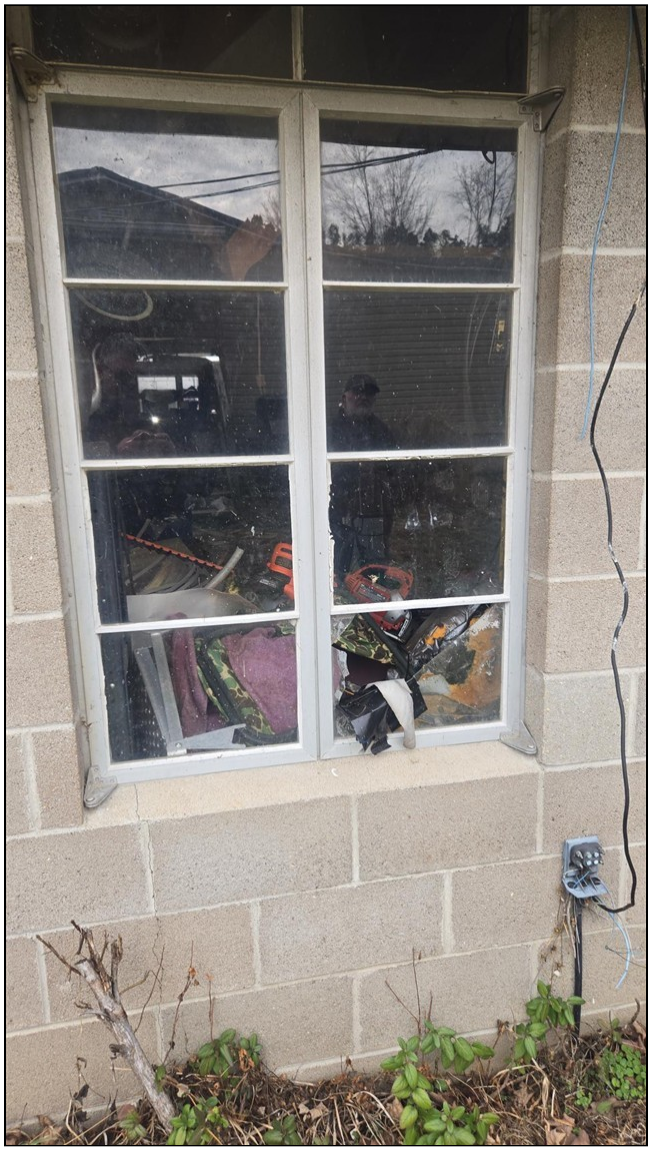
2.2 Item 2(Picture) Loose shutter - There was at least one loose shutter.

2.2 Item 3(Picture) Broken thermal seals - Dirty windows may appear to be windows with broken thermal panes. Broken thermal seals present as sometimes milky residue between the panes of glass and or condensation in between the thermal panes. Broken thermal seals allow moisture vapor to enter the window between the thermal panes and make the window less efficient from a thermal energy perspective. The windows should be cleaned; any and all broken thermal seals should be found and fixed by a qualified contractor.

2.2 Item 4(Picture) Broken thermal seals - Dirty windows may appear to be windows with broken thermal panes. Broken thermal seals present as sometimes milky residue between the panes of glass and or condensation in between the thermal panes. Broken thermal seals allow moisture vapor to enter the window between the thermal panes and make the window less efficient from a thermal energy perspective. The windows should be cleaned; any and all broken thermal seals should be found and fixed by a qualified contractor.

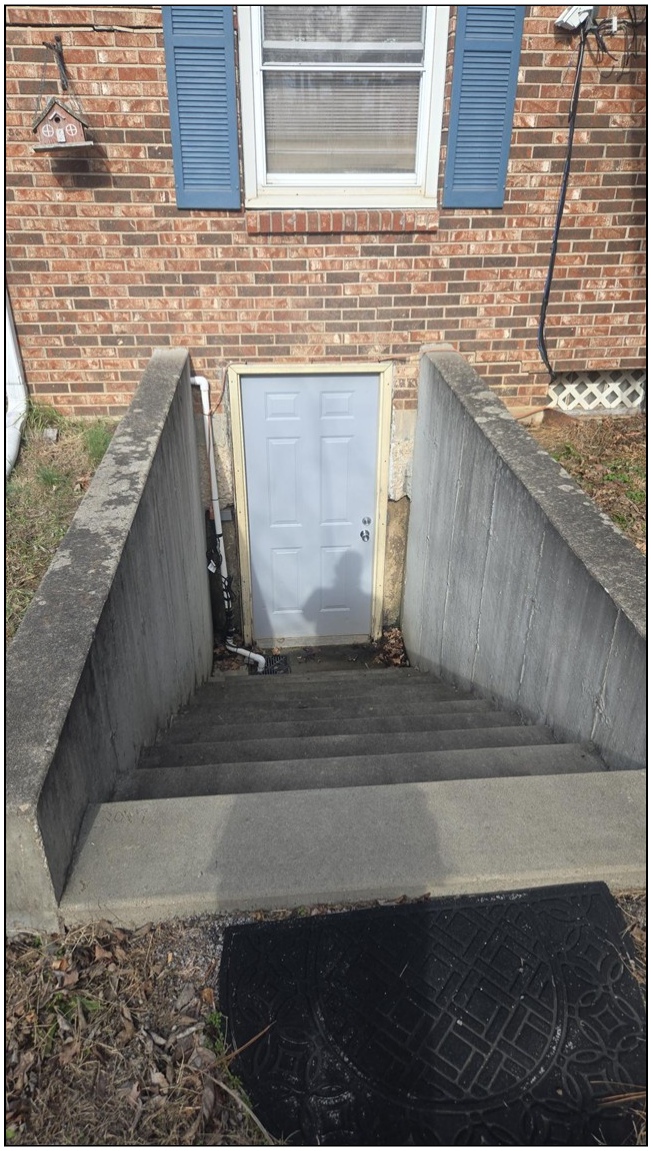
2.2 Item 5(Picture) Broken thermal seals - Dirty windows may appear to be windows with broken thermal panes. Broken thermal seals present as sometimes milky residue between the panes of glass and or condensation in between the thermal panes. Broken thermal seals allow moisture vapor to enter the window between the thermal panes and make the window less efficient from a thermal energy perspective. The windows should be cleaned; any and all broken thermal seals should be found and fixed by a qualified contractor.

2.2 Item 6(Picture) Dirty windows may appear to be windows with broken thermal panes. Broken thermal seals present as sometimes milky residue between the panes of glass and or condensation in between the thermal panes. Broken thermal seals allow moisture vapor to enter the window between the thermal panes and make the window less efficient from a thermal energy perspective. The windows should be cleaned; any and all broken thermal seals should be found and fixed by a qualified contractor.



2.2 Item 7(Picture) Broken window on outbuilding.

2.3 Missing handrail. Handrails should be designed to handle 300# of force applied in any direction. Handrails should also be graspable by wrapping a hand completely around the handrail to help prevent slips, trips, and falls. Every stairwell with 4 risers or more should have a handrail. A qualified contractor should repair the handrails that don’t meet those requirements.



2.3 Item 1(Picture) Missing handrail. Handrails should be designed to handle 300# of force applied in any direction. Handrails should also be graspable by wrapping a hand completely around the handrail to help prevent slips, trips, and falls. Every stairwell with 4 risers or more should have a handrail. A qualified contractor should repair the handrails that don’t meet those requirements.

2.3 Item 2(Picture) There was bare wood and rotted wood noticed. There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement.

2.3 Item 3(Picture) Rotted wood noticed. There was bare wood and rotted wood noticed. There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement.

2.4 All trees within 15’ of the house should be completely removed because the roots may damage the foundation and the branches may damage the home.

2.4 Item 1(Picture) All trees within 15’ of the house should be completely removed because the roots may damage the foundation and the branches may damage the home.

2.5 There was missing soffit noticed.

2.5 Item 1(Picture) There was missing soffit noticed.

2.6 This swimming pool is not safe and drowning may occur. Swimming Pools should be fully visible from the home. All swimming pools should have self closing and locking gates to prevent unapproved entry. A pool cover alarm should be installed. There should be two ladders to escape the pool. There should be depth markings and “no diving” markings. There should be visible and accessible life saving devices. This pool is a hazard and all safety hazards should be found and fixed by a qualified contractor.

2.6 Item 1(Picture) This swimming pool is not safe and drowning may occur. Swimming Pools should be fully visible from the home. All swimming pools should have self closing and locking gates to prevent unapproved entry. A pool cover alarm should be installed. There should be two ladders to escape the pool. There should be depth markings and “no diving” markings. There should be visible and accessible life saving devices. This pool is a hazard and all safety hazards should be found and fixed by a qualified contractor. The pool was closed for winter and could not be fully inspected.

2.6 Item 2(Picture) The pool was closed for winter and could not be fully inspected.

2.7 There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard

requirement. There was at least one broken window; any and all broken windows should be found and replaced by a qualified contractor. Minimum housing standards require all windows to be whole; exterior windows should open, close, latch, and lock. A qualified contractor should find and fix any and all broken or damaged windows. A qualified electrical contractor should find and fix any and all NEC defects.

2.7 Item 1(Picture) There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement.

2.7 Item 2(Picture) Rusted door

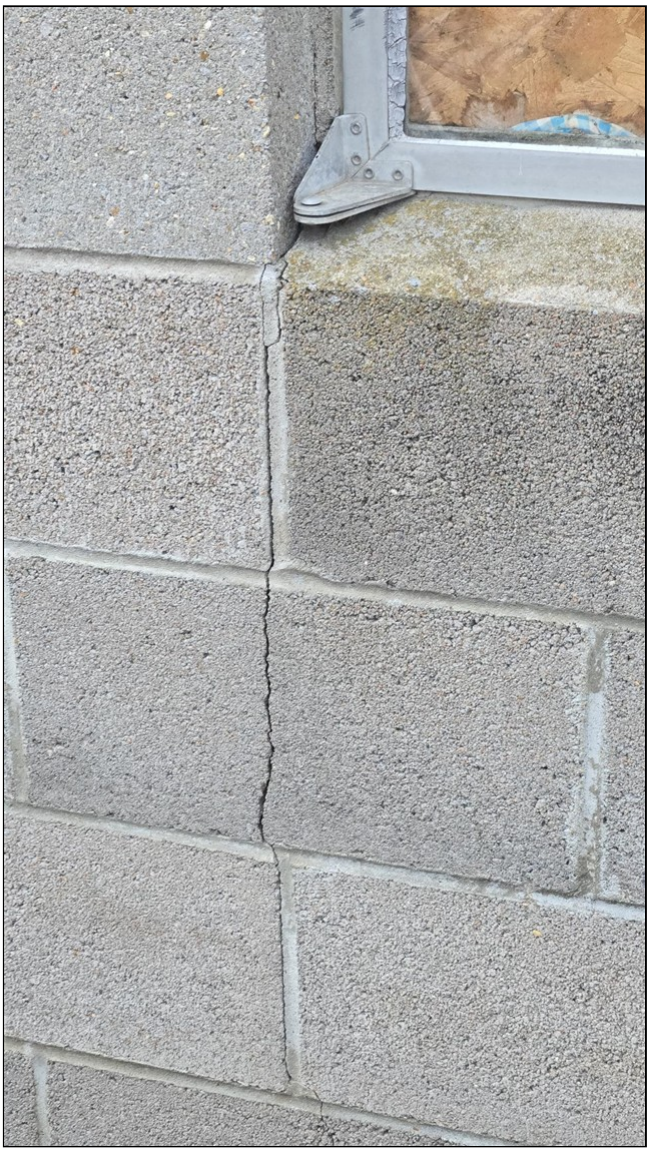
2.7 Item 3(Picture) Bare wood. Not GFCI protected. Outbuilding electrical systems do not meet National Electrical code guidelines. A licensed electrical contractor should bring all of the buildings and the pool area up to modern standards.

2.7 Item 4(Picture) Tree branches over outbuilding roof.

2.7 Item 5(Picture) Broken outbuilding window.

2.7 Item 6(Picture) There was at least one broken window; any and all broken windows should be found and replaced by a qualified contractor. Minimum housing standards require all windows to be whole; exterior windows should open, close, latch, and lock. A qualified contractor should find and fix any and all broken or damaged windows.

2.7 Item 7(Picture) The outbuilding flue should be swept and repaired by a licensed chimney sweep.

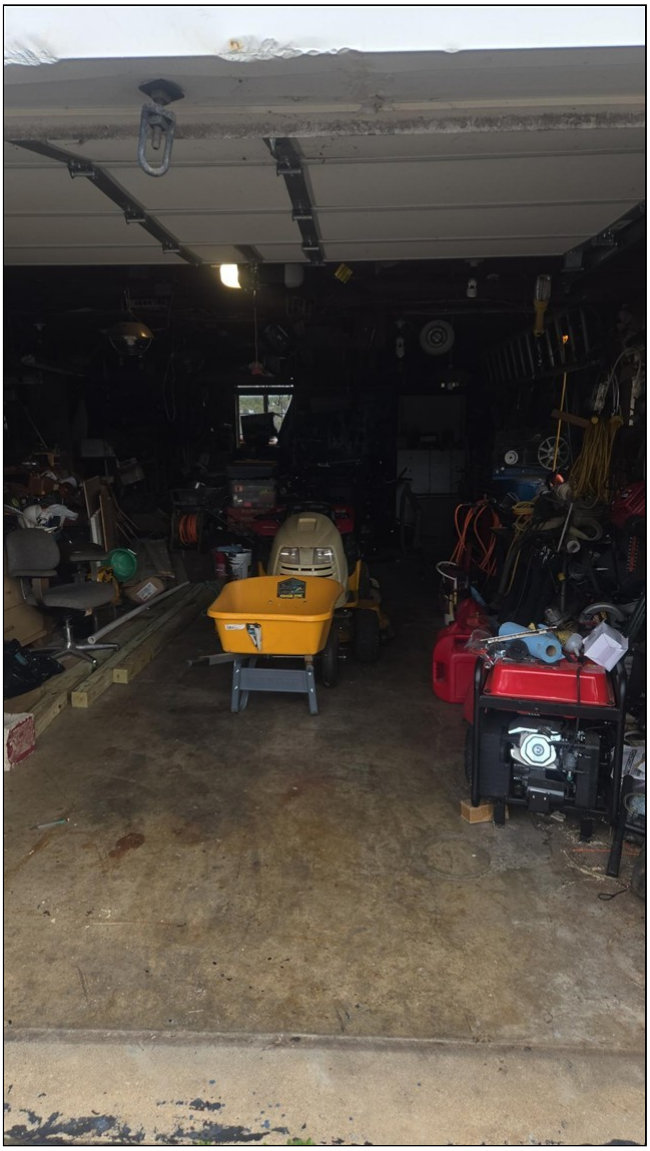


2.7 Item 8(Picture) Masonry repairs required to outbuilding.

2.7 Item 9(Picture) Damaged outbuilding fascia.

2.7 Item 10(Picture) Rotted wood outbuilding.

2.7 Item 11(Picture) Outbuilding electrical / fuse box - A qualified electrical contractor should find and fix any and all NEC defects.



2.7 Item 12(Picture) Inspection limited by seller and seller possessions.

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.

		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		•		

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

Styles & Materials

Foundation:
Poured concrete

Method used to observe Crawlspace:
No access

Floor Structure:
Wood joists

Wall Structure:
2 X 4 Wood

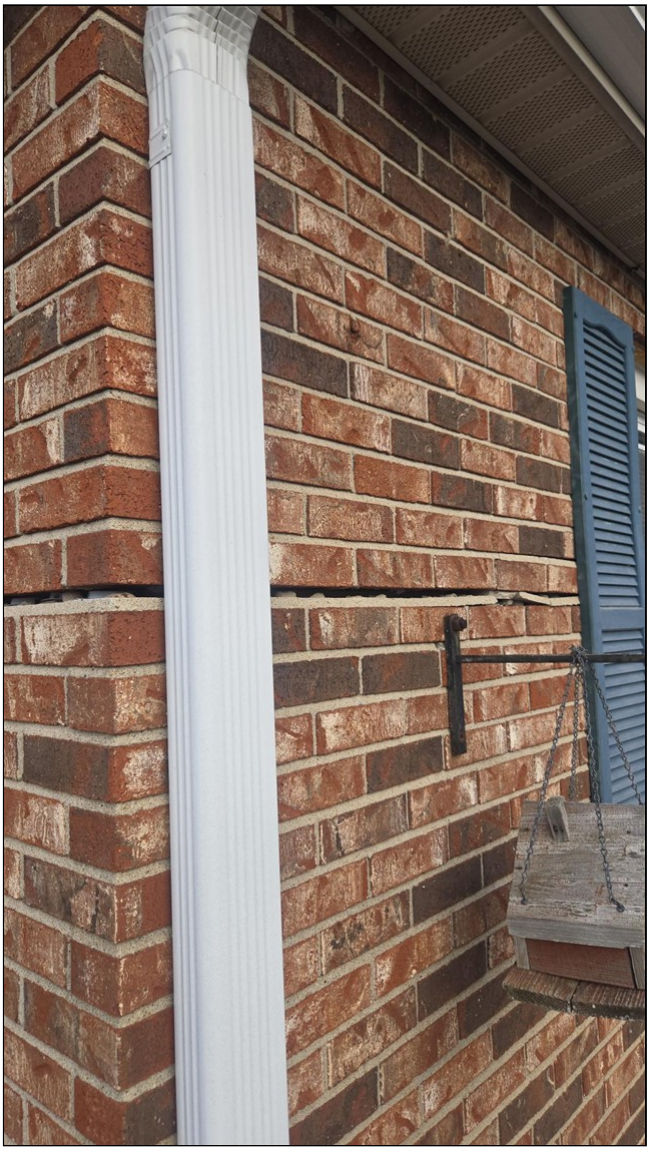
Columns or Piers:
Steel lally columns

Method used to observe attic:
Inaccessible

Comments:

3.0 The exterior brick veneer had subsided because of excessively wet conditions near the foundation of the veneer and removal of foundational support near the basement walk-out door. This is a structural issue for the veneer only and could be repaired in several ways. Scoping repairs is beyond the scope of the inspection. The brick veneer should be repaired to prevent water damage to the exterior wall envelope. The basement was wet at the time of the inspection. This appeared to be from hydrostatic pressure and may be due to a combination of circumstances. Based on the floor staining and the seller's description of the septic tank lid as metal, I suspect that most of this water is from a failed septic tank that is leaking near the foundation of the home and putting hydrostatic pressure on the concrete. Additional factors that may be contributing to this condition include improper downspout drainage and surface drainage around the home. I recommend that the septic tank is completely replaced and that the downspouts are installed into separate downspout drains that drain to daylight near the road ditch. Hydrostatic pressure may cause catastrophic damage to the foundation and this situation should be repaired as soon as practical.

3.0 Item 1(Picture) The exterior brick veneer had subsided because of excessively wet conditions near the foundation of the veneer and removal of foundational support near the basement walk-out door. This is a structural issue for the veneer only and could be repaired in several ways. Scoping repairs is beyond the scope of the inspection. The brick veneer should be repaired to prevent water damage to the exterior wall envelope.



3.0 Item 2(Picture) The exterior brick veneer had subsided because of excessively wet conditions near the foundation of the veneer and removal of foundational support near the basement walk-out door. This is a structural issue for the veneer only and could be repaired in several ways. Scoping repairs is beyond the scope of the inspection. The brick veneer should be repaired to prevent water damage to the exterior wall envelope.

3.0 Item 3(Picture) The basement was wet at the time of the inspection. This appeared to be from hydrostatic pressure and may be due to a combination of circumstances. Based on the floor staining and the seller's description of the septic tank lid as metal, I suspect that most of this water is from a failed septic tank that is leaking near the foundation of the home and putting hydrostatic pressure on the concrete. Additional factors that may be contributing to this condition include improper downspout drainage and surface drainage around the home. I recommend that the septic tank is completely replaced and that the downspouts are installed into separate downspout drains that drain to daylight near the road ditch. Hydrostatic pressure may cause catastrophic damage to the foundation and this situation should be repaired as soon as practical.

3.0 Item 4(Picture) The basement was wet at the time of the inspection. This appeared to be from hydrostatic pressure and may be due to a combination of circumstances. Based on the floor staining and the seller's description of the septic tank lid as metal, I suspect that most of this water is from a failed septic tank that is leaking near the foundation of the home and putting hydrostatic pressure on the concrete. Additional factors that may be contributing to this condition include improper downspout drainage and surface drainage around the home. I recommend that the septic tank is completely replaced and that the downspouts are installed into separate downspout drains that drain to daylight near the road ditch. Hydrostatic pressure may cause catastrophic damage to the foundation and this situation should be repaired as soon as practical.

3.1 The brick veneer required immediate repairs. There was visible structural movement due to termite damage and a sagging main beam. The main beam of the house should be replaced.

3.1 Item 1(Picture) The brick veneer required immediate repairs.

3.1 Item 2(Picture) The brick veneer required immediate repairs.

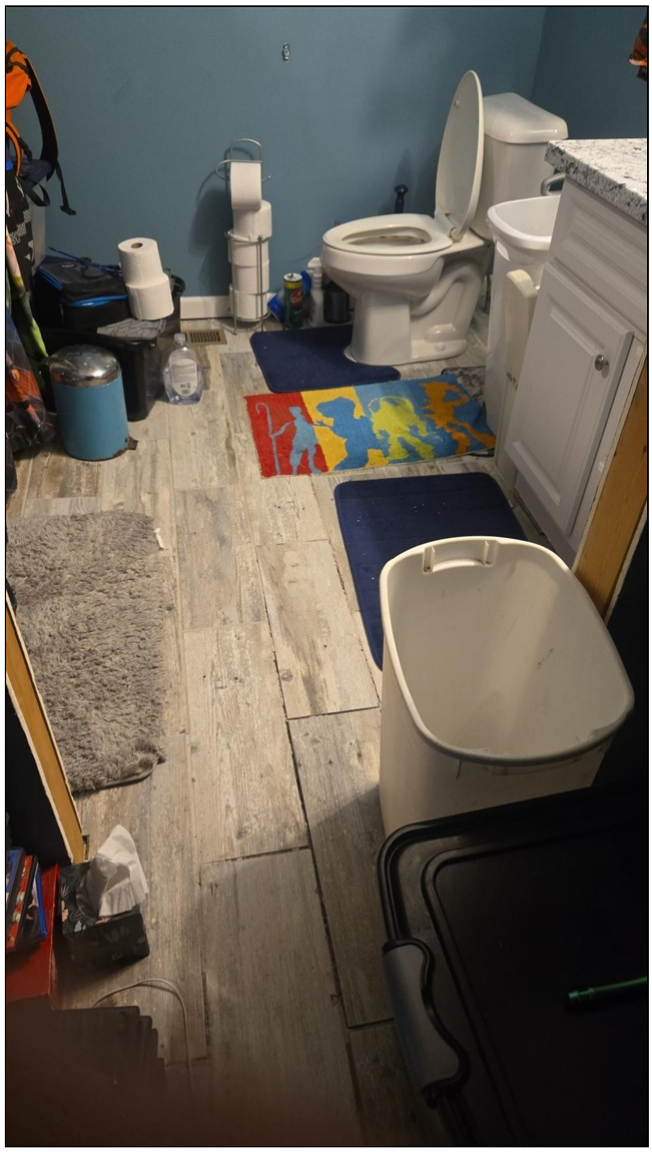
3.1 Item 3(Picture) The brick veneer required immediate repairs.

3.1 Item 4(Picture) The brick veneer required immediate repairs.

3.1 Item 5(Picture) There was visible structural movement due to termite damage and a sagging main beam. The main beam of the house should be replaced.

3.3 Some areas of the home were inaccessible at the time of the inspection. We were unable to inspect the crawlspace or attic area. There was noticeable deflection in the floors in some areas and I expect that there are some floor joists that require repairs. Evidence of termites and some termite damage was found. Some termite damage may be hidden. We recommend termite treatment. Any and all termite damaged wood should be repaired or replaced. A qualified contractor should repair or replace any and all damaged, cracked, or buckled floor joists. The floor joists should be sistered with a continuous board that is the same size as width as the existing floor joist and the same length as the existing floor joist. The sistered floor joist should be bearing on the sill plate on one side and bearing on the beam on the otherside. The sistered floor joist should be #6 screwed or 6d nailed to the old floor joist on an eschelon pattern with 6” offset between the fasteners. The fasteners should alternate between top and bottom of the floor joist. The fasteners should not be located less than 2” from the outside edge of the board. The sistered board should be installed crown facing up.

3.3 Item 1(Picture) Some areas of the home were inaccessible at the time of the inspection. We were unable to inspect the crawlspace or attic area. There was noticeable deflection in the floors in some areas and I expect that there are some floor joists that require repairs.



3.3 Item 2(Picture) Some areas of the home were inaccessible at the time of the inspection. We were unable to inspect the crawlspace or attic area. There was noticeable deflection in the floors in some areas and I expect that there are some floor joists that require repairs.

3.3 Item 3(Picture) Main beam termite damage noticed. The main beam should be replaced.

3.3 Item 4(Picture) Floor joist termite damage noticed. There was noticeable deflection in the floors in some areas and I expect that there are some floor joists that require repairs. Evidence of termites and some termite damage was found. Some termite damage may be hidden. We recommend termite treatment. Any and all termite damaged wood should be repaired or replaced. A qualified contractor should repair or replace any and all damaged, cracked, or buckled floor joists. The floor joists should be sistered with a continuous board that is the same size as width as the existing floor joist and the same length as the existing floor joist. The sistered floor joist should be bearing on the sill plate on one side and bearing on the beam on the otherside. The sistered floor joist should be #6 screwed or 6d nailed to the old floor joist on an eschelon pattern with 6” offset between the fasteners. The fasteners should alternate between top and bottom of the floor joist. The fasteners should not be located less than 2” from the outside edge of the board. The sistered board should be installed crown facing up.

3.3 Item 5(Picture) There was noticeable deflection in the floors in some areas and I expect that there are some floor joists that require repairs. Evidence of termites and some termite damage was found. Some termite damage may be hidden. We recommend termite treatment. Any and all termite damaged wood should be repaired or replaced. A qualified contractor should repair or replace any and all damaged, cracked, or buckled floor joists. The floor joists should be sistered with a continuous board that is the same size as width as the existing floor joist and the same length as the existing floor joist. The sistered floor joist should be bearing on the sill plate on one side and bearing on the beam on the otherside. The sistered floor joist should be #6 screwed or 6d nailed to the old floor joist on an eschelon pattern with 6” offset between the fasteners. The fasteners should alternate between top and bottom of the floor joist. The fasteners should not be located less than 2” from the outside edge of the board. The sistered board should be installed crown facing up.

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.

		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	Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)				•
4.5	Solid Fuel Heating Devices (Fireplaces, Woodstove)				•
4.6	Cooling and Air Handler Equipment	•			
4.7	Normal Operating Controls	•			
4.8	Presence of Installed Cooling Source in Each Room	•			

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

IN	NI	NP	RR

Styles & Materials

Heat Type:
Furnace

Energy Source:
Propane

Number of Heat Systems (excluding wood):
One

Heat System Brand:
CARRIER

Ductwork:
Non-insulated

Number of Woodstoves:
One

Cooling Equipment Type:
Air conditioner unit

Cooling Equipment Energy Source:
Electricity

Number of AC Only Units:
One

Central Air Brand:
CARRIER

Comments:

4.0 2016 Carrier gas furnace inspected and operable at the time of the inspection.

4.0 Item 1(Picture) 2016 Carrier gas furnace inspected and operable at the time of the inspection.

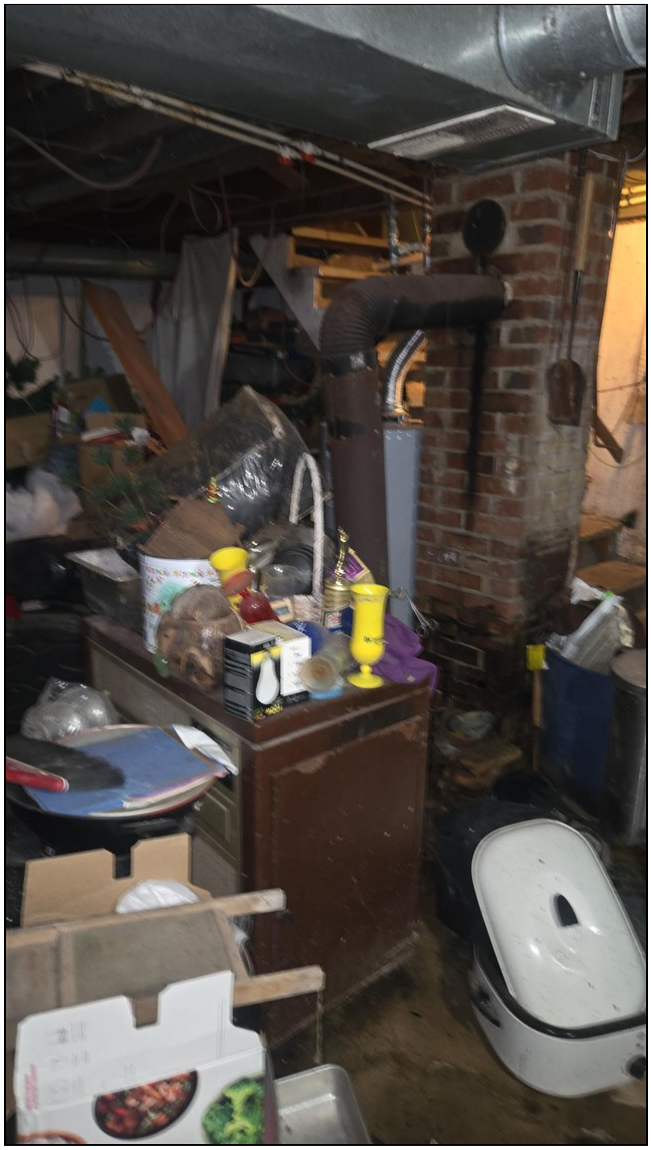
4.3 The ducts were sweating. Ducts sweat whenever moisture vapor condenses on the duct due to temperature and humidity. Installing a return air vent in this area and/or adding insulation may help limit the condensation. A qualified HVAC contractor should repair the sweating ducts.

4.3 Item 1(Picture) The ducts were sweating. Ducts sweat whenever moisture vapor condenses on the duct due to temperature and humidity. Installing a return air vent in this area and/or adding insulation may help limit the condensation. A qualified HVAC contractor should repair the sweating ducts.

4.3 Item 2(Picture) The ducts were sweating. Ducts sweat whenever moisture vapor condenses on the duct due to temperature and humidity. Installing a return air vent in this area and/or adding insulation may help limit the condensation. A qualified HVAC contractor should repair the sweating ducts.

4.4 InterNACHI always recommends that the flue is swept by a licensed chimney sweep, prior to the first use and annually thereafter.

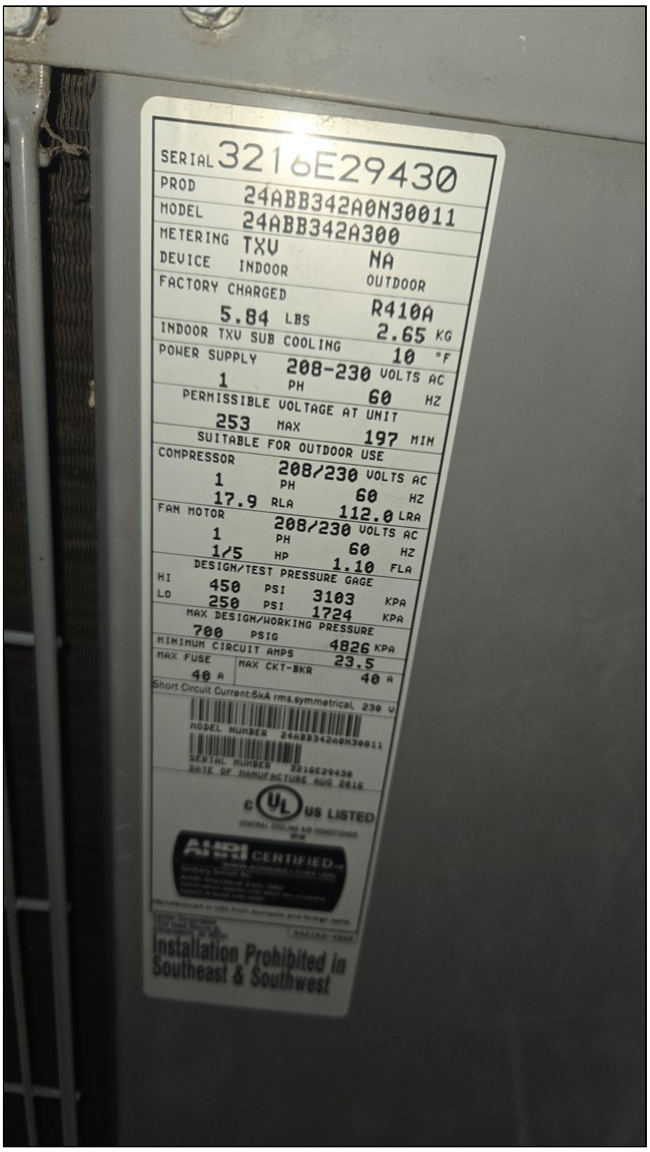
4.5 InterNACHI always recommends that the flue is swept by a licensed chimney sweep, prior to the first use and annually thereafter.



4.5 Item 1(Picture) The wood stove is beyond the scope of the inspection and blocked by the occupants belongings. InterNACHI always recommends that the flue is swept by a licensed chimney sweep, prior to the first use and annually thereafter. The wood stove should be inspected and repaired by a licensed chimney sweep.

4.6 2016 Carrier AC not inspected. I recommended that both the AC unit and the furnace unit should be cleaned and serviced prior to use and annually thereafter to extend the life of the units. It was below 60 degrees Fahrenheit on the day of the inspection and operating the air conditioner whenever the ambient temperature is below 60 degrees Fahrenheit can damage the compressor; so, I was unable to activate the air conditioner for a full cycle test. However, visually it appeared to be in good mechanical condition.

4.6 Item 1(Picture) 2016 Carrier AC not inspected. I recommended that both the AC unit and the furnace unit should be cleaned and serviced prior to use and annually thereafter to extend the life of the units. It was below 60 degrees Fahrenheit on the day of the inspection and operating the air conditioner whenever the ambient temperature is below 60 degrees Fahrenheit can damage the compressor; so, I was unable to activate the air conditioner for a full cycle test. However, visually it appeared to be in good mechanical condition.



4.6 Item 2(Picture) 2016 Carrier AC not inspected. I recommended that both the AC unit and the furnace unit should be cleaned and serviced prior to use and annually thereafter to extend the life of the units. It was below 60 degrees Fahrenheit on the day of the inspection and operating the air conditioner whenever the ambient temperature is below 60 degrees Fahrenheit can damage the compressor; so, I was unable to activate the air conditioner for a full cycle test. However, visually it appeared to be in good mechanical condition.

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.

		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	Sump Pump	•			

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

	IN	NI	NP	RR

Styles & Materials

Water Source:
Well

Water Filters:
None
(We do not inspect filtration systems)

Plumbing Water Supply (into home):
Poly

Plumbing Waste:
PVC
Cast iron

Water Heater Power Source:
Propane (quick recovery)

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

Water Heater Location:
Basement

WH Manufacturer:
A.O. SMITH

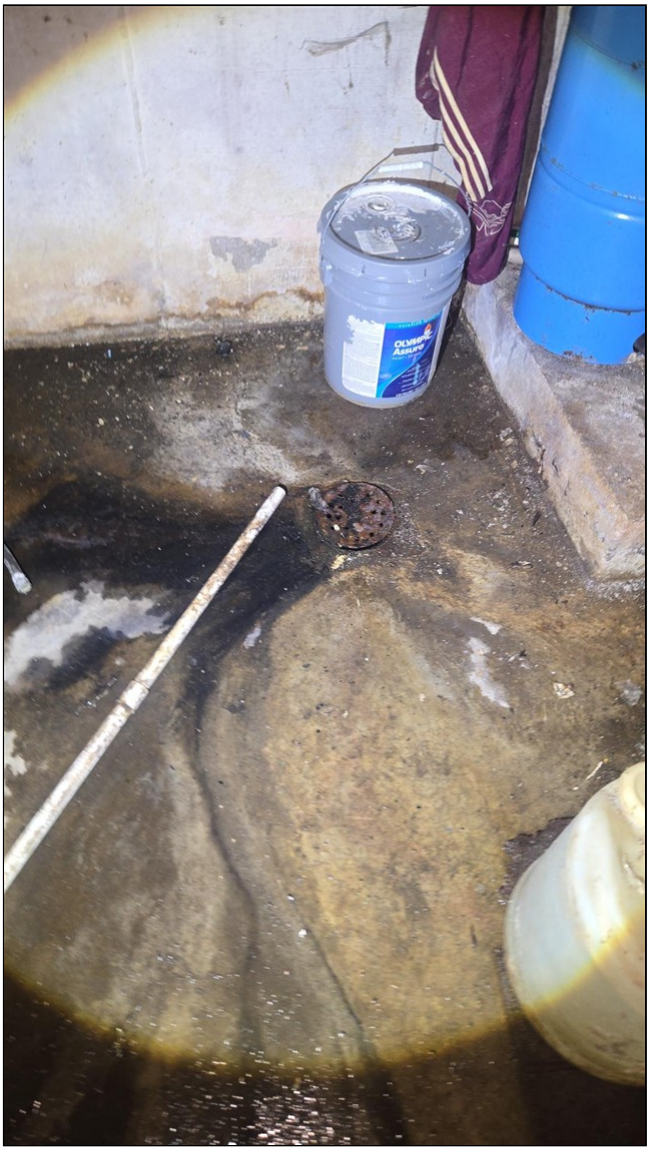
Comments:

5.0 There was a sewer gas smell notice in this bathroom. A plumbing vent may be clogged or something in this bathroom may not be vented properly. A qualified plumbing contractor should find and fix any and all plumbing issues. . After any plumbing work the plumber should pressure check and leak check all the pipes. I recommend that a sewer lateral locater service is hired to trace all sewer line and floor drains that leave the basement prior to making any septic system inspections or repairs. The cast iron plumbing is nearing the end of its useful life expectancy and may require repair or replacement soon. I recommended a sewer lateral inspection.

5.0 Item 1(Picture) There was a sewer gas smell notice in this bathroom. A plumbing vent may be clogged or something in this bathroom may not be vented properly. A qualified plumbing contractor should find and fix any and all plumbing issues. . After any plumbing work the plumber should pressure check and leak check all the pipes.

5.0 Item 2(Picture) Plumbing vents into the basement improperly...I recommend that a sewer lateral locater service is hired to trace all sewer line and floor drains that leave the basement prior to making any septic system inspections or repairs.

5.0 Item 3(Picture) I recommend that a sewer lateral locater service is hired to trace all sewer line and floor drains that leave the basement prior to making any septic system inspections or repairs. The cast iron plumbing is nearing the end of its useful life expectancy and may require repair or replacement soon. I recommended a sewer lateral inspection.



5.0 Item 4(Picture) I recommend that a sewer lateral locater service is hired to trace all sewer line and floor drains that leave the basement prior to making any septic system inspections or repairs. I recommended to call "The Pipe Guard" Allen Carter to locate all these lines. 314-278-7237

5.1 There was low water pressure in the hall shower. This shower head leaked and required repairs. This pressure tanks should be drained and de-scaled.

5.1 Item 1(Picture) There was low water pressure in the hall shower.

5.1 Item 2(Picture) This shower head leaked and required repairs.

5.1 Item 3(Picture) This pressure tanks should be drained and de-scaled.

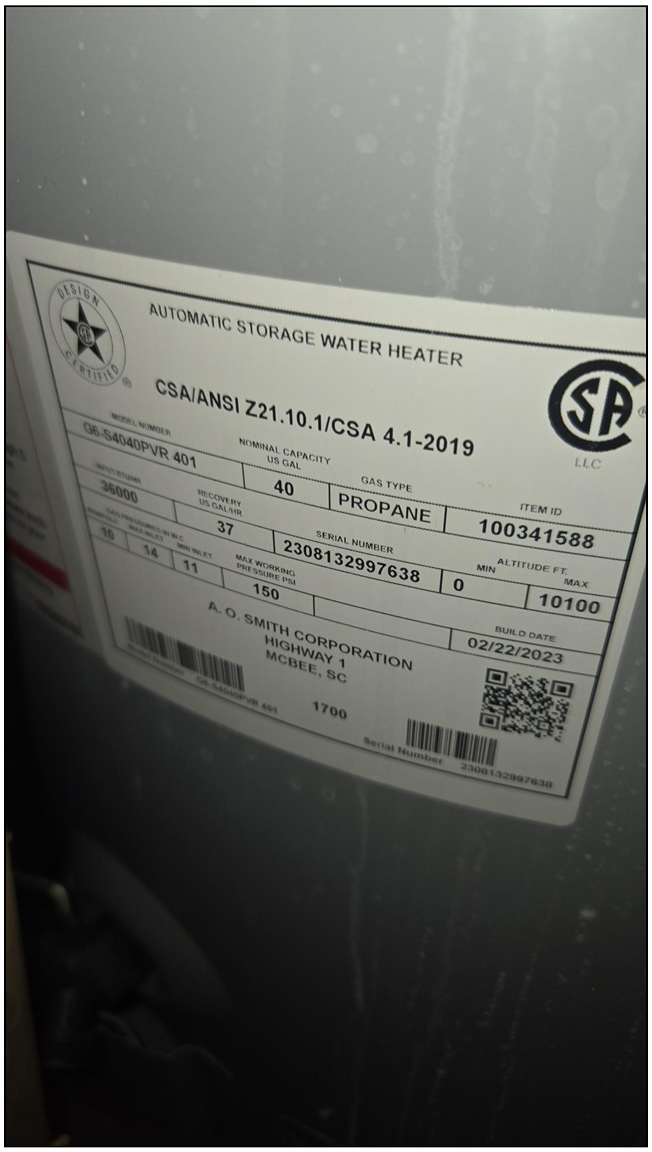
5.1 Item 4(Picture) Main line from well is plastic hdpe.

5.1 Item 5(Picture) The well should be inspected and a MO Bacteriological water sample should be taken and test results should be reviewed by the Buyer prior to closing.

5.2 2008 AO Smith propane 40 gallon water heater inspected and operable at the time of the inspection. This unit is nearing the end of the useful life expectancy and may require repair or replacement during the period of ownership.

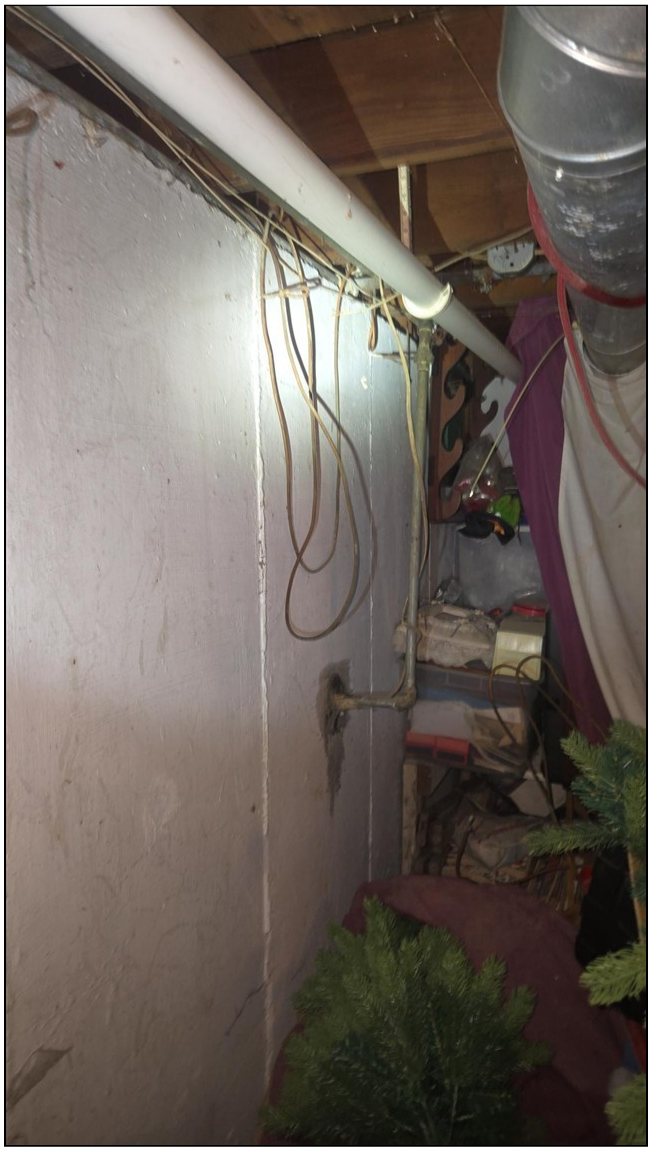
5.2 Item 1(Picture) 2008 AO Smith propane 40 gallon water heater inspected and operable at the time of the inspection. This unit is nearing the end of the useful life expectancy and may require repair or replacement during the period of ownership.

5.2 Item 2(Picture) 2008 AO Smith propane 40 gallon water heater inspected and operable at the time of the inspection. This unit is nearing the end of the useful life expectancy and may require repair or replacement during the period of ownership.



5.2 Item 3(Picture) 2008 AO Smith propane 40 gallon water heater inspected and operable at the time of the inspection. This unit is nearing the end of the useful life expectancy and may require repair or replacement during the period of ownership.

5.3 Shutting off the well pump shuts off the water.



5.3 Item 1(Picture) Shutting off the well pump shuts off the water.

5.4 The tank pop off valves should be serviced by the tank provider. The main gas shut-off valve is located at the propane tank. The tank was 57% full at the time of the inspection.

5.4 Item 1(Picture) The tank pop off valves should be serviced by the tank provider. The main gas shut-off valve is located at the propane tank. The tank was 57% full at the time of the inspection.

5.4 Item 2(Picture) The tank pop off valves should be serviced by the tank provider. The main gas shut-off valve is located at the propane tank. The tank was 57% full at the time of the inspection.

5.5 The sump at the bottom of the basement stairwell was operable at the time of the inspection.

5.5 Item 1(Picture) The sump at the bottom of the basement stairwell was operable at the time of the inspection.

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.

		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	Operation of GFCI (Ground Fault Circuit Interrupters)				•
6.5	Smoke Detectors			•	•
6.6	Carbon Monoxide Detectors			•	•

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

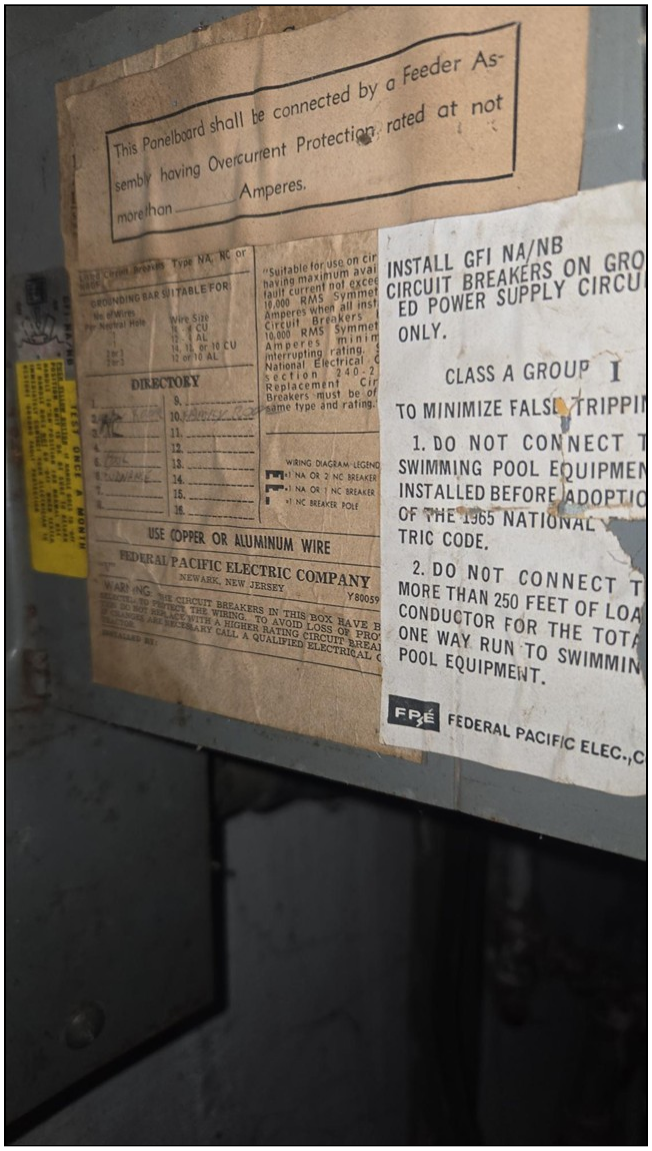
IN	NI	NP	RR

Comments:

6.1 It was unsafe for me to open the electrical panels because there were loose wires that could cause problems. I did not fully inspect the electrical system. There was loose, unprotected, or temporary wiring noticed. A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.1 Item 1(Picture) It was unsafe for me to open the electrical panels because there were loose wires that could cause problems. I did not fully inspect the electrical system. There was loose, unprotected, or temporary wiring noticed. A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.1 Item 2(Picture) Open breaker spaces could allow accidental contact with energized parts. A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.



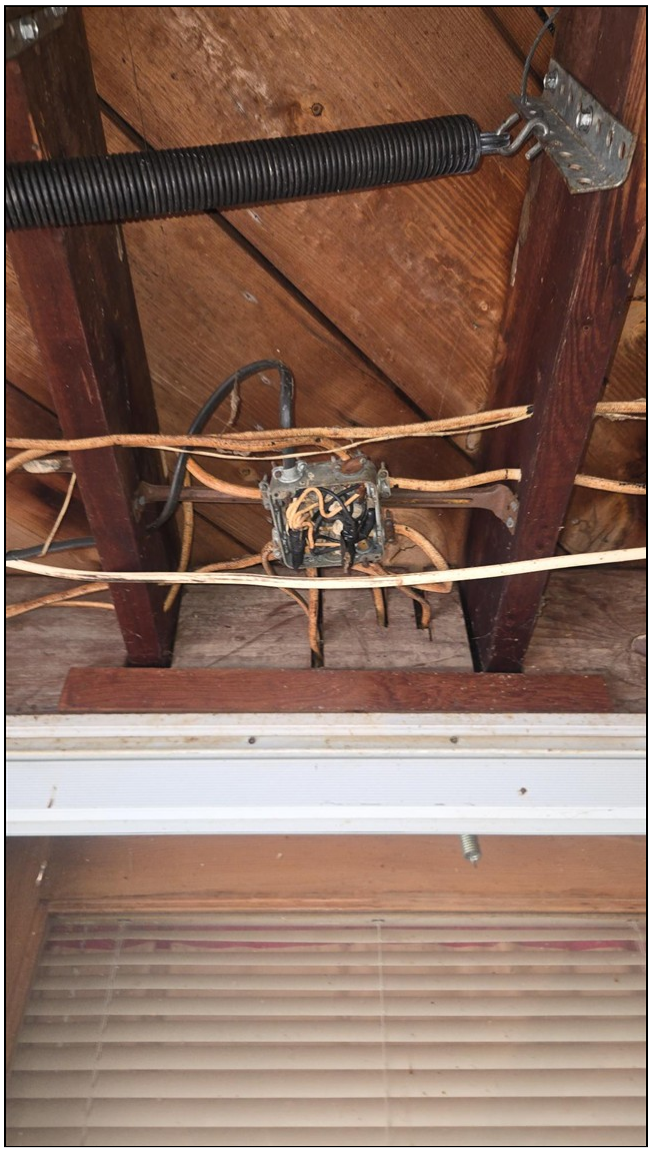
6.1 Item 3(Picture) Breakers not labeled. A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.1 Item 4(Picture) Breakers not labeled. A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.1 Item 5(Picture) A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.2 A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.3 A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.



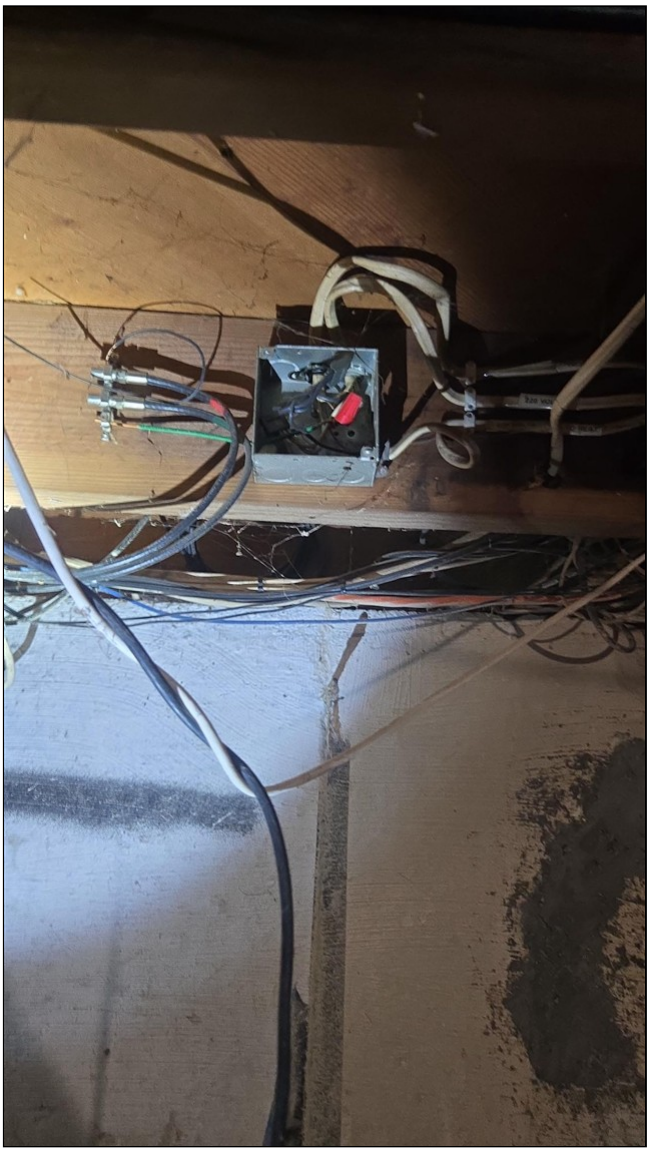
6.3 Item 1(Picture) Open and overloaded splice boxes - A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.3 Item 2(Picture) Inoperable exterior lights - A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.3 Item 3(Picture) Outlets and switches should all be replaced and properly installed. A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

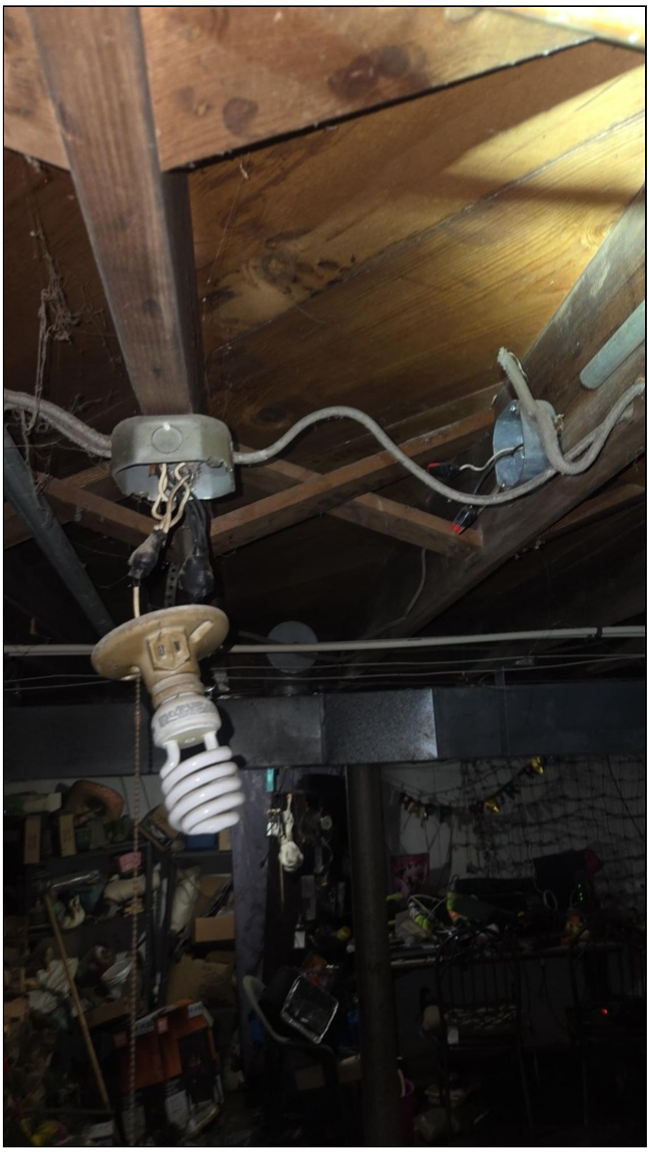
6.3 Item 4(Picture) Ungrounded outlets throughout the house. A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.3 Item 5(Picture) A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies. Missing screws, cracked covers, covers loose or protruding from the wall.

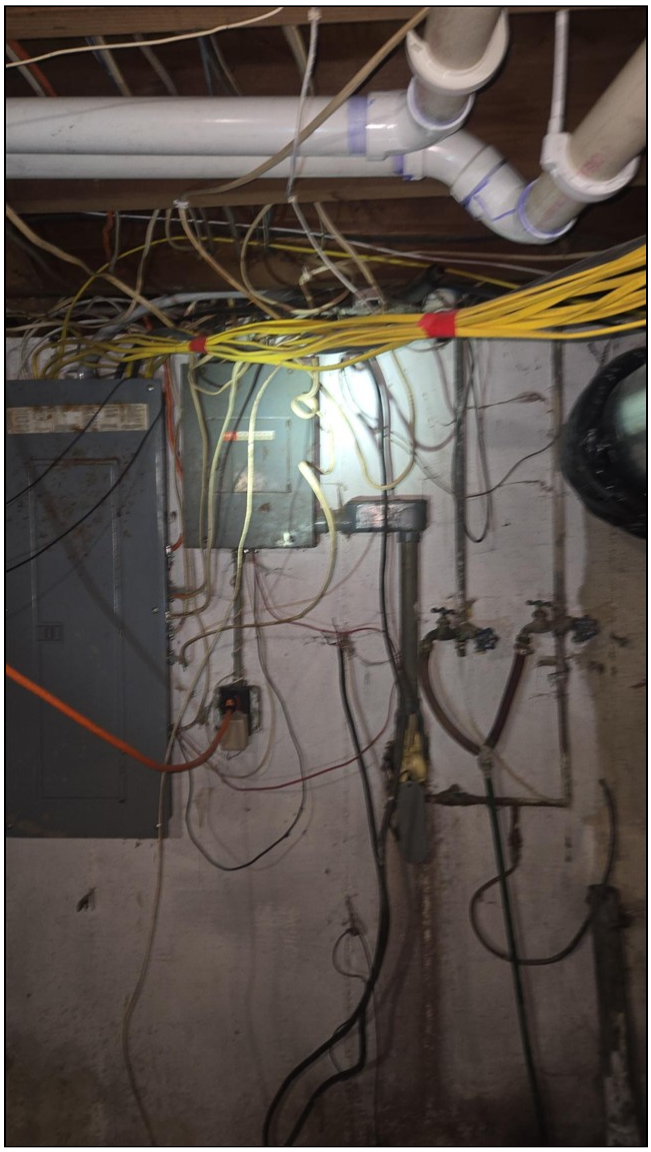


6.3 Item 6(Picture) A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

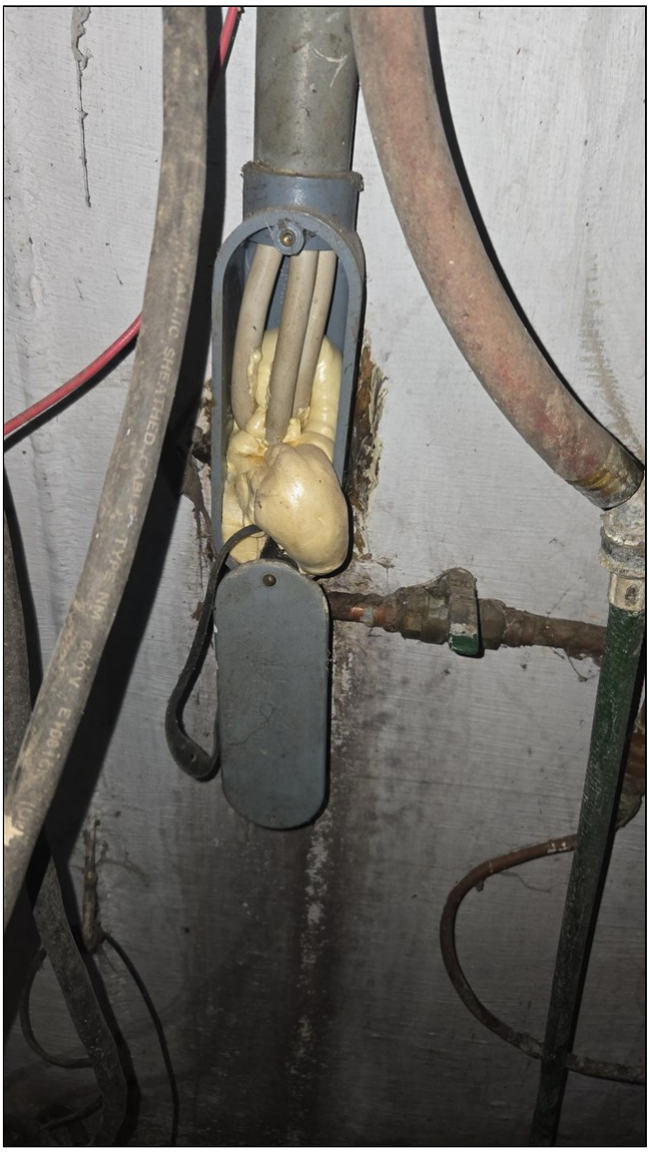
6.3 Item 7(Picture) A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies. Loose wires



6.3 Item 8(Picture) A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.



6.3 Item 9(Picture) A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.



6.3 Item 10(Picture) A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.3 Item 11(Picture) A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.4 GFCI outlets should be located: at least one on the front exterior of the house, at least one on the rear exterior of the house, all exterior outlets, all outbuilding outlets, all unfinished spaces, all outlets above the countertop in the kitchen, all bathroom outlets (at least one above the sink/vanity), and all laundry room outlets…This home did not have all of the GFCI's in the correct places. A qualified electrical contractor should find and fix any and all NEC deficiencies.

6.4 Item 1(Picture) Not GFCI protected. GFCI outlets should be located: at least one on the front exterior of the house, at least one on the rear exterior of the house, all exterior outlets, all outbuilding outlets, all unfinished spaces, all outlets above the countertop in the kitchen, all bathroom outlets (at least one above the sink/vanity), and all laundry room outlets…This home did not have all of the GFCI's in the correct places. A qualified electrical contractor should find and fix any and all NEC deficiencies.

6.5 New batteries should be installed whenever you move in and replaced regularly. The smoke detectors should be tested upon moving in to the home and at least annually thereafter. Smoke detectors should be located in every room of the house. Smoke detectors should be located on the ceiling only. All detectors more than 10 years old should be replaced.

6.6 The Carbon Monoxide detectors should be tested upon moving in to the home and at least annually thereafter. CO detectors should be located in every sleeping room of the house and in the basement. CO detectors should be located within 2’ of the floor. All detectors more than 10 years old should be replaced.

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. 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.

		IN	NI	NP	RR
7.0	Ceilings				•
7.1	Walls				•
7.2	Floors				•
7.3	Steps, Stairways, Balconies and Railings				•
7.4	Counters and Cabinets (representative number)				•
7.5	Doors (representative number)				•
7.6	Windows (representative number)				•
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace		**IN**	**NI**	**NP**	**RR**

Comments:

7.0 There was not a finished ceiling in the laundry room. InterNACHI recommends that attic fans are deleted, because overall they are less energy efficient than HVAC. There were some scuffs, scrapes, cracks, and inconsistent texture noticed throughout the house.

7.0 Item 1(Picture) There was not a finished ceiling in the laundry room. This ceiling should be removed and the wood rafters should be inspected in this area prior to finishing this ceiling. There may be hidden water damage in this area.

7.0 Item 2(Picture) The attic fan should be deleted and an attic access should be established here. InterNACHI recommends that attic fans are deleted, because overall they are less energy efficient than HVAC.

7.0 Item 3(Picture) There were some scuffs, scrapes, cracks, and inconsistent texture noticed throughout the house.

7.0 Item 4(Picture) MoldThere were some scuffs, scrapes, cracks, and inconsistent texture noticed throughout the house.

7.1 There were some scuffs, scrapes, cracks, and inconsistent texture noticed throughout the house. The master bathroom shower wall looked like it may have some major rot and water damage behind the wall. This wall should be torn down to the studs and inspected.

7.1 Item 1(Picture) There were some scuffs, scrapes, cracks, and inconsistent texture noticed throughout the house.

7.1 Item 2(Picture) The occupant and occupants belongings limited the inspection.

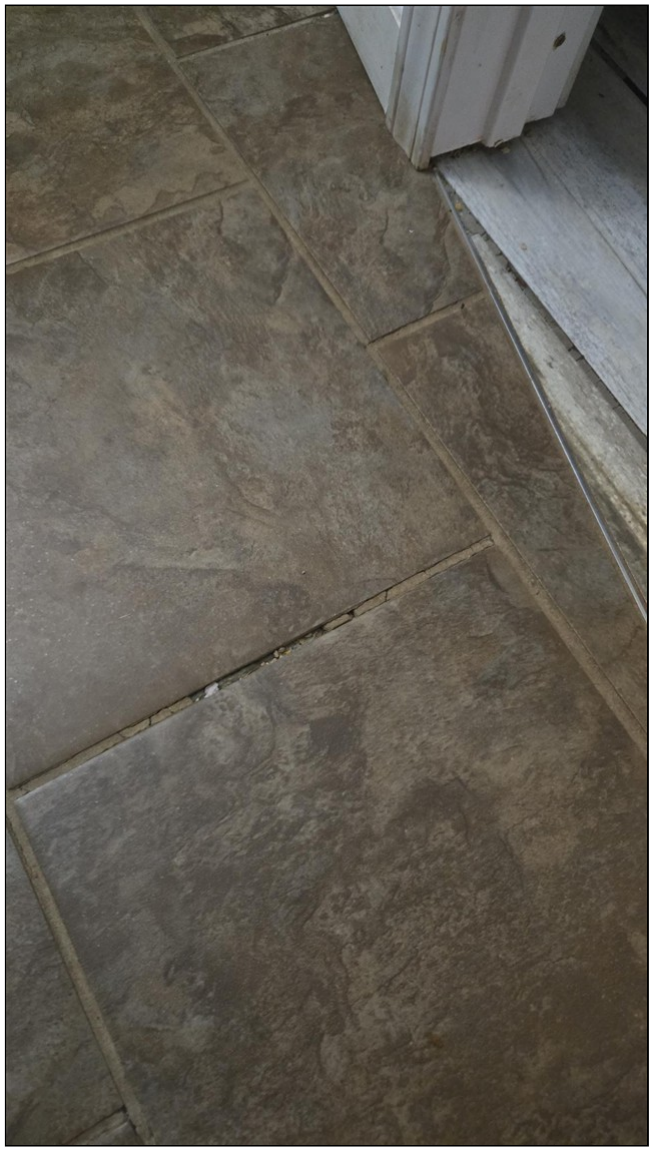
7.1 Item 3(Picture) There were drywall repairs required.

7.1 Item 4(Picture) The occupant and occupants belongings limited the inspection.

7.1 Item 5(Picture) The master bathroom shower wall looked like it may have some major rot and water damage behind the wall. This wall should be torn down to the studs and inspected.

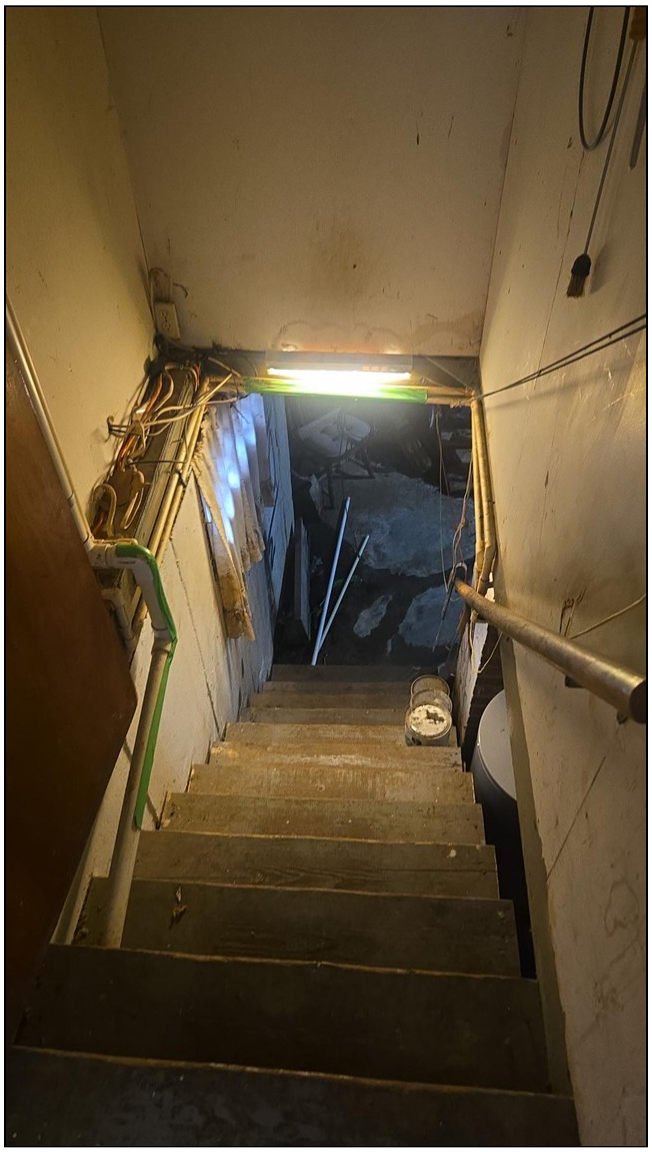
7.2 There was cracked tile and grout throughout the house. Some of the cracked tile and grout appeared to be from structural movement and you should expect to make structural repairs to the subflooring and floor joists in some, but not all areas.

7.2 Item 1(Picture) There was cracked tile and grout throughout the house. Some of the cracked tile and grout appeared to be from structural movement and you should expect to make structural repairs to the subflooring and floor joists in some, but not all areas.



7.2 Item 2(Picture) There was cracked tile and grout throughout the house. Some of the cracked tile and grout appeared to be from structural movement and you should expect to make structural repairs to the subflooring and floor joists in some, but not all areas.

7.3 The stairs were too steep. Stairs should be no steeper than 7” riser on 11” tread depth. The stairs were leaning/unlevel. A qualified contractor should repair the stairs to code requirements. There was low overhead clearance. The overhead clearance over the stairwell should be 6’8” or more and was not. The stairwell should be rebuilt. There were open risers. Open risers can be a safety hazard for small children whom might stick their heads in the riser gap. These should be closed with a board to prevent injury. A qualified contractor should complete all work.



7.3 Item 1(Picture) The stairs were too steep. Stairs should be no steeper than 7” riser on 11” tread depth. The stairs were leaning/unlevel. A qualified contractor should repair the stairs to code requirements. There was low overhead clearance. The overhead clearance over the stairwell should be 6’8” or more and was not. The stairwell should be rebuilt. There were open risers. Open risers can be a safety hazard for small children whom might stick their heads in the riser gap. These should be closed with a board to prevent injury. A qualified contractor should complete all work.

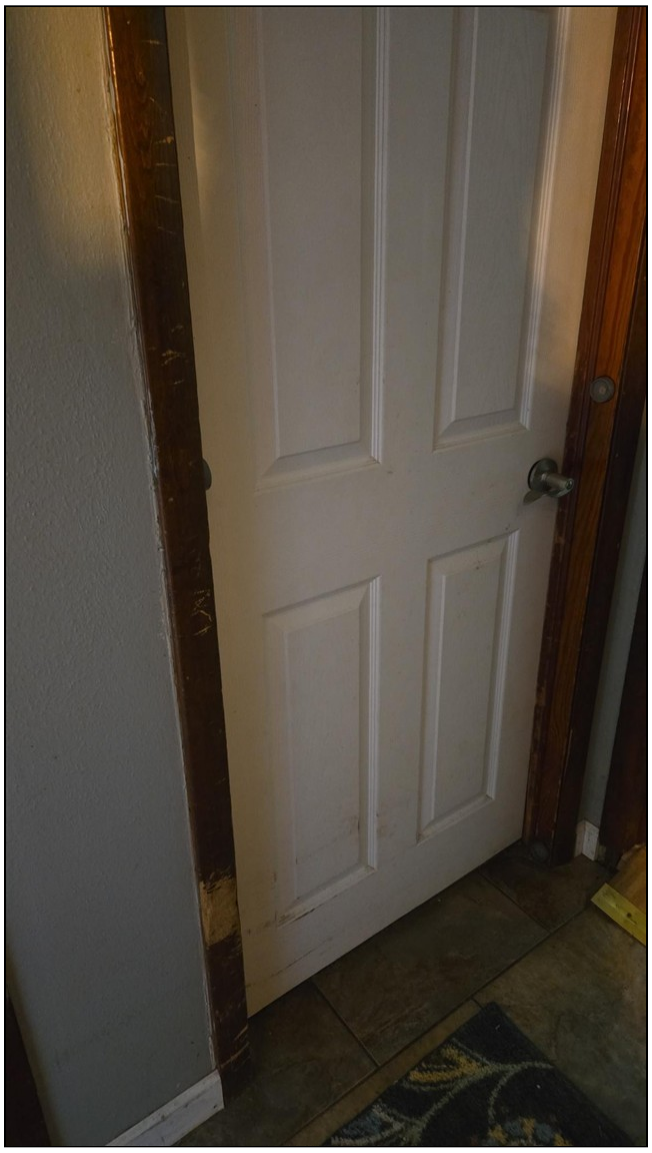
7.4 There was a drawer in the kitchen that required repairs.

7.4 Item 1(Picture) There was a drawer in the kitchen that required repairs.

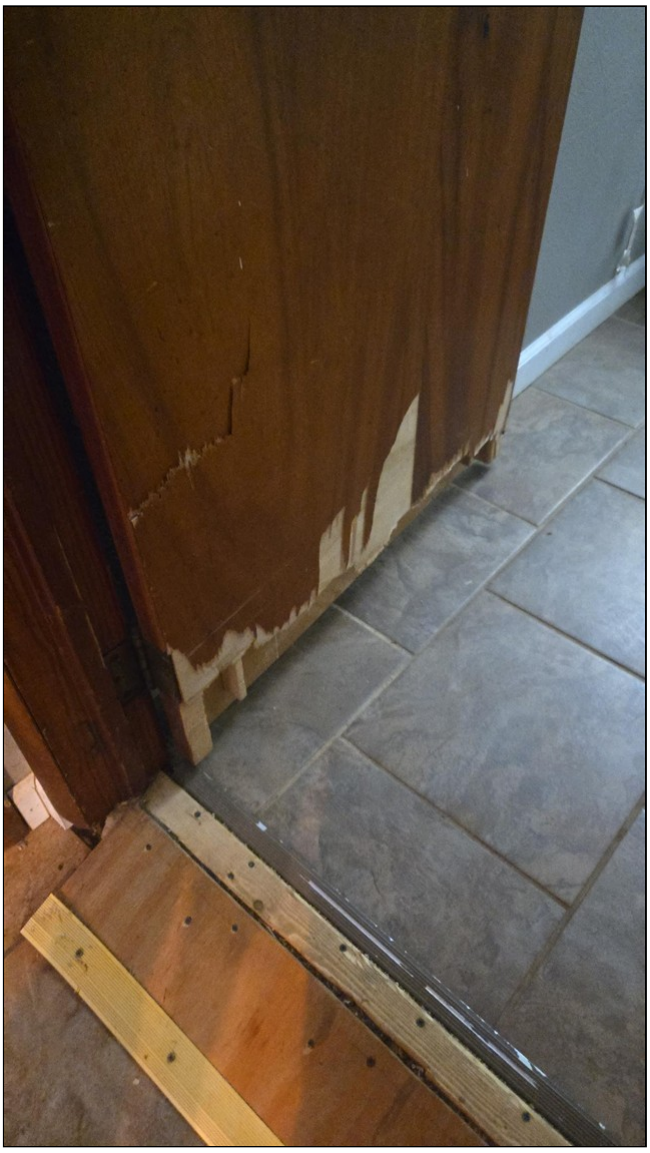
7.5 There were some damaged doors that should be repaired or replaced. Some doorways were blocked and the door could not be fully inspected.

7.5 Item 1(Picture) There were some damaged doors that should be repaired or replaced. Some doorways were blocked and the door could not be fully inspected.

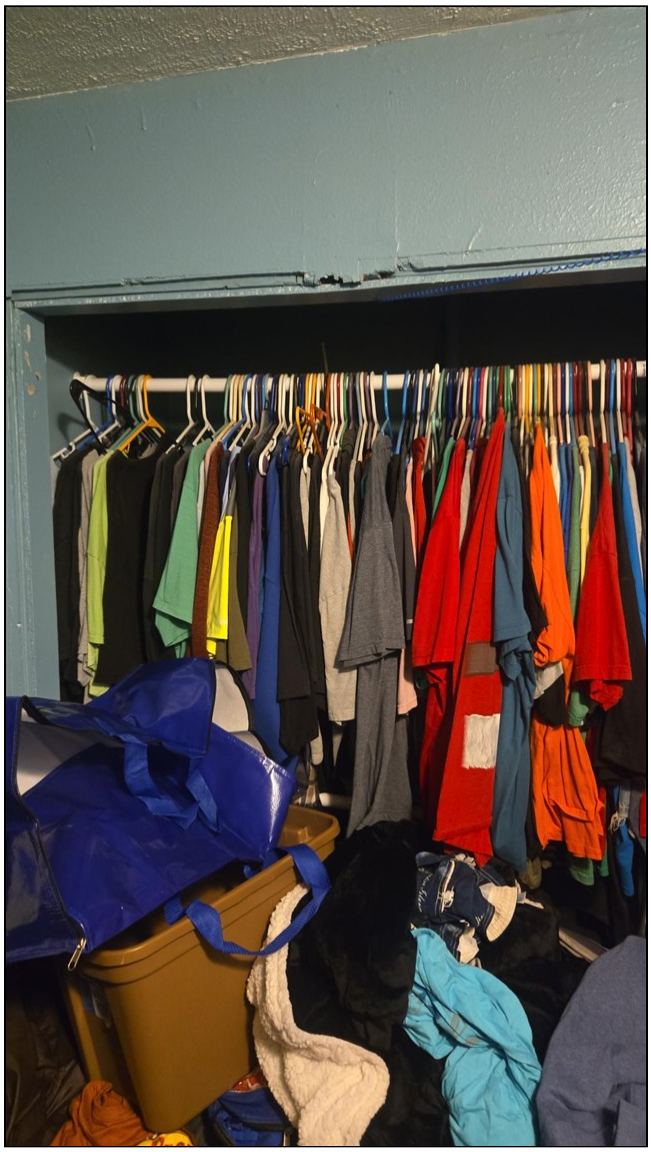
7.5 Item 2(Picture) There were some damaged doors that should be repaired or replaced.



7.5 Item 3(Picture) There were some damaged doors that should be repaired or replaced.



7.5 Item 4(Picture) There were some damaged doors that should be repaired or replaced.



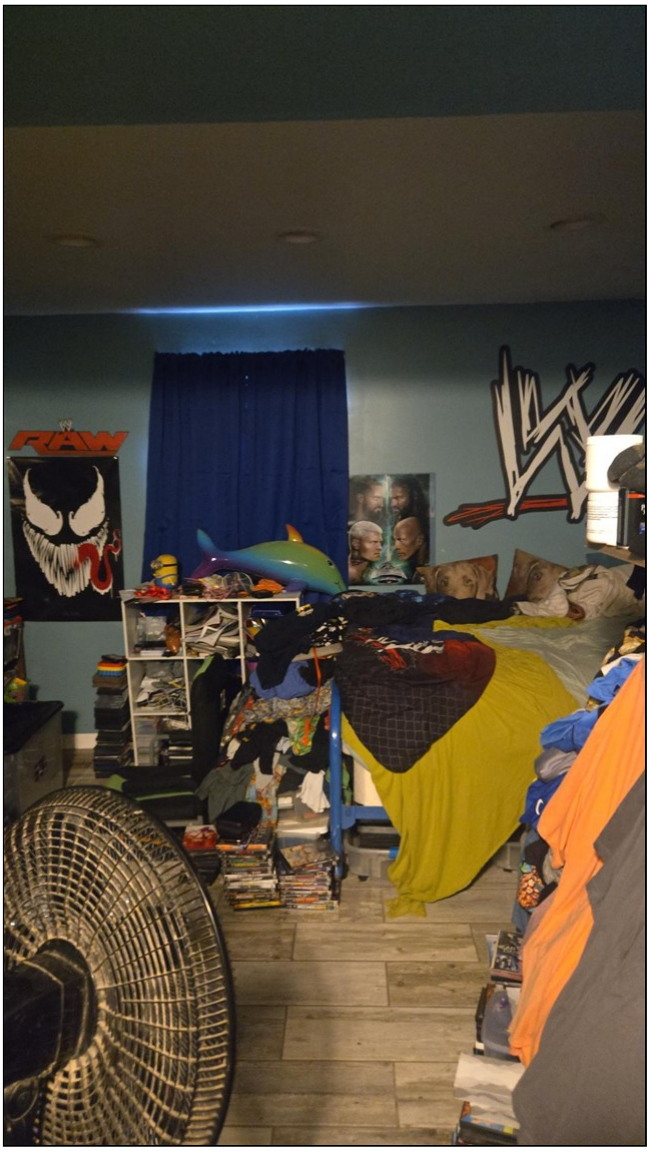
7.5 Item 5(Picture) Missing closet door.

7.5 Item 6(Picture) Cracked door

7.5 Item 7(Picture) Cracked door.

7.6 The blinds were old, brittle, and hard to open/close.

7.6 Item 1(Picture) The blinds were old, brittle, and hard to open/close.



7.6 Item 2(Picture) Many windows were inaccessible and were not inspected.

7.6 Item 3(Picture) Broken basement crawlspace entrance.

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.

8. Garage

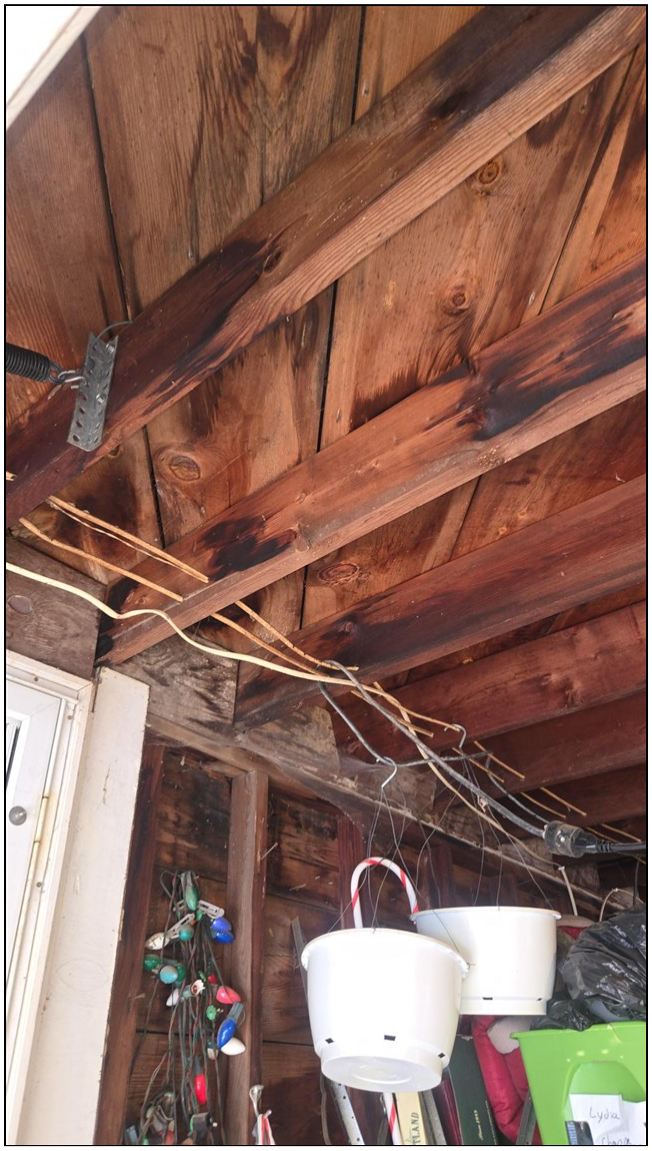
		IN	NI	NP	RR
8.0	Garage Ceilings				•
8.1	Garage Walls (including Firewall Separation)				•
8.2	Garage Floor	•			
8.3	Garage Door (s)				•
8.4	Occupant Door (from garage to inside of home)				•
8.5	Garage Door Operators (Report whether or not doors will reverse when met with resistance)	•			
8.6	Garage window (s)				•
	IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace	IN	NI	NP	RR

Styles & Materials

Garage Door Type:
One automatic

Comments:

8.0 The garage ceiling should be covered with 5/8” or thicker type-x fire resistant drywall to provide fire protection to the occupancy in the event of a garage fire.



8.0 Item 1(Picture) The garage ceiling should be covered with 5/8” or thicker type-x fire resistant drywall to provide fire protection to the occupancy in the event of a garage fire.

8.1 The garage wall should be covered with ½" or thicker type-x fire resistant drywall to provide fire protection to the occupancy in the event of a garage fire.

8.1 Item 1(Picture) The garage wall should be covered with ½" or thicker type-x fire resistant drywall to provide fire protection to the occupancy in the event of a garage fire.

8.2 The garage floor was cracked in several places and may be a floating slab.

8.2 Item 1(Picture)

8.3 The garage door fascia required repairs.

8.3 Item 1(Picture) The garage door fascia required repairs.

8.4 The occupant door to the house from the garage should be a fire resistant door. “Other openings between the garage and the residence shall be equipped with solid wood doors not less than 1-3/8” (35 mm) in thickness, solid- or honeycomb-core steel doors not less than 1-3/8” (35 mm) thick, or 20-minute fire-rated doors.” The door should be replaced with a fire resistant door by a qualified contractor.

8.4 Item 1(Picture) The occupant door to the house from the garage should be a fire resistant door. “Other openings between the garage and the residence shall be equipped with solid wood doors not less than 1-3/8” (35 mm) in thickness, solid- or honeycomb-core steel doors not less than 1-3/8” (35 mm) thick, or 20-minute fire-rated doors.” The door should be replaced with a fire resistant door by a qualified contractor.

8.6 Broken thermal seals present as sometimes milky residue between the panes of glass and or condensation in between the thermal panes. Broken thermal seals allow moisture vapor to enter the window between the thermal panes and make the window less efficient from a thermal energy perspective. The windows should be cleaned; any and all broken thermal seals should be found and fixed by a qualified contractor.

8.6 Item 1(Picture) Broken thermal seals present as sometimes milky residue between the panes of glass and or condensation in between the thermal panes. Broken thermal seals allow moisture vapor to enter the window between the thermal panes and make the window less efficient from a thermal energy perspective. The windows should be cleaned; any and all broken thermal seals should be found and fixed by a qualified contractor.

9. Built-In Kitchen Appliances

		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

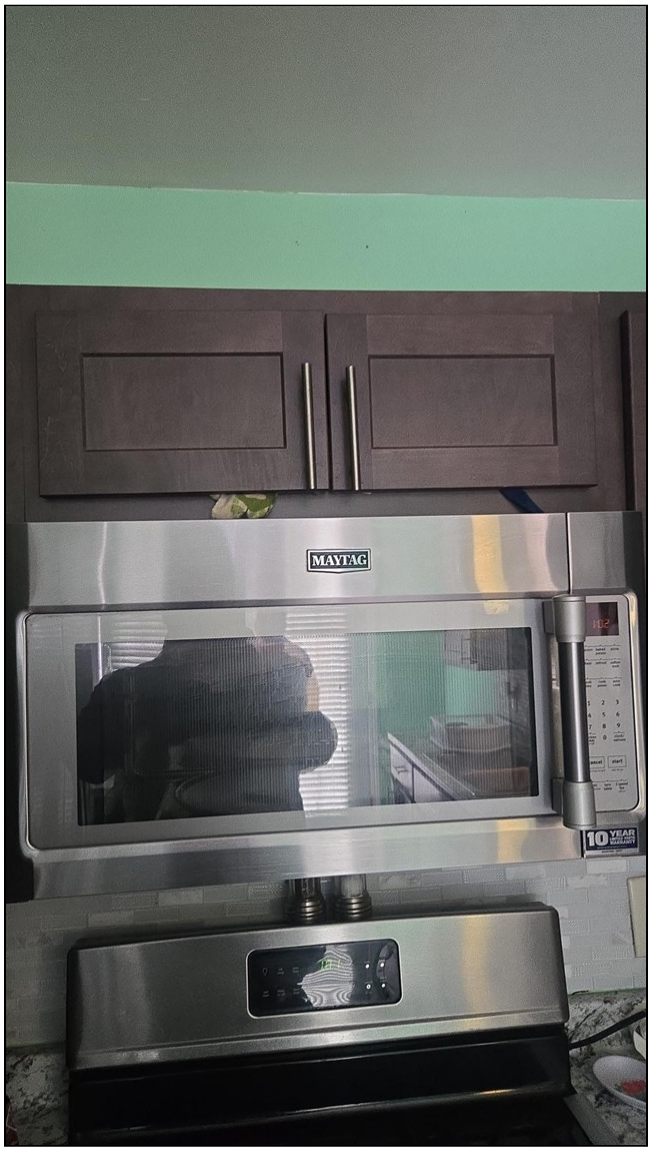
IN	NI	NP	RR

Comments:

9.1 The stove and oven required repairs. The burners should be cleaned or replaced. CO detectors should be located in every sleeping room of the house and in the basement. CO detectors should be located within 2’ of the floor. All detectors more than 10 years old should be replaced

9.1 Item 1(Picture) The stove and oven required repairs. The burners should be cleaned or replaced. CO detectors should be located in every sleeping room of the house and in the basement. CO detectors should be located within 2’ of the floor. All detectors more than 10 years old should be replaced

9.5 Inspected



9.5 Item 1(Picture) Inspected

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

525 South Shelby St.
Perryville, MO 63775
573-880-8414
www.ateaminspection.com
InterNational Association of Certified Home Inspectors
Certified Home Inspector # NACHI16082621

Customer
NAME

Address
Addess

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

Tree branches should be cut back 6’ outside of the perimeter of the home plumb to the sky. Tree branches that are closer to the home than that may cause sudden damage and leaking.

1.0 Item 1(Picture) Tree branches should be cut back 6’ outside of the perimeter of the home plumb to the sky. Tree branches that are closer to the home than that may cause sudden damage and leaking.

1.0 Item 2(Picture) There appeared to be active leaking and water damage in the area of the tree branches in the garage.

1.0 Item 3(Picture) There appeared to be active leaking and water damage in the area of the tree branches in the garage. There was some rotted wood noticed in the garage. A qualified roofing contractor should repair the roof.

1.1 Flashings

Repair or Replace

The flashing on the roof between the flat roof and the house was missing and did not look appropriate. This is an unusual situation and it should be repaired by a qualified roofer. This situation may cause leaks and there may be hidden water damage in this area.

1.1 Item 1(Picture) The flashing on the roof between the flat roof and the house was missing and did not look appropriate. This is an unusual situation and it should be repaired by a qualified roofer. This situation may cause leaks and there may be hidden water damage in this area.

1.1 Item 2(Picture) The flashing on the roof between the flat roof and the house was missing and did not look appropriate. This is an unusual situation and it should be repaired by a qualified roofer. This situation may cause leaks and there may be hidden water damage in this area.

1.2 Skylights, Chimneys and Roof Penetrations

Repair or Replace

The flue was cracked. The chimney required tuck pointing. The chimney flashing was not properly installed and should be regularly sealed or replaced. A qualified roofing contractor should repair any and all problem areas of this roof. The flue cap were not installed and flue caps should be installed by a qualified contractor. Flue caps prevent birds and rain from entering the flue and causing the flue to become blocked trapping carbon monoxide in the home. A flue cap should be installed by a qualified contractor. The flue should be swept and repaired by a licensed chimney sweep, prior to the first use and annually thereafter. Masonry repair and tuck pointing is required on the property. Maintaining the mortar is integral to maintaining the asset. All mortar should be cement based.

1.2 Item 1(Picture) The flue was cracked. The chimney required tuck pointing. The chimney flashing was not properly installed and should be regularly sealed or replaced. A qualified roofing contractor should repair any and all problem areas of this roof. The flue cap were not installed and flue caps should be installed by a qualified contractor. Flue caps prevent birds and rain from entering the flue and causing the flue to become blocked trapping carbon monoxide in the home. A flue cap should be installed by a qualified contractor. The flue should be swept and repaired by a licensed chimney sweep, prior to the first use and annually thereafter. Masonry repair and tuck pointing is required on the property. Maintaining the mortar is integral to maintaining the asset. All mortar should be cement based.

1.3 Roof Drainage Systems

Repair or Replace

The gutters were missing. The downspouts were missing. The downspout drains were missing. Some drains did not have an identifiable outlet. Gutters should be provided with down spouts and downspout drains that discharge to

daylight at least 10' outside of the perimeter of the house. Water should never be allowed to pool, puddle, or run within 10' of the perimeter of the home. The roof was missing some guttering. All roofs should be provided with gutters, downspouts, and drains. This basement was actively wet.Improving the surface drainage and downspout drains around the house will increase the likelihood of a dry basement. The basement was dry at the time of the inspection. InterNACHI estimates that over 80% of wet basement issues are from water that is within 10’ of the perimeter of the house.

1.3 Item 1(Picture) Gutters should be provided with down spouts and downspout drains that discharge to daylight at least 10' outside of the perimeter of the house. Water should never be allowed to pool, puddle, or run within 10' of the perimeter of the home. The roof was missing some guttering. All roofs should be provided with gutters, downspouts, and drains.

1.3 Item 2(Picture) The gutters were missing. The downspouts were missing. The downspout drains were missing. Some drains did not have an identifiable outlet. Gutters should be provided with down spouts and downspout drains that discharge to daylight at least 10' outside of the perimeter of the house. Water should never be allowed to pool, puddle, or run within 10' of the perimeter of the home. The roof was missing some guttering. All roofs should be provided with gutters, downspouts, and drains.

1.3 Item 3(Picture) The gutters were missing. The downspouts were missing. The downspout drains were missing. Some drains did not have an identifiable outlet. Gutters should be provided with down spouts and downspout drains that discharge to daylight at least 10' outside of the perimeter of the house. Water should never be allowed to pool, puddle, or run within 10' of the perimeter of the home. The roof was missing some guttering. All roofs should be provided with gutters, downspouts, and drains.

1.3 Item 4(Picture) This basement was actively wet.Improving the surface drainage and downspout drains around the house will increase the likelihood of a dry basement. The basement was dry at the time of the inspection. InterNACHI estimates that over 80% of wet basement issues are from water that is within 10’ of the perimeter of the house.

1.3 Item 5(Picture) This basement was actively wet.Improving the surface drainage and downspout drains around the house will increase the likelihood of a dry basement. The basement was dry at the time of the inspection. InterNACHI estimates that over 80% of wet basement issues are from water that is within 10’ of the perimeter of the house.

1.3 Item 6(Picture) This basement was actively wet.Improving the surface drainage and downspout drains around the house will increase the likelihood of a dry basement. The basement was dry at the time of the inspection. InterNACHI estimates that over 80% of wet basement issues are from water that is within 10’ of the perimeter of the house.

1.3 Item 7(Picture) This basement was actively wet.Improving the surface drainage and downspout drains around the house will increase the likelihood of a dry basement. The basement was dry at the time of the inspection. InterNACHI estimates that over 80% of wet basement issues are from water that is within 10’ of the perimeter of the house.

2. Exterior

2.0 Wall Cladding Flashing and Trim

Repair or Replace

There was missing siding noticed and the OSB exterior wall sheathing was not protected with a house wrap. The siding should be completely removed. The osb exterior walls should be provided with house wrap and the siding should be reinstalled.

2.0 Item 1(Picture) There was missing siding noticed and the OSB exterior wall sheathing was not protected with a house wrap. The siding should be completely removed. The osb exterior walls should be provided with house wrap and the siding should be reinstalled.

2.0 Item 2(Picture) Any and all holes should be sealed. This conduit should be repaired by a licensed electrical contractor.

2.0 Item 3(Picture) There was missing siding noticed and the OSB exterior wall sheathing was not protected with a house wrap. The siding should be completely removed. The osb exterior walls should be provided with house wrap and the siding should be reinstalled.

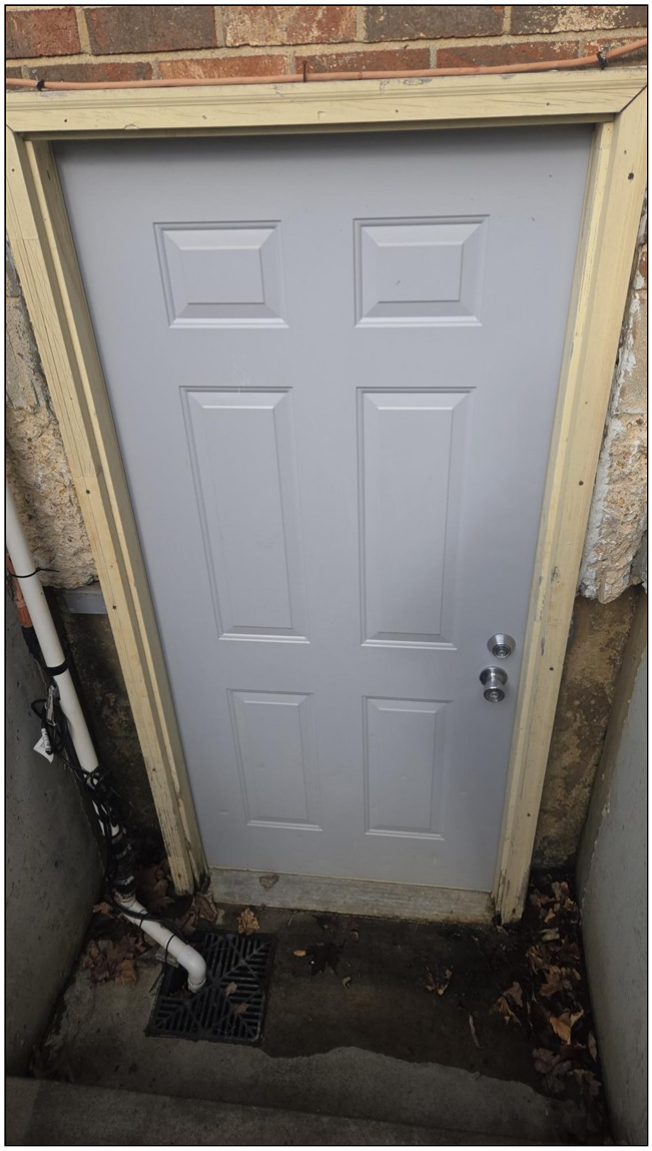
2.0 Item 4(Picture) There was missing siding noticed and the OSB exterior wall sheathing was not protected with a house wrap. The siding should be completely removed. The osb exterior walls should be provided with house wrap and the siding should be reinstalled.

2.0 Item 5(Picture) There was missing siding noticed and the OSB exterior wall sheathing was not protected with a house wrap. The siding should be completely removed. The osb exterior walls should be provided with house wrap and the siding should be reinstalled.

2.1 Doors (Exterior)

Repair or Replace

There was bare wood and rotted wood noticed. There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement.



2.1 Item 1(Picture) There was bare wood and rotted wood noticed. There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement.

2.1 Item 2(Picture) There was bare wood and rotted wood noticed. There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement.

2.1 Item 3(Picture) Bolt doesn't lock on basement door. The basement door required repair.

2.1 Item 4(Picture) There was bare wood and rotted wood noticed. There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement.

2.1 Item 5(Picture) There was bare wood and rotted wood noticed. There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement.

2.2 Windows

Repair or Replace

There was at least one broken window; any and all broken windows should be found and replaced by a qualified contractor. Minimum housing standards require all windows to be whole; exterior windows should open, close, latch, and lock. A qualified contractor should find and fix any and all broken or damaged windows. There was at least one loose shutter. Dirty windows may appear to be windows with broken thermal panes. Broken thermal seals present as sometimes milky residue between the panes of glass and or condensation in between the thermal panes. Broken thermal seals allow moisture vapor to enter the window between the thermal panes and make the window less efficient from a thermal energy perspective. The windows should be cleaned; any and all broken thermal seals should be found and fixed by a qualified contractor.

2.2 Item 1(Picture) Broken window - There was at least one broken window; any and all broken windows should be found and replaced by a qualified contractor. Minimum housing standards require all windows to be whole; exterior windows should open, close, latch, and lock. A qualified contractor should find and fix any and all broken or damaged windows.

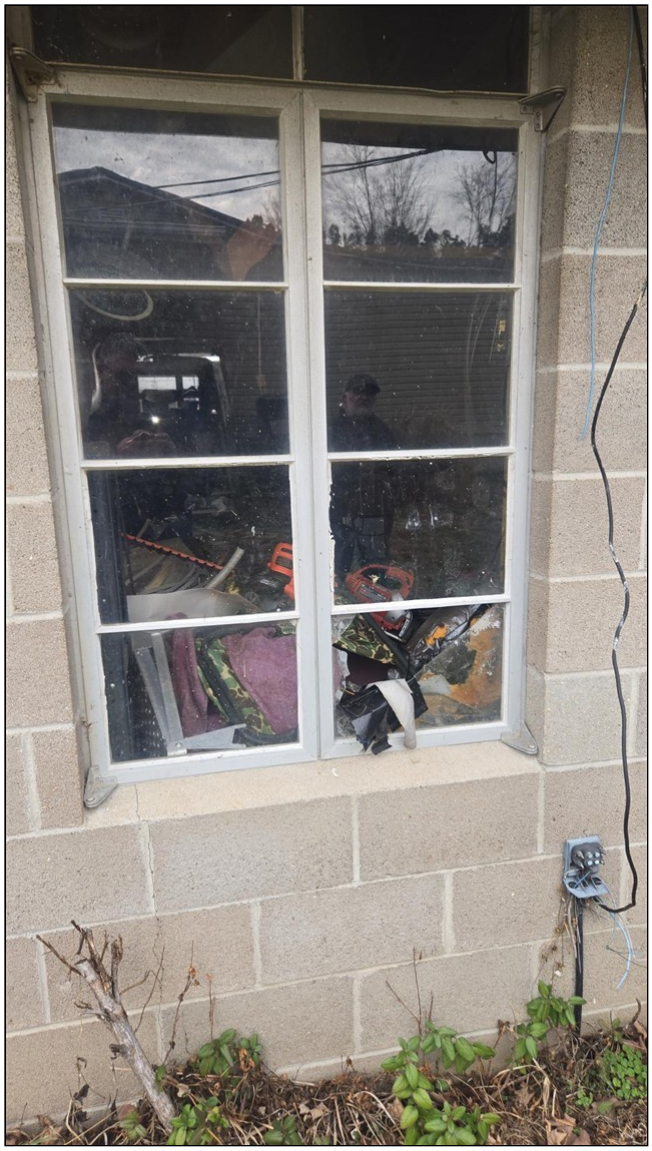
2.2 Item 2(Picture) Loose shutter - There was at least one loose shutter.

2.2 Item 3(Picture) Broken thermal seals - Dirty windows may appear to be windows with broken thermal panes. Broken thermal seals present as sometimes milky residue between the panes of glass and or condensation in between the thermal panes. Broken thermal seals allow moisture vapor to enter the window between the thermal panes and make the window less efficient from a thermal energy perspective. The windows should be cleaned; any and all broken thermal seals should be found and fixed by a qualified contractor.

2.2 Item 4(Picture) Broken thermal seals - Dirty windows may appear to be windows with broken thermal panes. Broken thermal seals present as sometimes milky residue between the panes of glass and or condensation in between the thermal panes. Broken thermal seals allow moisture vapor to enter the window between the thermal panes and make the window less efficient from a thermal energy perspective. The windows should be cleaned; any and all broken thermal seals should be found and fixed by a qualified contractor.

2.2 Item 5(Picture) Broken thermal seals - Dirty windows may appear to be windows with broken thermal panes. Broken thermal seals present as sometimes milky residue between the panes of glass and or condensation in between the thermal panes. Broken thermal seals allow moisture vapor to enter the window between the thermal panes and make the window less efficient from a thermal energy perspective. The windows should be cleaned; any and all broken thermal seals should be found and fixed by a qualified contractor.

2.2 Item 6(Picture) Dirty windows may appear to be windows with broken thermal panes. Broken thermal seals present as sometimes milky residue between the panes of glass and or condensation in between the thermal panes. Broken thermal seals allow moisture vapor to enter the window between the thermal panes and make the window less efficient from a thermal energy perspective. The windows should be cleaned; any and all broken thermal seals should be found and fixed by a qualified contractor.

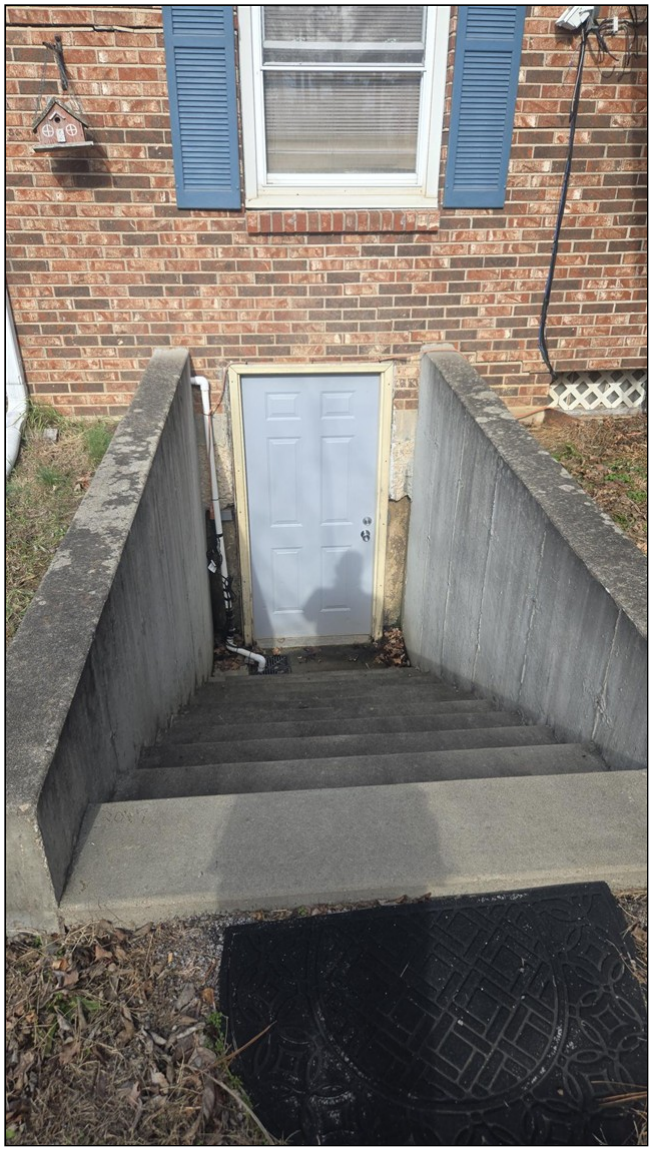


2.2 Item 7(Picture) Broken window on outbuilding.

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

Repair or Replace

Missing handrail. Handrails should be designed to handle 300# of force applied in any direction. Handrails should also be graspable by wrapping a hand completely around the handrail to help prevent slips, trips, and falls. Every stairwell with 4 risers or more should have a handrail. A qualified contractor should repair the handrails that don't meet those requirements.



2.3 Item 1(Picture) Missing handrail. Handrails should be designed to handle 300# of force applied in any direction. Handrails should also be graspable by wrapping a hand completely around the handrail to help prevent slips, trips, and falls. Every stairwell with 4 risers or more should have a handrail. A qualified contractor should repair the handrails that don’t meet those requirements.

2.3 Item 2(Picture) There was bare wood and rotted wood noticed. There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement.

2.3 Item 3(Picture) Rotted wood noticed. There was bare wood and rotted wood noticed. There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement.

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

All trees within 15’ of the house should be completely removed because the roots may damage the foundation and the branches may damage the home.

2.4 Item 1(Picture) All trees within 15’ of the house should be completely removed because the roots may damage the foundation and the branches may damage the home.

2.5 Eaves, Soffits and Fascias

Repair or Replace

There was missing soffit noticed.

2.5 Item 1(Picture) There was missing soffit noticed.

2.6 Other

Repair or Replace

This swimming pool is not safe and drowning may occur. Swimming Pools should be fully visible from the home. All swimming pools should have self closing and locking gates to prevent unapproved entry. A pool cover alarm should be installed. There should be two ladders to escape the pool. There should be depth markings and “no diving” markings. There should be visible and accessible life saving devices. This pool is a hazard and all safety hazards should be found and fixed by a qualified contractor.

2.6 Item 1(Picture) This swimming pool is not safe and drowning may occur. Swimming Pools should be fully visible from the home. All swimming pools should have self closing and locking gates to prevent unapproved entry. A pool cover alarm should be installed. There should be two ladders to escape the pool. There should be depth markings and “no diving” markings. There should be visible and accessible life saving devices. This pool is a hazard and all safety hazards should be found and fixed by a qualified contractor. The pool was closed for winter and could not be fully inspected.

2.6 Item 2(Picture) The pool was closed for winter and could not be fully inspected.

2.7 Additional Buildings on Property

Repair or Replace

There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement. There was at least one broken window; any and all broken windows should be found and replaced by a qualified contractor. Minimum housing standards require all windows to be whole; exterior windows should open, close, latch, and lock. A qualified contractor should find and fix any and all broken or damaged windows. A qualified electrical contractor should find and fix any and all NEC defects.

2.7 Item 1(Picture) There was exposed wood and metal. Exposed materials degrade faster than painted materials. A qualified contractor should repaint, stain, or seal any and all exposed materials. Painting of bare metal/wood is a minimum housing standard requirement.

2.7 Item 2(Picture) Rusted door

2.7 Item 3(Picture) Bare wood. Not GFCI protected. Outbuilding electrical systems do not meet National Electrical code guidelines. A licensed electrical contractor should bring all of the buildings and the pool area up to modern standards.

2.7 Item 4(Picture) Tree branches over outbuilding roof.

2.7 Item 5(Picture) Broken outbuilding window.

2.7 Item 6(Picture) There was at least one broken window; any and all broken windows should be found and replaced by a qualified contractor. Minimum housing standards require all windows to be whole; exterior windows should open, close, latch, and lock. A qualified contractor should find and fix any and all broken or damaged windows.

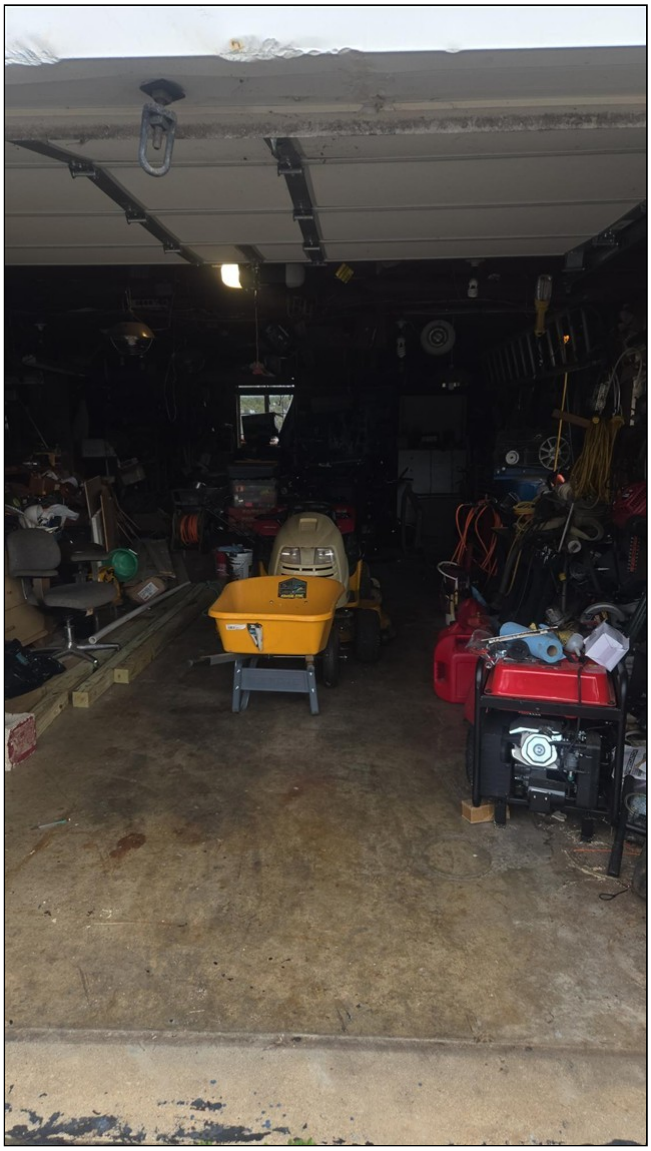
2.7 Item 7(Picture) The outbuilding flue should be swept and repaired by a licensed chimney sweep.

2.7 Item 8(Picture) Masonry repairs required to outbuilding.

2.7 Item 9(Picture) Damaged outbuilding fascia.

2.7 Item 10(Picture) Rotted wood outbuilding.

2.7 Item 11(Picture) Outbuilding electrical / fuse box - A qualified electrical contractor should find and fix any and all NEC defects.



2.7 Item 12(Picture) Inspection limited by seller and seller possessions.

3. Structural Components

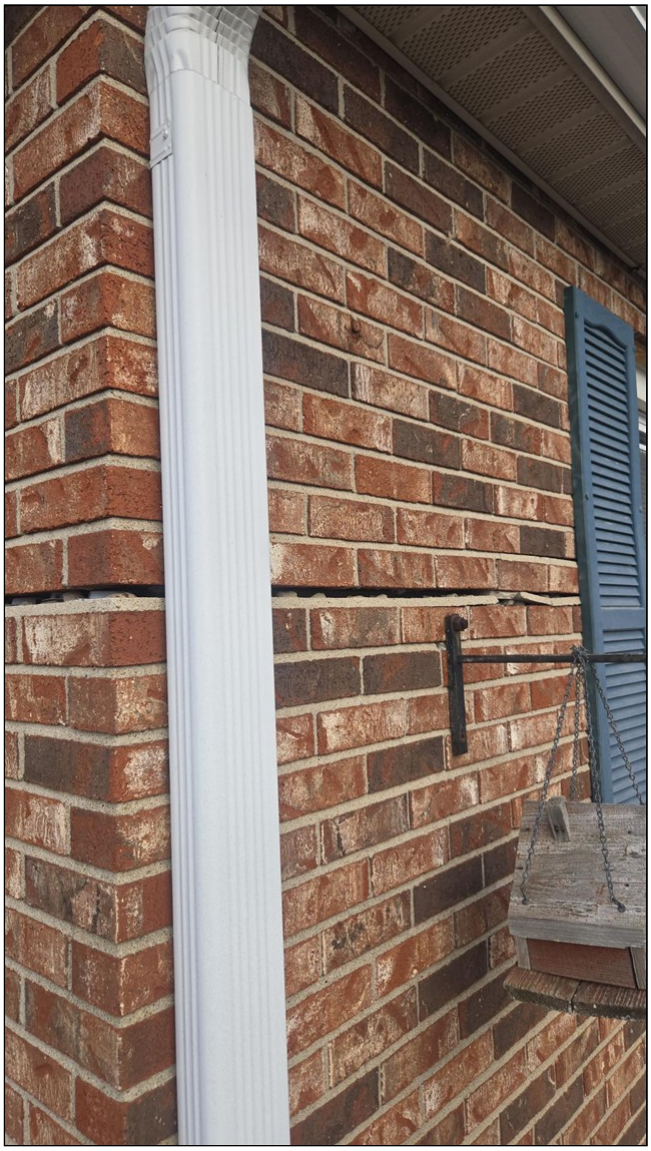
3.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Repair or Replace

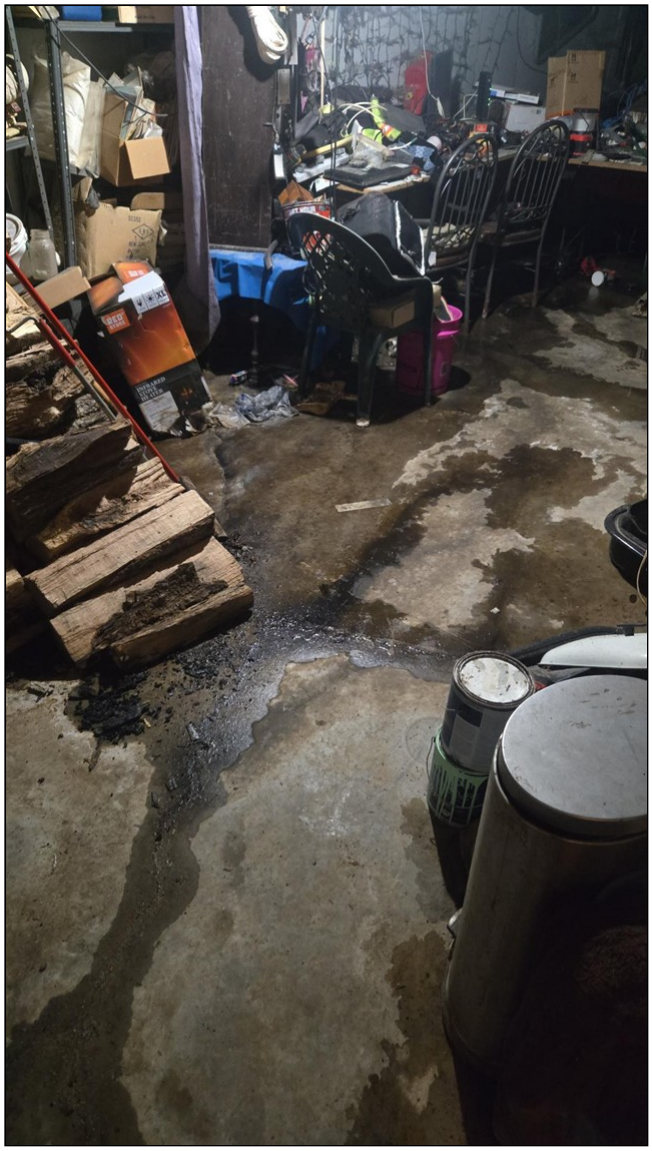
The exterior brick veneer had subsided because of excessively wet conditions near the foundation of the veneer and removal of foundational support near the basement walk-out door. This is a structural issue for the veneer only and could be repaired in several ways. Scoping repairs is beyond the scope of the inspection. The brick veneer should be repaired to prevent water damage to the exterior wall envelope. The basement was wet at the time of the inspection. This appeared to be from hydrostatic pressure and may be due to a combination of circumstances. Based on the floor staining and the seller's description of the septic tank lid as metal, I suspect that most of this water is from a failed septic tank that is leaking near the foundation of the home and putting hydrostatic pressure on the concrete. Additional factors that may be contributing to this condition include improper downspout drainage and surface drainage around the home. I recommend that the septic tank is completely replaced and that the downspouts are installed into separate downspout drains that drain to daylight near the road ditch. Hydrostatic

pressure may cause catastrophic damage to the foundation and this situation should be repaired as soon as practical.

3.0 Item 1(Picture) The exterior brick veneer had subsided because of excessively wet conditions near the foundation of the veneer and removal of foundational support near the basement walk-out door. This is a structural issue for the veneer only and could be repaired in several ways. Scoping repairs is beyond the scope of the inspection. The brick veneer should be repaired to prevent water damage to the exterior wall envelope.



3.0 Item 2(Picture) The exterior brick veneer had subsided because of excessively wet conditions near the foundation of the veneer and removal of foundational support near the basement walk-out door. This is a structural issue for the veneer only and could be repaired in several ways. Scoping repairs is beyond the scope of the inspection. The brick veneer should be repaired to prevent water damage to the exterior wall envelope.



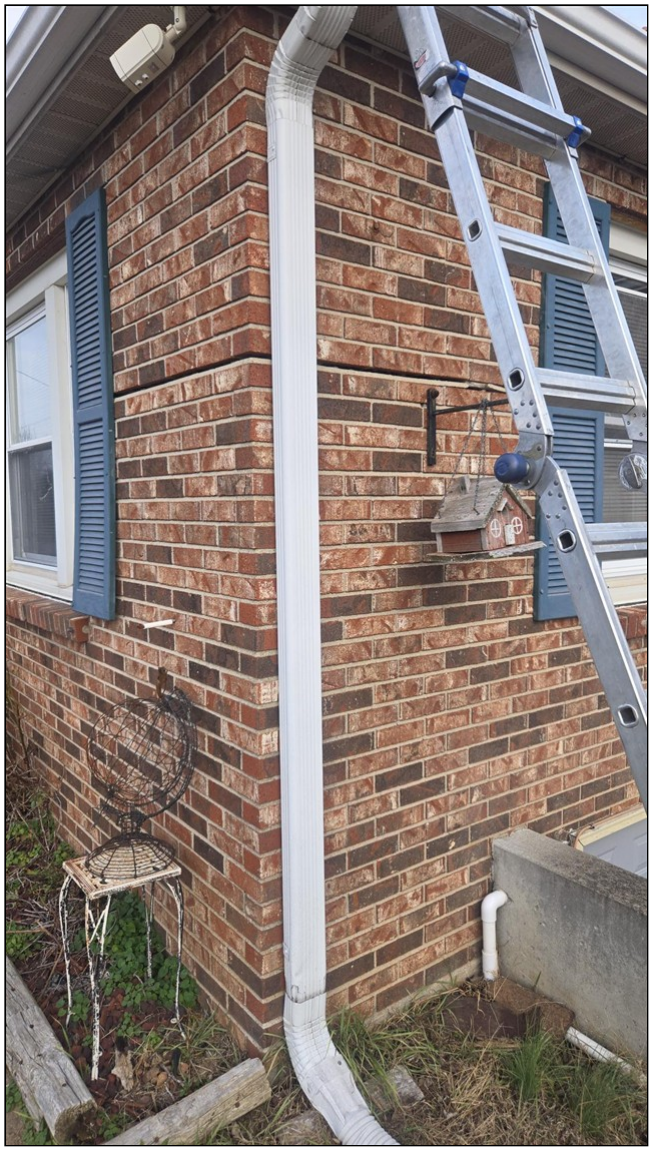
3.0 Item 3(Picture) The basement was wet at the time of the inspection. This appeared to be from hydrostatic pressure and may be due to a combination of circumstances. Based on the floor staining and the seller's description of the septic tank lid as metal, I suspect that most of this water is from a failed septic tank that is leaking near the foundation of the home and putting hydrostatic pressure on the concrete. Additional factors that may be contributing to this condition include improper downspout drainage and surface drainage around the home. I recommend that the septic tank is completely replaced and that the downspouts are installed into separate downspout drains that drain to daylight near the road ditch. Hydrostatic pressure may cause catastrophic damage to the foundation and this situation should be repaired as soon as practical.

3.0 Item 4(Picture) The basement was wet at the time of the inspection. This appeared to be from hydrostatic pressure and may be due to a combination of circumstances. Based on the floor staining and the seller's description of the septic tank lid as metal, I suspect that most of this water is from a failed septic tank that is leaking near the foundation of the home and putting hydrostatic pressure on the concrete. Additional factors that may be contributing to this condition include improper downspout drainage and surface drainage around the home. I recommend that the septic tank is completely replaced and that the downspouts are installed into separate downspout drains that drain to daylight near the road ditch. Hydrostatic pressure may cause catastrophic damage to the foundation and this situation should be repaired as soon as practical.

3.1 Walls (Structural)

Repair or Replace

The brick veneer required immediate repairs. There was visible structural movement due to termite damage and a sagging main beam. The main beam of the house should be replaced.



3.1 Item 1(Picture) The brick veneer required immediate repairs.

3.1 Item 2(Picture) The brick veneer required immediate repairs.

3.1 Item 3(Picture) The brick veneer required immediate repairs.

3.1 Item 4(Picture) The brick veneer required immediate repairs.

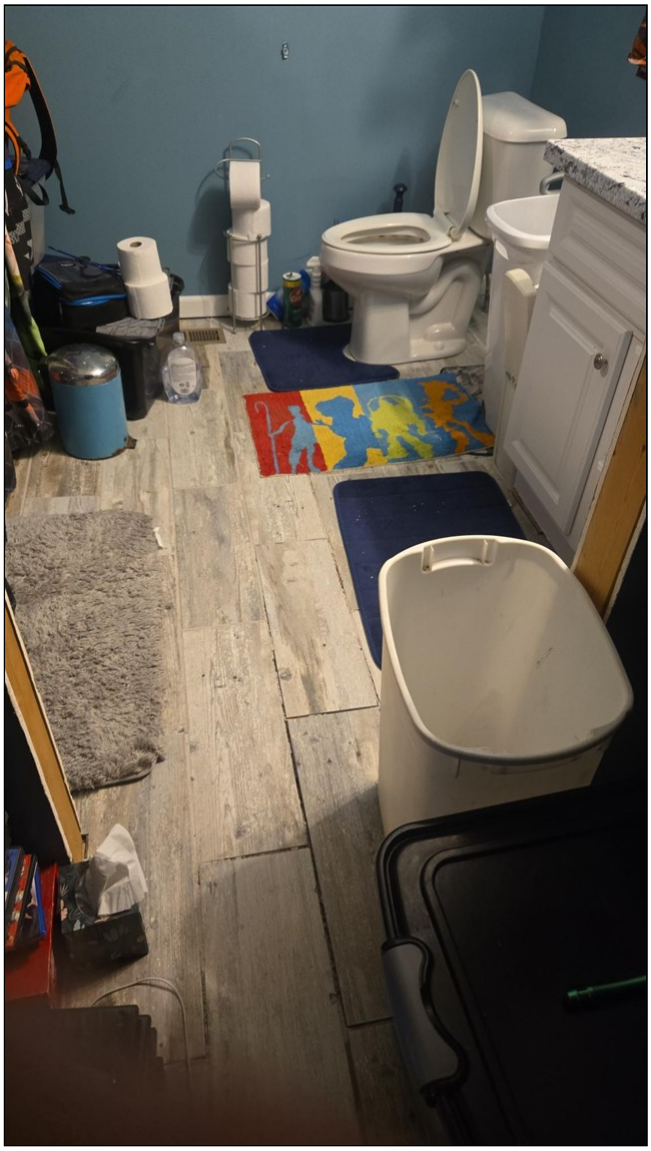
3.1 Item 5(Picture) There was visible structural movement due to termite damage and a sagging main beam. The main beam of the house should be replaced.

3.3 Floors (Structural)

Repair or Replace

Some areas of the home were inaccessible at the time of the inspection. We were unable to inspect the crawlspace or attic area. There was noticeable deflection in the floors in some areas and I expect that there are some floor joists that require repairs. Evidence of termites and some termite damage was found. Some termite damage may be hidden. We recommend termite treatment. Any and all termite damaged wood should be repaired or replaced. A qualified contractor should repair or replace any and all damaged, cracked, or buckled floor joists. The floor joists should be sistered with a continuous board that is the same size as width as the existing floor joist and the same length as the existing floor joist. The sistered floor joist should be bearing on the sill plate on one side and bearing on the beam on the otherside. The sistered floor joist should be #6 screwed or 6d nailed to the old floor joist on an eschelon pattern with 6” offset between the fasteners. The fasteners should alternate between top and bottom of the floor joist. The fasteners should not be located less than 2” from the outside edge of the board. The sistered board should be installed crown facing up.

3.3 Item 1(Picture) Some areas of the home were inaccessible at the time of the inspection. We were unable to inspect the crawlspace or attic area. There was noticeable deflection in the floors in some areas and I expect that there are some floor joists that require repairs.



3.3 Item 2(Picture) Some areas of the home were inaccessible at the time of the inspection. We were unable to inspect the crawlspace or attic area. There was noticeable deflection in the floors in some areas and I expect that there are some floor joists that require repairs.

3.3 Item 3(Picture) Main beam termite damage noticed. The main beam should be replaced.

3.3 Item 4(Picture) Floor joist termite damage noticed. There was noticeable deflection in the floors in some areas and I expect that there are some floor joists that require repairs. Evidence of termites and some termite damage was found. Some termite damage may be hidden. We recommend termite treatment. Any and all termite damaged wood should be repaired or replaced. A qualified contractor should repair or replace any and all damaged, cracked, or buckled floor joists. The floor joists should be sistered with a continuous board that is the same size as width as the existing floor joist and the same length as the existing floor joist. The sistered floor joist should be bearing on the sill plate on one side and bearing on the beam on the otherside. The sistered floor joist should be #6 screwed or 6d nailed to the old floor joist on an eschelon pattern with 6” offset between the fasteners. The fasteners should alternate between top and bottom of the floor joist. The fasteners should not be located less than 2” from the outside edge of the board. The sistered board should be installed crown facing up.

3.3 Item 5(Picture) There was noticeable deflection in the floors in some areas and I expect that there are some floor joists that require repairs. Evidence of termites and some termite damage was found. Some termite damage may be hidden. We recommend termite treatment. Any and all termite damaged wood should be repaired or replaced. A qualified contractor should repair or replace any and all damaged, cracked, or buckled floor joists. The floor joists should be sistered with a continuous board that is the same size as width as the existing floor joist and the same length as the existing floor joist. The sistered floor joist should be bearing on the sill plate on one side and bearing on the beam on the otherside. The sistered floor joist should be #6 screwed or 6d nailed to the old floor joist on an eschelon pattern with 6” offset between the fasteners. The fasteners should alternate between top and bottom of the floor joist. The fasteners should not be located less than 2” from the outside edge of the board. The sistered board should be installed crown facing up.

4. Heating / Central Air Conditioning

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

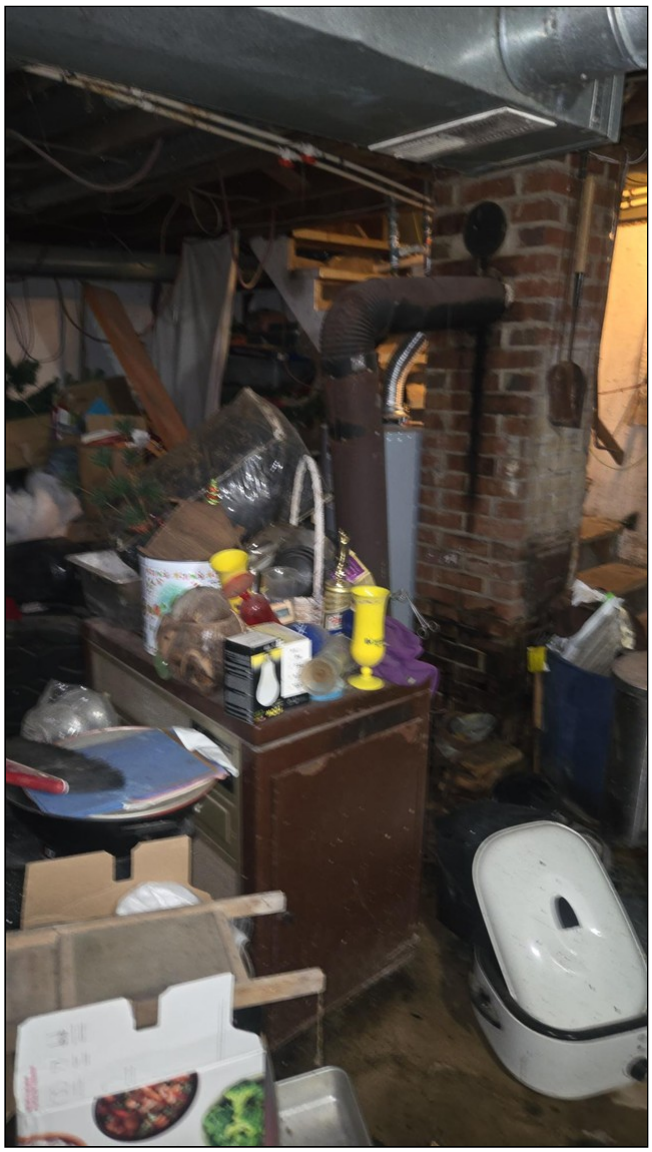
Repair or Replace

InterNACHI always recommends that the flue is swept by a licensed chimney sweep, prior to the first use and annually thereafter.

4.5 Solid Fuel Heating Devices (Fireplaces, Woodstove)

Repair or Replace

InterNACHI always recommends that the flue is swept by a licensed chimney sweep, prior to the first use and annually thereafter.



4.5 Item 1(Picture) The wood stove is beyond the scope of the inspection and blocked by the occupants belongings. InterNACHI always recommends that the flue is swept by a licensed chimney sweep, prior to the first use and annually thereafter. The wood stove should be inspected and repaired by a licensed chimney sweep.

5. Plumbing System

5.0 Plumbing Drain, Waste and Vent Systems

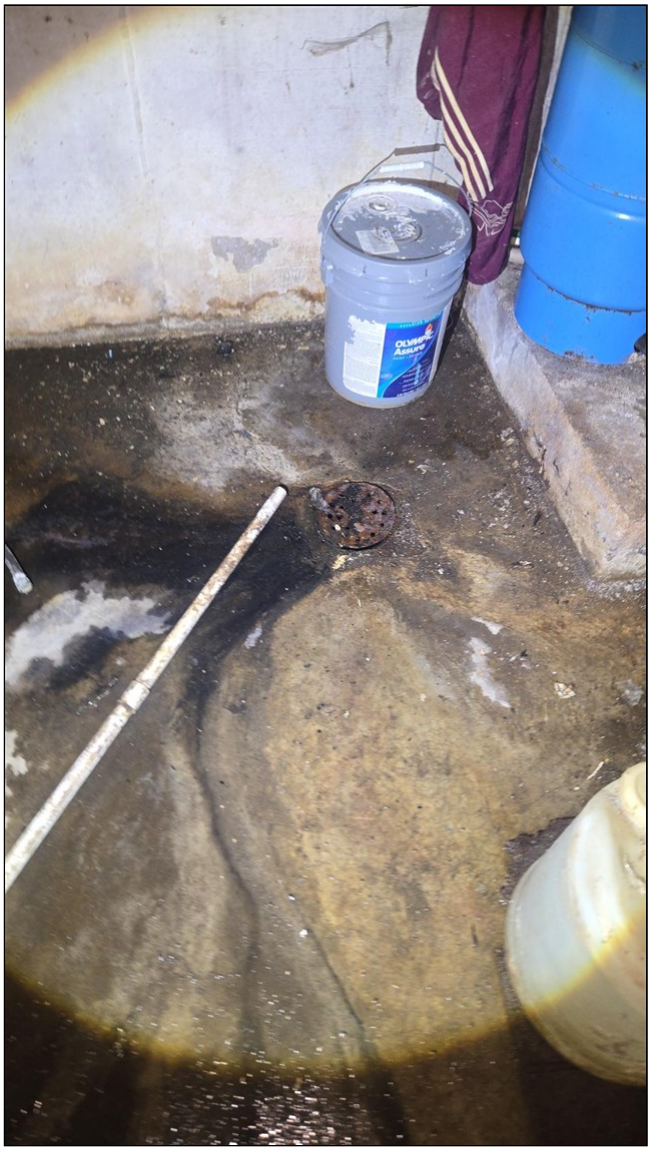
Repair or Replace

There was a sewer gas smell notice in this bathroom. A plumbing vent may be clogged or something in this bathroom may not be vented properly. A qualified plumbing contractor should find and fix any and all plumbing issues. . After any plumbing work the plumber should pressure check and leak check all the pipes. I recommend that a sewer lateral locater service is hired to trace all sewer line and floor drains that leave the basement prior to making any septic system inspections or repairs. The cast iron plumbing is nearing the end of its useful life expectancy and may require repair or replacement soon. I recommended a sewer lateral inspection.

5.0 Item 1(Picture) There was a sewer gas smell notice in this bathroom. A plumbing vent may be clogged or something in this bathroom may not be vented properly. A qualified plumbing contractor should find and fix any and all plumbing issues. . After any plumbing work the plumber should pressure check and leak check all the pipes.

5.0 Item 2(Picture) Plumbing vents into the basement improperly...I recommend that a sewer lateral locater service is hired to trace all sewer line and floor drains that leave the basement prior to making any septic system inspections or repairs.

5.0 Item 3(Picture) I recommend that a sewer lateral locater service is hired to trace all sewer line and floor drains that leave the basement prior to making any septic system inspections or repairs. The cast iron plumbing is nearing the end of its useful life expectancy and may require repair or replacement soon. I recommended a sewer lateral inspection.



5.0 Item 4(Picture) I recommend that a sewer lateral locater service is hired to trace all sewer line and floor drains that leave the basement prior to making any septic system inspections or repairs. I recommended to call "The Pipe Guard" Allen Carter to locate all these lines. 314-278-7237

5.1 Plumbing Water Supply, Distribution System and Fixtures

Repair or Replace

There was low water pressure in the hall shower. This shower head leaked and required repairs. This pressure tanks should be drained and de-scaled.

5.1 Item 1(Picture) There was low water pressure in the hall shower.

5.1 Item 2(Picture) This shower head leaked and required repairs.

5.1 Item 3(Picture) This pressure tanks should be drained and de-scaled.

5.1 Item 4(Picture) Main line from well is plastic hdpe.

5.1 Item 5(Picture) The well should be inspected and a MO Bacteriological water sample should be taken and test results should be reviewed by the Buyer prior to closing.

6. Electrical System

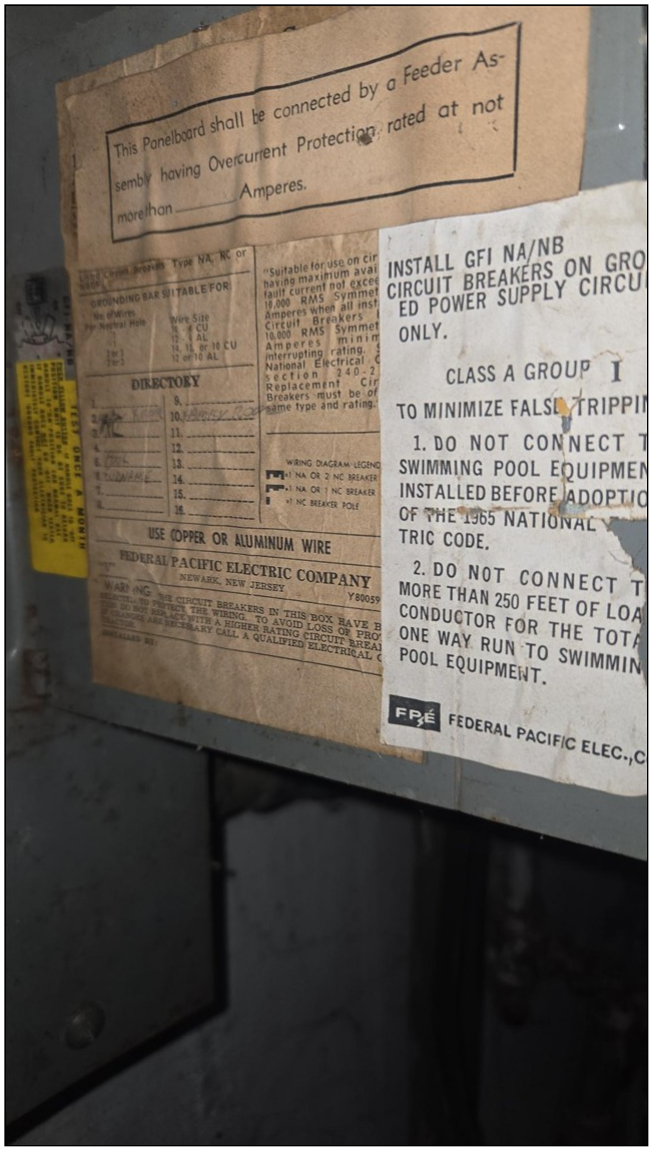
6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Repair or Replace

It was unsafe for me to open the electrical panels because there were loose wires that could cause problems. I did not fully inspect the electrical system. There was loose, unprotected, or temporary wiring noticed. A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.1 Item 1(Picture) It was unsafe for me to open the electrical panels because there were loose wires that could cause problems. I did not fully inspect the electrical system. There was loose, unprotected, or temporary wiring noticed. A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.1 Item 2(Picture) Open breaker spaces could allow accidental contact with energized parts. A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.



6.1 Item 3(Picture) Breakers not labeled. A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.1 Item 4(Picture) Breakers not labeled. A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.1 Item 5(Picture) A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

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

A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

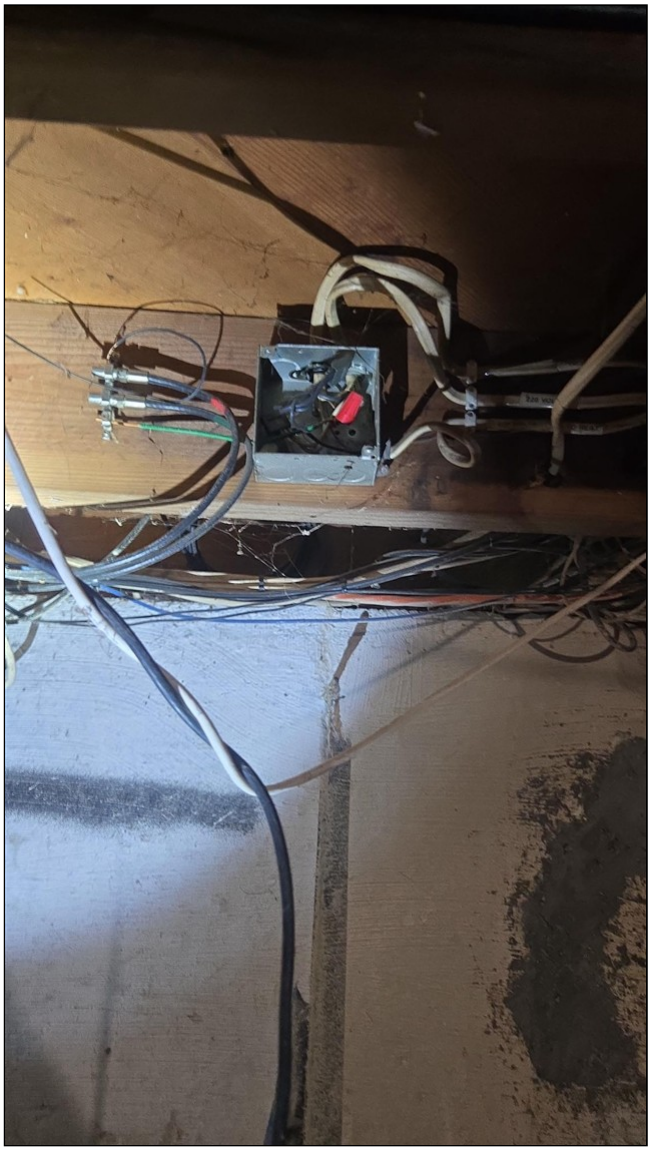
6.3 Item 1(Picture) Open and overloaded splice boxes - A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.3 Item 2(Picture) Inoperable exterior lights - A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.3 Item 3(Picture) Outlets and switches should all be replaced and properly installed. A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.3 Item 4(Picture) Ungrounded outlets throughout the house. A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

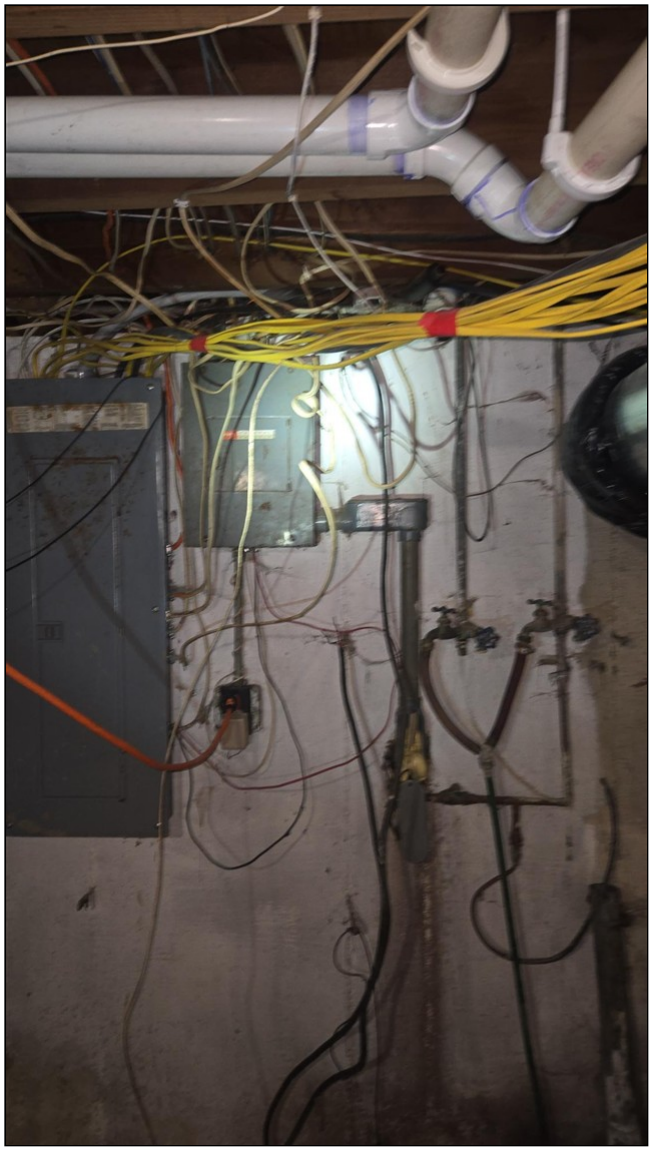
6.3 Item 5(Picture) A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies. Missing screws, cracked covers, covers loose or protruding from the wall.



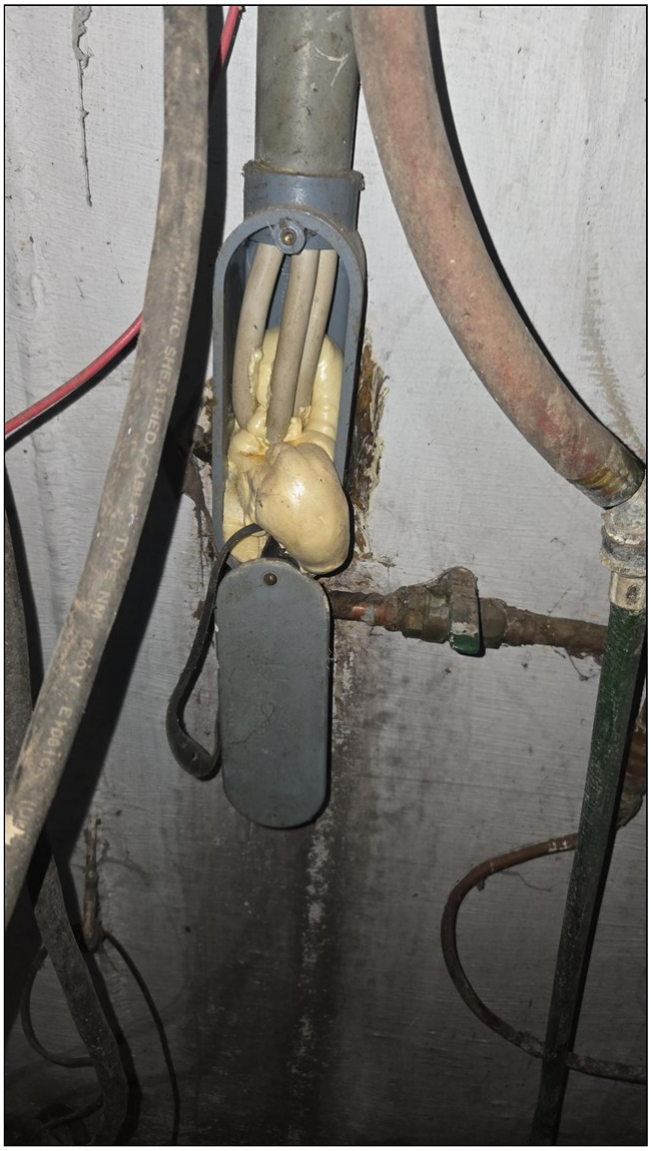
6.3 Item 6(Picture) A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.3 Item 7(Picture) A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies. Loose wires

6.3 Item 8(Picture) A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.



6.3 Item 9(Picture) A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.



6.3 Item 10(Picture) A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.3 Item 11(Picture) A qualified electrical contractor should find and fix any and all National Electrical Code deficiencies.

6.4 Operation of GFCI (Ground Fault Circuit Interrupters)

Repair or Replace

GFCI outlets should be located: at least one on the front exterior of the house, at least one on the rear exterior of the house, all exterior outlets, all outbuilding outlets, all unfinished spaces, all outlets above the countertop in the kitchen, all bathroom outlets (at least one above the sink/vanity), and all laundry room outlets…This home did not have all of the GFCI's in the correct places. A qualified electrical contractor should find and fix any and all NEC deficiencies.

6.4 Item 1(Picture) Not GFCI protected. GFCI outlets should be located: at least one on the front exterior of the house, at least one on the rear exterior of the house, all exterior outlets, all outbuilding outlets, all unfinished spaces, all outlets above the countertop in the kitchen, all bathroom outlets (at least one above the sink/vanity), and all laundry room outlets…This home did not have all of the GFCI's in the correct places. A qualified electrical contractor should find and fix any and all NEC deficiencies.

6.5 Smoke Detectors

Not Present, Repair or Replace

New batteries should be installed whenever you move in and replaced regularly. The smoke detectors should be tested upon moving in to the home and at least annually thereafter. Smoke detectors should be located in every room of the house. Smoke detectors should be located on the ceiling only. All detectors more than 10 years old should be replaced.

6.6 Carbon Monoxide Detectors

Not Present, Repair or Replace

The Carbon Monoxide detectors should be tested upon moving in to the home and at least annually thereafter. CO detectors should be located in every sleeping room of the house and in the basement. CO detectors should be located within 2' of the floor. All detectors more than 10 years old should be replaced.

7. Interiors

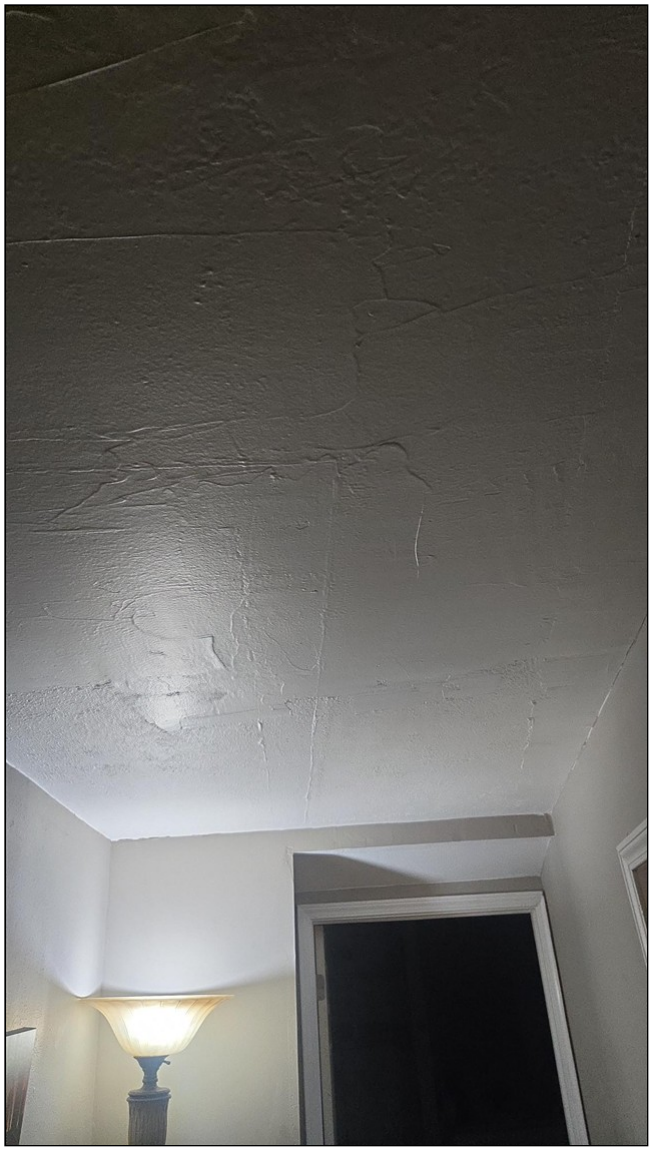
7.0 Ceilings

Repair or Replace

There was not a finished ceiling in the laundry room. InterNACHI recommends that attic fans are deleted, because overall they are less energy efficient than HVAC. There were some scuffs, scrapes, cracks, and inconsistent texture noticed throughout the house.

7.0 Item 1(Picture) There was not a finished ceiling in the laundry room. This ceiling should be removed and the wood rafters should be inspected in this area prior to finishing this ceiling. There may be hidden water damage in this area.

7.0 Item 2(Picture) The attic fan should be deleted and an attic access should be established here. InterNACHI recommends that attic fans are deleted, because overall they are less energy efficient than HVAC.



7.0 Item 3(Picture) There were some scuffs, scrapes, cracks, and inconsistent texture noticed throughout the house.

7.0 Item 4(Picture) MoldThere were some scuffs, scrapes, cracks, and inconsistent texture noticed throughout the house.

7.1 Walls

Repair or Replace

There were some scuffs, scrapes, cracks, and inconsistent texture noticed throughout the house. The master bathroom shower wall looked like it may have some major rot and water damage behind the wall. This wall should be torn down to the studs and inspected.

7.1 Item 1(Picture) There were some scuffs, scrapes, cracks, and inconsistent texture noticed throughout the house.

7.1 Item 2(Picture) The occupant and occupants belongings limited the inspection.

7.1 Item 3(Picture) There were drywall repairs required.

7.1 Item 4(Picture) The occupant and occupants belongings limited the inspection.

7.1 Item 5(Picture) The master bathroom shower wall looked like it may have some major rot and water damage behind the wall. This wall should be torn down to the studs and inspected.

7.2 Floors

Repair or Replace

There was cracked tile and grout throughout the house. Some of the cracked tile and grout appeared to be from structural movement and you should expect to make structural repairs to the subflooring and floor joists in some, but not all areas.

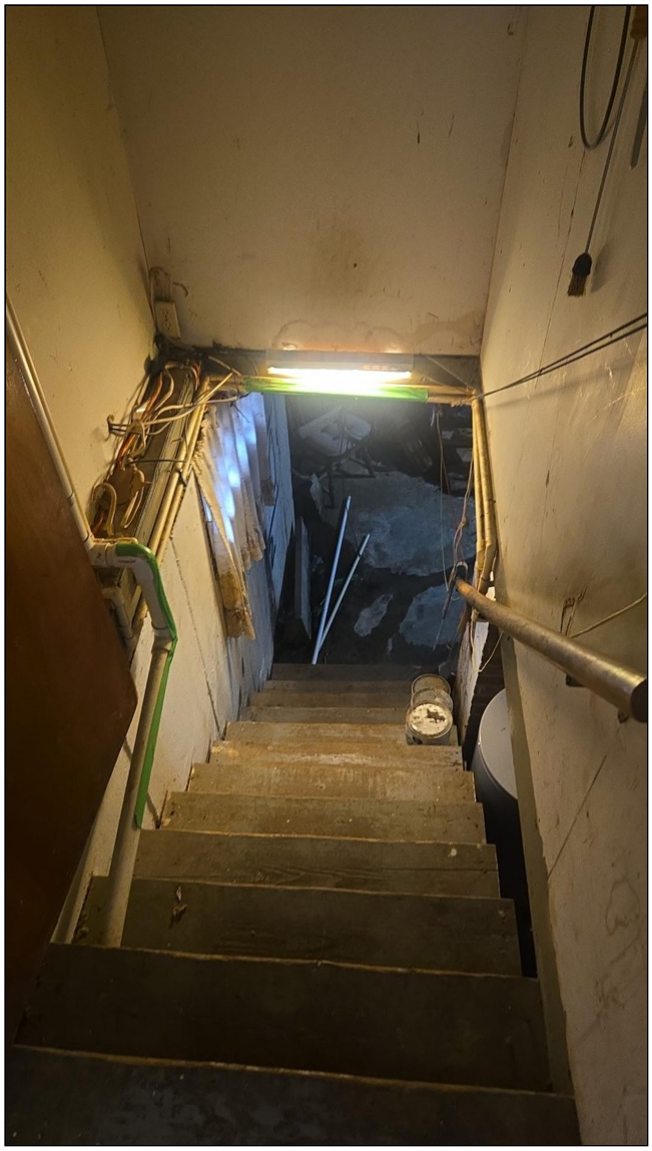
7.2 Item 1(Picture) There was cracked tile and grout throughout the house. Some of the cracked tile and grout appeared to be from structural movement and you should expect to make structural repairs to the subflooring and floor joists in some, but not all areas.

7.2 Item 2(Picture) There was cracked tile and grout throughout the house. Some of the cracked tile and grout appeared to be from structural movement and you should expect to make structural repairs to the subflooring and floor joists in some, but not all areas.

7.3 Steps, Stairways, Balconies and Railings

Repair or Replace

The stairs were too steep. Stairs should be no steeper than 7” riser on 11” tread depth. The stairs were leaning/ unlevel. A qualified contractor should repair the stairs to code requirements. There was low overhead clearance. The overhead clearance over the stairwell should be 6’8” or more and was not. The stairwell should be rebuilt. There were open risers. Open risers can be a safety hazard for small children whom might stick their heads in the riser gap. These should be closed with a board to prevent injury. A qualified contractor should complete all work.



7.3 Item 1(Picture) The stairs were too steep. Stairs should be no steeper than 7” riser on 11” tread depth. The stairs were leaning/unlevel. A qualified contractor should repair the stairs to code requirements. There was low overhead clearance. The overhead clearance over the stairwell should be 6’8” or more and was not. The stairwell should be rebuilt. There were open risers. Open risers can be a safety hazard for small children whom might stick their heads in the riser gap. These should be closed with a board to prevent injury. A qualified contractor should complete all work.

7.4 Counters and Cabinets (representative number)

Repair or Replace

There was a drawer in the kitchen that required repairs.

7.4 Item 1(Picture) There was a drawer in the kitchen that required repairs.

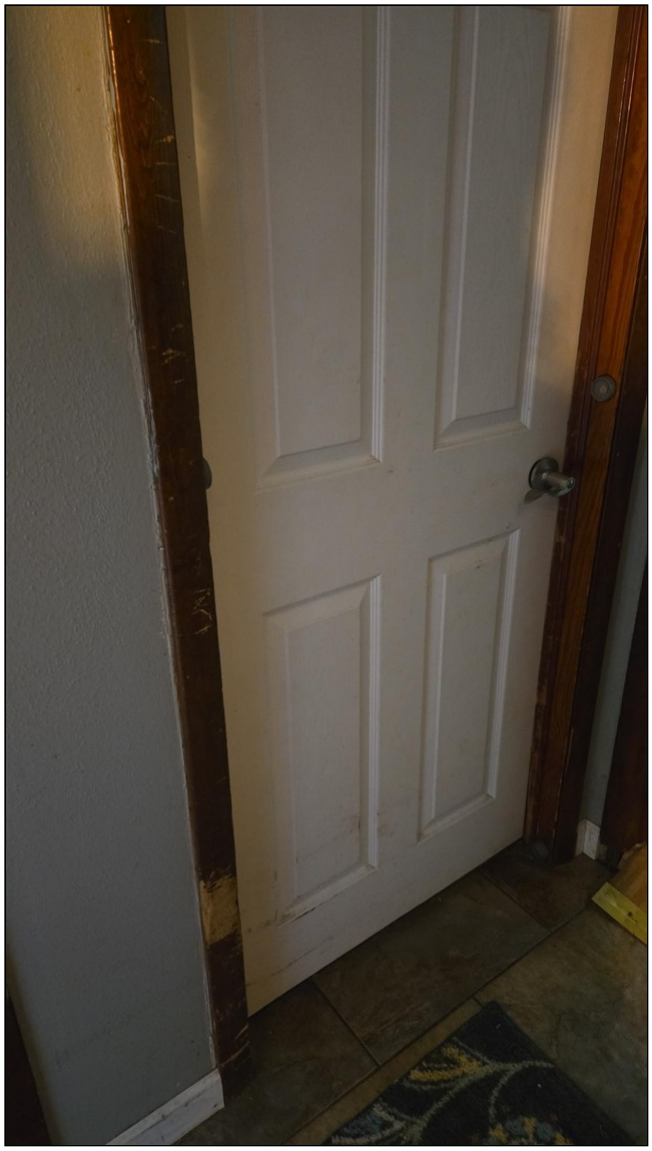
7.5 Doors (representative number)

Repair or Replace

There were some damaged doors that should be repaired or replaced. Some doorways were blocked and the door could not be fully inspected.

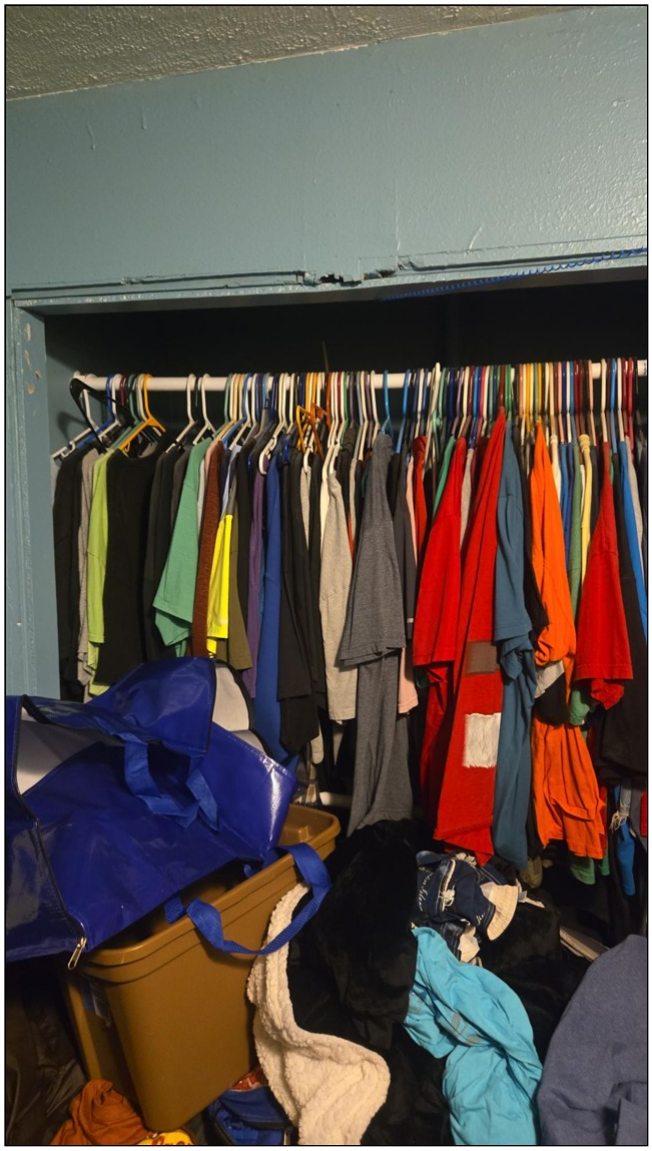
7.5 Item 1(Picture) There were some damaged doors that should be repaired or replaced. Some doorways were blocked and the door could not be fully inspected.

7.5 Item 2(Picture) There were some damaged doors that should be repaired or replaced.



7.5 Item 3(Picture) There were some damaged doors that should be repaired or replaced.

7.5 Item 4(Picture) There were some damaged doors that should be repaired or replaced.



7.5 Item 5(Picture) Missing closet door.

7.5 Item 6(Picture) Cracked door

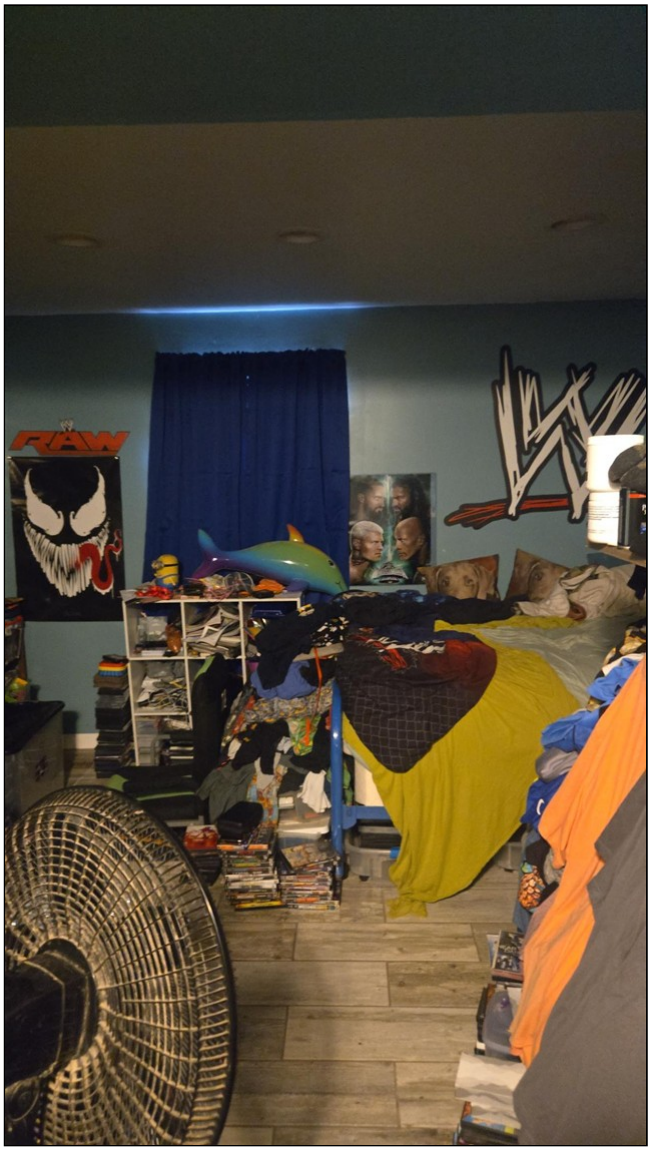
7.5 Item 7(Picture) Cracked door.

7.6 Windows (representative number)

Repair or Replace

The blinds were old, brittle, and hard to open/close.

7.6 Item 1(Picture) The blinds were old, brittle, and hard to open/close.



7.6 Item 2(Picture) Many windows were inaccessible and were not inspected.

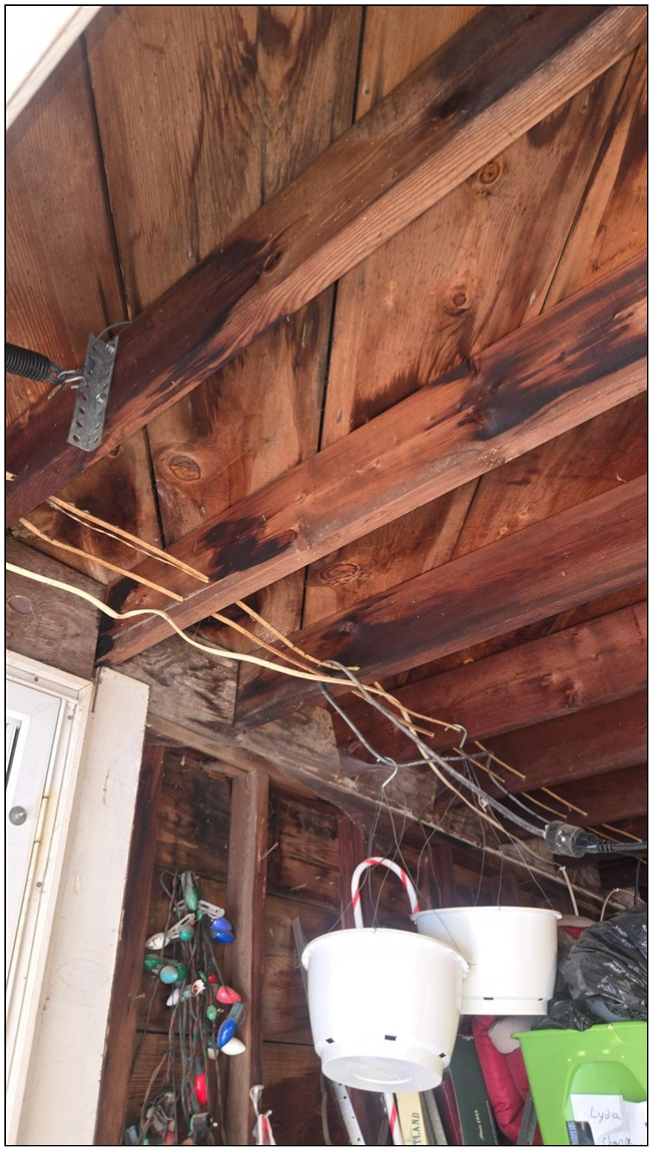
7.6 Item 3(Picture) Broken basement crawlspace entrance.

8. Garage

8.0 Garage Ceilings

Repair or Replace

The garage ceiling should be covered with 5/8” or thicker type-x fire resistant drywall to provide fire protection to the occupancy in the event of a garage fire.



8.0 Item 1(Picture) The garage ceiling should be covered with 5/8” or thicker type-x fire resistant drywall to provide fire protection to the occupancy in the event of a garage fire.

8.1 Garage Walls (including Firewall Separation)

Repair or Replace

The garage wall should be covered with ½” or thicker type-x fire resistant drywall to provide fire protection to the occupancy in the event of a garage fire.

8.1 Item 1(Picture) The garage wall should be covered with ½" or thicker type-x fire resistant drywall to provide fire protection to the occupancy in the event of a garage fire.

8.3 Garage Door (s)

Repair or Replace

The garage door fascia required repairs.

8.3 Item 1(Picture) The garage door fascia required repairs.

8.4 Occupant Door (from garage to inside of home)

Repair or Replace

The occupant door to the house from the garage should be a fire resistant door. “Other openings between the garage and the residence shall be equipped with solid wood doors not less than 1-3/8” (35 mm) in thickness, solid- or honeycomb-core steel doors not less than 1-3/8” (35 mm) thick, or 20-minute fire-rated doors.” The door should be replaced with a fire resistant door by a qualified contractor.

8.4 Item 1(Picture) The occupant door to the house from the garage should be a fire resistant door. “Other openings between the garage and the residence shall be equipped with solid wood doors not less than 1-3/8” (35 mm) in thickness, solid- or honeycomb-core steel doors not less than 1-3/8” (35 mm) thick, or 20-minute fire-rated doors.” The door should be replaced with a fire resistant door by a qualified contractor.

8.6 Garage window (s)

Repair or Replace

Broken thermal seals present as sometimes milky residue between the panes of glass and or condensation in between the thermal panes. Broken thermal seals allow moisture vapor to enter the window between the thermal panes and make the window less efficient from a thermal energy perspective. The windows should be cleaned; any and all broken thermal seals should be found and fixed by a qualified contractor.

8.6 Item 1(Picture) Broken thermal seals present as sometimes milky residue between the panes of glass and or condensation in between the thermal panes. Broken thermal seals allow moisture vapor to enter the window between the thermal panes and make the window less efficient from a thermal energy perspective. The windows should be cleaned; any and all broken thermal seals should be found and fixed by a qualified contractor.

9. Built-In Kitchen Appliances

9.1 Ranges/Ovens/Cooktops

Repair or Replace

The stove and oven required repairs. The burners should be cleaned or replaced. CO detectors should be located in every sleeping room of the house and in the basement. CO detectors should be located within 2’ of the floor. All detectors more than 10 years old should be replaced

9.1 Item 1(Picture) The stove and oven required repairs. The burners should be cleaned or replaced. CO detectors should be located in every sleeping room of the house and in the basement. CO detectors should be located within 2’ of the floor. All detectors more than 10 years old should be replaced

---

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.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Mark Krigbaum

INVOICE

A-Team Consulting and Contracting
525 South Shelby St.
Perryville, MO 63775
573-880-8414
www.ateaminspection.com
InterNational Association of Certified Home Inspectors
Certified Home Inspector # NACHI16082621
Inspected By: Mark Krigbaum

Inspection Date: 1/2/2025
Report ID: 2025010202

Customer Info:	Inspection Property:
NAME Address **Customer's Real Estate Professional:**	Addess

Inspection Fee:

Service	Price	Amount	Sub-Total
InterNACHI Regular Home Inspection	450.00	1	450.00
Termite Inspection	85.00	1	85.00
Septic Inspection	400.00	1	400.00
Partial Refund	-250.00	1	-250.00

Tax $0.00
Total Price $685.00

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

A-Team Consulting and Contracting

Mark Krigbaum

525 South Shelby St.
Perryville, MO 63775
573-880-8414
www.ateaminspection.com
InterNational Association of Certified Home Inspectors
Certified Home Inspector # NACHI16082621