

Inspection Report

Jamie Smith

Property Address:
516 NW 2871st Rd
Kingsville MO 64061



Holmes Inspection Company

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Date: 12/20/2016	Time: 1:30:07 PM	Report ID: 09997-Copy
Property: 516 NW 2871st Rd Kingsville MO 64061	Customer: Jamie Smith	Real Estate Professional: NONE

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 modify, repair, replace or for further evaluation suggests that a second opinion or further evaluation by a qualified specialist would be prudent. Any costs associated with further inspection fees, repairs or replacement of components, systems or individual items should be taken into consideration before you purchase the property.

Inspected (I) = We visually observed the system, item, or component and in our opinion it appeared to be performing its intended function at the time of the inspection in response to normal use. In our opinion it shows wear, tear or deterioration typical for its age and usage.

Not Inspected (NI) = This item, system, or component was not inspected and we make no representations of whether or not it was functioning as intended - nor if it was in operational condition.

Not Present (NP) = This item, system, or component was either not visible or not present in this building.

Repair or Replace (R) = The item, system, or component was no longer performing its intended function, and in our opinion needs further evaluation **OR** repair by a qualified specialist. Items, systems, components or units that can be modified, repaired or restored to a satisfactory condition may not need replacement.

Maintenance Repair (MR) = We consider the comment about this item, system, or component as either: a routine task of ownership; or a suggestion for future upgrades and/or improvements for a new owner.

The building was inspected substantially per the "**Standards-of-Practice**" (SOP) of the National Association of Home Inspectors (NAHI - copyright 2003.7). Cosmetic defects, routine maintenance issues or those defects that would be fairly apparent to a casual observer may not be included in the report. The basic inspection report will not detect or list every defect present, and the customer is informed that if such an inspection is desired, it would require both additional time and additional fee's. **The NAHI "SOP" contain certain limitations and exclusions.** These "SOP" can be viewed either online at www.nahi.org or by asking your Inspector for a copy.

REPORT SUMMARY & GENERAL COMMENTS

We have enclosed a "**GENERAL SUMMARY**" which reflects our key findings at the time and date of our inspection on this property. This summary should not be construed as the complete report, **BUT** simply a brief overview of the conditions or findings most important to us at this time of conditions that we feel are most important in making an informed buy/sell decision. Please remember, however we are not the buyers or sellers of the home, and you should read our report in its entirety and then make your own decisions.

If you have any question about the report, the property or need clarifications on items in the report, please feel free to call.

It was a pleasure serving you,

Dan Bowers, CMI, ACI, CRI

Client Present:

Yes

Others Present:

Yes / Relatives

Agents Present:

None

Weather:

Cloudy & Light Rain

Soil:

Wet

Age Of Home:

7 Yrs +/-

Stories:

1 Story

Temperature:

Mid 40's

Termite Inspection:

No

Radon Screening:

No

Distribution of Seller/Owner's Disclosure Notice.:

The inspector DID NOT see a copy of the "Sellers Disclosure" prior to the inspection (this limits our access to all known information).

For The Purpose Of The Report The House Faces Mostly:

East

1. KITCHEN & LAUNDRY

Reference the section on **INTERIORS** in regards to walls, floors, doors, windows, ceilings, cabinets, etc. **CERTAIN** built-in **KITCHEN** Appliances are turned on to see if they operate, however it is a **COURTESY CHECK** only and not technically exhaustive, and is **OUTSIDE** the **NAHI** "Standards". **FOR EXAMPLE**, the heating elements of a range or oven are checked to see if they heat up, but thermostat, clock or timer calibration is **NOT** part of the inspection. Refuse is not used to test a garbage disposal; dishwasher temperature or water levels are not measured, etc. Laundry equipment, plumbing, gas and electrical fixtures are not tested as part of a visual inspection, but only noted as a **COURTESY** to indicate their presence in the home.

Styles & Materials

RANGE/OVEN:

ELECTRIC

DISHWASHER:

BUILT-IN

MICROWAVE:

PRESENT

LAUNDRY/FIXTURES:

120v Outlet

240v Outlet

Dryer Vent

Items

1.0 CABINETS / COUNTERTOPS

Comments: Inspected

1.1 KITCHEN SINK

Comments: Repair, Modify or Further Evaluation Recommended, Maintenance

(1) The sink spray wand is leaking.



1.1 Picture 1

(2) **FYI** - The trim piece on top of the faucet is gone.



1.1 Picture 2

1.2 GARBAGE DISPOSAL

Comments: Inspected

1.3 RANGES / OVEN(S)

Comments: Maintenance

The anti-tilt device was not presently installed at the range legs. This is a safety feature and prevents the range from tilting and spilling hot liquids or food. This is a simple safety improvement that should be installed.

1.4 VENT / HOOD / EXHAUST

Comments: Inspected

The vent is part of the microwave.

1.5 DISHWASHER

Comments: Inspected

1.6 KITCHEN ELECTRICAL COMMENTS

Comments: Repair, Modify or Further Evaluation Recommended

A GFCI was not present at the electrical outlet to the right of the kitchen range. Current safety standards recommend their use at all kitchen counter top areas.

1.7 LAUNDRY / FIXTURES

Comments: Inspected, Maintenance

FYI - The laundry equipment will be installed on a finished floor. Installing a watertight "drain pan" under the washer would be a beneficial improvement, to help prevent any moisture damages if the unit should leak.



1.7 Picture 1

2. BATHROOM(S)

Reference the section on **INTERIORS** for other information on doors, walls, ceilings, windows, etc.

Styles & Materials

BATHROOM(s):

Full Bath

Master Bath

Items

2.0 TOILET(S)

Comments: Inspected

2.1 SINK(S) / VANITY(S)

Comments: Repair, Modify or Further Evaluation Recommended

The master vanity sink drains very slowly and appeared clogged. Service and Repair.



2.1 Picture 1

2.2 TUB(S) / SHOWER(S)

Comments: Inspected

2.3 ELECTRICAL

Comments: Repair, Modify or Further Evaluation Recommended

The GFCI outlet was defective or not operating properly at the master. Service and Repair.

2.4 VENTILATION

Comments: Inspected

2.5 HEAT SOURCE

Comments: Inspected

2.6 MAINTENANCE / UPGRADE / IMPROVEMENT

Comments: Repair, Modify or Further Evaluation Recommended

For Safety - The can lights over the showers in both bathrooms should have a protective lens to prevent glass from falling in the shower or tub area in case the bulb breaks. Or they should be completely outside the zone that could allow falling glass to get into the tub/shower enclosures. Service and Correct.



2.6 Picture 1

3. PLUMBING SYSTEM

According to **NAHI** Standards & Practices: The Inspector will: Identify materials of the main line and water supply lines. Verify the presence of a main water line supply valve. Identify type of waste piping. Identify type and capacity of water heating units. Inspect the condition of accessible and visible water and waste lines. Inspect and operate fixtures and faucets unless connected to an appliance. Inspect and operate the domestic hot water systems. Inspect and operate drain pumps and waste ejectors when possible. Test water supply for functional flow. Test waste lines from sinks, tubs, and showers for functional flow. The Inspector is **NOT** required to: Operate any main, branch or fixture valve, except faucets or determine water temperature. Inspect any system that is shutdown, secured or has its utilities off. Inspect any exterior plumbing components or interior or exterior drain systems. Inspect interior sprinkler systems. Evaluate the potability of any water supply. Inspect water-conditioning equipment, including softener and filter systems. Test shower pans, tub and shower surrounds or enclosures for leakage. Inspect gas supply system for materials installation or leakage. Evaluate the condition and operation of water wells and related pressure tanks and pumps; the quality or quantity of water from on-site water sources; or the condition and operation of on-site sewage disposal systems such as cesspools, septic tanks, drain fields, related underground piping, conduit, cisterns, and equipment. Inspect and operate fixtures and faucets if the flow end of the faucet is connected to an appliance. Record a location of visible on-site fuel tanks within or directly adjacent to structure.

Styles & Materials

WATER SOURCE:

RURAL

WATER SUPPLY LINES:

COPPER

WASTE DISPOSAL:

PRIVATE

LAGOON

DRAIN / WASTE / VENT:

PLASTIC

WATER HEATER:

ELECTRIC

ESTIMATED SIZE:

50 GAL

ESTIMATED AGE:

5-10 YRS

MAIN VALVE LOCATION:

BASEMENT

GARAGE

Items

3.0 MAIN SUPPLY LINE

Comments: Inspected

3.1 VISIBLE SUPPLY LINES

Comments: Inspected

3.2 VISIBLE DRAIN / WASTE / VENT LINES

Comments: Repair, Modify or Further Evaluation Recommended

There is an improper "S-Trap" at the basement sink. These are typically not connected to the venting system for the building and can allow sewer gas back into the fixture, let the trap go dry, allow slow draining, etc. Although commonly seen in older homes, this type of trap has not been allowed by plumbing codes for over 20 years. This could be corrected by installing an "AAV" (air admittance valve) at this location. This was discussed with the buyer on site.



3.2 Picture 1

3.3 OUTSIDE HOSE FAUCETS

Comments: Inspected

3.4 WATER HEATER(S)

Comments: Maintenance

(1) The water heater is installed in the basement garage directly on the floor. There is a separation wall to protect it from direct vehicular impact, but there are no doors, wall, etc to close it off from the garage. As is, the lower heating element has potential exposure to combustion sources - AND - under current safety standards it should not. Due to the

location, we recommend installing a wall and/or door(s) with self-sealing thresholds at the 2 openings that go from the garage to the water heater area.



3.4 Picture 1 Separation Wall



3.4 Picture 2

(2) Courtesy view of water heater.



3.4 Picture 3

3.5 ADDITIONAL COMMENTS

Comments: Not Inspected

See "Miscellaneous Section" regarding comments on lagoon.

4. HEATING SYSTEM

According to **NAHI** Standards & Practices: The Inspector will: Identify the type of fuel, heating equipment, and heating distribution system. Operate the system using normal control devices to determine function. Open access panels or covers provided by the manufacturer or installer, for homeowner access. Observe the condition of normally operated controls and components of the system. Observe visible flue pipes, dampers and related components for safe operation. Observe the condition of a representative number of heat sources in each habitable space of the house. Inspect the installation and operation of fixed supplementary heat units. The Inspector is **NOT** required to: Activate or operate heating or other systems that do not respond to normal controls, have been shut down, or have their utilities off. To inspect or evaluate a heat exchanger. Inspect equipment or remove covers or panels that are not readily accessible. Dismantle any equipment, controls, or gauges. Inspect the interior of a chimney flue, interior of vents, or interior of ducts. Inspect heating systems accessories, such as humidifiers, air purifiers, motorized dampers, heat reclaimers, etc. Inspect solar heating systems. Activate heating, heat pump systems or other systems when the ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment. Evaluate the type of material contained in insulation and/or wrapping of pipes, ducts, jackets, and boilers. Operate digital-type thermostats or controls. Evaluate the capacity, adequacy, or efficiency of a heating or cooling system. Test or operate gas logs, built-in gas burning appliances, grills, stoves, space heaters, or solar heating devices. Determine clearance to combustibles or adequacy of combustion air.

Styles & Materials

HEAT TYPE:

FORCED AIR
HEAT PUMP
ELECTRIC HEAT

FUEL:

ELECTRIC

DISTRIBUTION:

DUCTS
REGISTERS

NUMBER OF HEAT SYSTEMS (excluding wood):

ONE

ESTIMATED AGE:

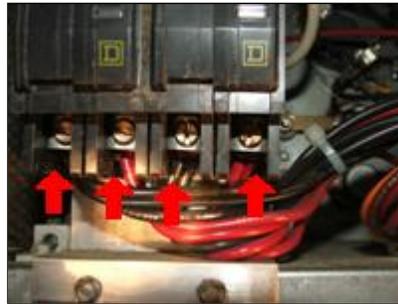
5-10 YRS

Items

4.0 HEATING SYSTEM CONTROLS

Comments: Inspected, Maintenance

The installer has put multiple wires on each connection on the heat strip breakers inside the electric furnace. This is a common but improper wiring practice as its very hard to get the same amount of torque on the wire under the screw when there are multiple wires under the screw. HVAC contractor to correct.



4.0 Picture 1

4.1 HEATING SYSTEM OPERATION

Comments: Maintenance

(1) The electric furnace came on and produced adequate heat.

(2) The outside unit is labeled a heat pump. Every time we turned the heat on it went straight to the electric furnace. In the mid 40's we would have anticipated the outside unit coming on at least once to start with, but it never did in the heating mode. We recommend having a service call from a competent heat pump contractor to Service and Correct for the proper operation.



4.1 Picture 1

4.2 DISTRIBUTION

Comments: Inspected

4.3 AIR FILTERS

Comments: Inspected, Maintenance

We recommend replacing the air filter, every 6 to 8 weeks during the heating and cooling seasons to promote clean and efficient operation.

4.4 MAINTENANCE / UPGRADE / IMPROVEMENT

Comments: Maintenance

Have a competent heating contractor service and check the heating unit annually.

5. ELECTRICAL SYSTEMS

According to **NAHI** Standards & Practices: The Inspector will: Identify type and location of primary service (overhead or underground), voltage, amperage, and over current protection devices (fuses or breakers). Observe the existence of a connected grounding conductor when readily accessible. Inspect the main and branch circuit conductors for proper over current protection and condition by visual observation after removal of the readily accessible panel cover. Determine presence of aluminum branch circuit wiring at the main or sub panels. Test and/or verify operation of a representative number of accessible switches, receptacles and light fixtures. Test and/or verify grounding and polarity of a representative of receptacles in proximity to plumbing fixtures or on the exterior. Verify operation of **GFCI** if present. Observe the general condition of visible branch circuit conductors that may constitute a hazard to the occupant or the structure by a reason of improper use or installation of electrical components. The Inspector is **NOT** required to: insert any tool, probe or testing device into the main or sub-panels. Activate electrical systems or branch circuits, which are shut down, secured or not energized. Operate overload protection devices. Inspect ancillary systems, including but not limited to: burglar alarms, home protection systems, low voltage lights/relays or systems, smoke/heat detectors, antennas, electrical de-icing tapes, sprinkler wiring, swimming pool wiring, or any system controlled by a timer. Move any object, furniture, or appliance to gain access to any electrical component. Test **every** switch, receptacle, and fixture. Remove switch and outlet cover plates. Inspect electrical equipment not readily accessible or dismantle any electrical device or control. Verify continuity of connected service ground(s).

Styles & Materials

SERVICE ENTRANCE:

UNDERGROUND
120/240 VOLT

SIZE OF SERVICE:

200 AMP

MAIN DISCONNECT:

BREAKERS

MAIN CABLE:

ALUMINUM

BRANCH WIRE 120 VOLT:

COPPER

BRANCH WIRE 240 VOLT:

ALUMINUM
COPPER

MAIN GROUNDING:

WATER PIPE

WIRING METHODS:

3-PRONG OUTLETS
ROMEX

DOORBELL:

PRESENT

Items

5.0 SERVICE ENTRANCE

Comments: Inspected

5.1 MAIN PANEL & SUB-PANEL

Comments: Repair, Modify or Further Evaluation Recommended

(1) Courtesy view of main electrical panel.



5.1 Picture 1

(2) The breaker for the A/C unit does not match its data tag. The data tag says the maximum size should be 30 Amp. The breaker is a 50 Amp. We recommend a licensed electrician repair / modify as needed.



5.1 Picture 2

(3) One or more of the breakers was oversized for the wiring it controls. (Example - the bottom breaker is a 20 Amp breaker and the wires going to it appear to be the same size as those on the 15 Amp breaker above it. Have your electrician verify which is correct - then repair as needed.



5.1 Picture 3

5.2 BRANCH WIRING

Comments: Repair, Modify or Further Evaluation Recommended

(1) We noted missing cover plate(s) and outlet cover with exposed wiring at a few places in the basement area. Correct as needed.



5.2 Picture 1 Garage Ceiling



5.2 Picture 2 Wall by Electric Panel

(2) Under current safety standards and building codes, a Ground Fault Circuit Interrupter (GFCI) is recommended at electrical outlets in "all wet areas" such as: bathrooms, kitchens, garages, wet bars, the exterior, unfinished basements, etc. **MANY** of these type locations at this property lack proper GFCI protection (such as the front outside electrical outlets, the upper garage outlets, 1 outlet at the kitchen counter-top right of the range, the lower garage, and most of those in the unfinished basement). A licensed electrician should install these at all applicable areas.



5.2 Picture 3 Outside Front



5.2 Picture 4 Basement

5.3 DOORBELL

Comments: Inspected

5.4 SMOKE DETECTORS

Comments: Inspected

5.5 ADDITIONAL COMMENTS

Comments: Inspected, Maintenance

FYI - The light switch for the attic is taped off. It worked, but you may want to verify with the seller why its taped over.



5.5 Picture 1

6. COOLING SYSTEM

According to **NAHI** Standards & Practices: The Inspector will: identify the type of central air conditioning system and energy sources. Operate the system using normal controls. Open access panels or covers provided by the manufacturer or installer, if readily accessible. Observe the condition of controls and operating components of the system, conditions permitting. Observe a representative number of cooling sources in each habitable space of the house. The Inspector is **NOT** required to: Activate or operate cooling systems or other systems that do not respond to normal controls, have been shut down, secured or have their utilities off. Inspect gas fired cooling systems, evaporative coolers, or wall or window-mounted air conditioning units. Check the pressure of the system coolant or determine the presence of leakage. Evaluate the capacity, efficiency, or adequacy of the system. Operate equipment or systems if the exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage equipment. Remove covers or panels not readily accessible. Dismantle equipment, controls, or gauges. Check the electric draw of the unit. Operate digital-type thermostats or controls.

Styles & Materials

COOLING EQUIPMENT TYPE:

CENTRAL A/C
HEAT PUMP

FUEL:

ELECTRIC SPLIT SYSTEM

NUMBER OF A/C UNITS:

ONE

ESTIMATED SIZE:

2.5 TON

ESTIMATED AGE:

5-10 YRS

Items

6.0 COOLING SYSTEM OPERATION

Comments: Not Inspected

Courtesy view of the heat pump unit. We were unable to inspect the system in the cooling mode due to the outside air temperature being below 45 degrees.

The exterior condensing unit coils are clogged with dirt and debris. The electrical disconnect is directly behind the unit with less than 12" clearance. Improper location and clearance.

HVAC contractor to Service and Correct.



6.0 Picture 1

6.1 CEILING FANS

Comments: Inspected

6.2 MAINTENANCE / UPGRADE / IMPROVEMENT

Comments: Maintenance

Have a competent HVAC contractor service and check the cooling unit annually.

7. GROUNDS

According to **NAHI** Standards & Practices: The Inspector will describe materials and inspect the condition of driveways, walkways, grade steps, patios, and other items contiguous with the inspected structure. Observe the drainage, grading and vegetation for conditions that adversely affect the structure. The Inspector is **NOT** required to: Inspect fences or privacy walls. Evaluate the condition of trees, shrubs, or other vegetation. Evaluate or determine soil or geological conditions, site engineering, or property boundaries.

Styles & Materials

DRIVES:

CONCRETE
ASPHALT

WALKWAYS:

CONCRETE

RETAINING WALL:

STONE

PORCH / STOOP:

WOOD

DECK / PORCH:

WOOD

Items

7.0 DRIVES

Comments: Inspected

7.1 WALKWAYS

Comments: Inspected

7.2 RETAINING WALLS

Comments: Inspected

7.3 GRADING / DRAINAGE

Comments: Inspected, Maintenance

The soil or landscaping material was in contact with the siding or wood portions of the structure at the rear siding at 1 locations and the deck lattice This can lead to moisture intrusion, rot or termite entry at the structure or its components. Regrade the applicable areas as needed.



7.3 Picture 1



7.3 Picture 2

7.4 WOOD DECKS / PORCHES / STAIRS / BALCONIES

Comments: Repair, Modify or Further Evaluation Recommended, Maintenance

(1) There are 2 decks - the front porch / deck and the rear deck.

(2) Joist hangers and lag bolts were missing at multiple locations under the front deck, and 1 joist was too small so someone has put spacer blocks in the joist hanger. Modify and Repair both conditions.



7.4 Picture 1 Missing Joist Hanger



7.4 Picture 2 Small Joist

(3) **NOT INSPECTED:** Courtesy view of front porch / deck. We were unable to inspect under the deck / porch due to it being very low to the ground and the sides being lattice covered. Recommend removing lattice so the underside can be inspected.



7.4 Picture 3

8. ROOFING

According to **NAHI** Standards & Practices: The Inspector will: Describe the type of roofing and gutters. Observe the condition of visible roof material, gutter and downspouts, roof flashings, soffits, fascias, roof vents, skylights and other roof accessories visible from the exterior. If possible inspect the roof surface and components from arms-length distance or with binoculars from the ground. Inspect flat roofs where internal accessibility is readily and safely available. Report the presence of roof ventilation. The Inspector is **NOT** required to: Walk on or access a roof if it could damage the roofing material or be unsafe for the Inspector. Remove snow, ice, debris or other conditions blocking the observation of the roof surface. Inspect internal gutter or downspout systems, or underground drainage piping. Inspect antennas, lightning arrestors or similar attachments. Determine remaining life expectancy of roof coverings, number of layers, manufacturers defects, exceptions, installation methods or recalls, or the presence or absence of hail damage. Operate powered roof ventilators. Determine the adequacy of roof ventilation.

Styles & Materials

ROOF COVERING & LAYERS:

COMPOSITION SHINGLES
1 LAYER

ROOF SLOPE:

MEDIUM

ROOF VENTILATION:

SOFFIT
GABLE
ROOF VENTS

ROOF INSPECTED BY:

LADDER (Inspections is limited)
BINOCULARS (inspection is limited)

GUTTER TYPE:

METAL

ROOF TYPE:

GABLE

Items

8.0 COMPOSITION ROOF COVERINGS

Comments: Repair, Modify or Further Evaluation Recommended

There were missing shingles and raised shingles (some the ends were not sealing down - others caused by nail pops). The valley had missing sealant. Typical service and maintenance is recommended for the shingle roof. This should help ensure the water tightness of the structure and should be done on a regular basis.



8.0 Picture 1 Raised Shingles



8.0 Picture 2 Raised Shingles



8.0 Picture 3 Unsealed Valley

8.1 EXPOSED FLASHINGS

Comments: Inspected

8.2 GUTTERS AND DOWNSPOUTS

Comments: Repair, Modify or Further Evaluation Recommended

During the rain the seam at the front over the entry was leaking. Repair as needed.



8.2 Picture 1

9. EXTERIOR

According to **NAHI** Standards & Practices: The Inspector will: Identify the type and material comprising the exterior components inspected. Observe the condition of the components from the ground level. Observe the condition of a representative number of visible windows and doors. Inspect attached porches, decks, steps, balconies, handrails, guardrails, and carports. The Inspector is **NOT** required to: Inspect buildings, decks, patios, retaining walls, and other structures detached from the house. Evaluate function of shutters, awnings, storm doors, storm windows, and similar accessories. Inspect or test the operation of security locks, devices, or systems. Evaluate the presence, extent, and type of insulation and vapor barriers in the exterior walls. Examine the interior of the chimney flues or determine the presence or absence of flue liners. Inspect for safety type glass or the integrity of thermal window seals or damaged glass.

Styles & Materials

EXTERIOR WALLS:

WOOD FRAME

WALL COVERING:

FIBROUS SIDING

EXTERIOR TRIM:

WOOD

CHIMNEY TYPE:

METAL FLUE

WOOD CHASE

Items

9.0 EXTERIOR FOUNDATION

Comments: Inspected, Maintenance

Small cracks at the foundations wall was noted. In our opinion this is not uncommon for the location (step down in wall), type of construction, and our local soils. Keep sealed to monitor them in the future.



9.0 Picture 1 Rear of House

9.1 WALL COVERING

Comments: Inspected

9.2 TRIM / SOFFIT / FASCIA

Comments: Repair, Modify or Further Evaluation Recommended

Flashings were not present at all locations. Install flashing and keep these areas well caulked and sealed.



9.2 Picture 1

9.3 CHIMNEY(S)

Comments: Not Inspected, Maintenance

The top of the chimney and/or some of it's components were not fully visible. Have a competent CSIA chimney sweep clean and check the chimney, flue, mortar cap, etc. prior to closing; (repair any defects if present).

10. FOUNDATION

According to **NAHI** Standards & Practices: The Inspector will: identify the type of structure and material comprising the structure, observe the condition and serviceability of visible exposed areas of foundation walls, grade slab, bearing walls, posts, piers, beams, joists, trusses, subfloors, chimneys, stairs and other similar structural components. Inspect the foundation for indications of flooding, moisture, or water penetration. Observe subfloor crawlspace ventilation and vapor barriers. Observe a sump pump when present. Inspect visible and accessible wood framing members. Observe the visible condition of the floor slab when present. The Inspector is **NOT** required to: enter subfloor crawl spaces with headroom less than 3 feet, obstructions, or other detrimental conditions that would make it unsafe for the inspector. Move stored items or debris to gain access. Enter areas which, in the Inspector's opinion, may contain conditions or materials hazardous to the health and safety of the Inspector. Operate sump pumps with internal/water dependent switches.

Styles & Materials

FOUNDATION TYPE:

BASEMENT

FOUNDATION WALLS:

CONCRETE
WOOD FRAME

FOUNDATION FLOOR:

CONCRETE

OBSERVED BY:

ENTERED AREA

SUB FLOOR SYSTEM:

2 X 10
WOOD JOISTS

SUPPORT COLUMNS:

STEEL

SUPPORT SYSTEM:

STEEL I-BEAM

FOUNDATION WATER CONTROL SYSTEM:

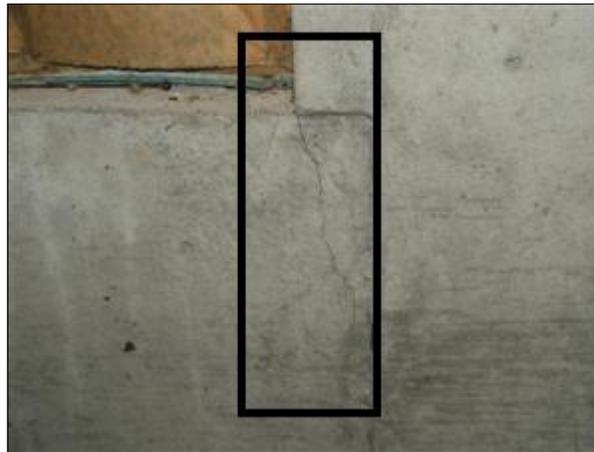
NOT VISIBLE

Items

10.0 VISIBLE FOUNDATION WALLS

Comments: Inspected, Maintenance

Small cracks at the foundations wall was noted. In our opinion this is not uncommon for this location, type of construction, our local soils and is not structurally significant. Keep them sealed to monitor them in the future.



10.0 Picture 1

10.1 VISIBLE FOUNDATION FLOORS

Comments: Inspected

Courtesy view of unfinished basement area.



10.1 Picture 1

10.2 VENTILATION

Comments: Inspected

10.3 VAPOR BARRIER

Comments: Inspected

10.4 INSULATION

Comments: Inspected

10.5 VISIBLE SUB-FLOOR / WALL FRAMING

Comments: Inspected

Courtesy view of steel I-beam, floor joists, etc.



10.5 Picture 1

10.6 WATER ENTRY

Comments: Inspected

There were no active moisture leaks noted at the time of our inspection.

10.7 SUMP PUMP

Comments: Not Present

The home has a walk-out basement so a sump pump is not mandated by building codes. There is a gravel lined pit present. It may house a clean-out for plumbing OR it may be to relief pressure from any water that gets trapped below the floor slab. You may want dig in the gravel to verify what's in there if anything.



10.7 Picture 1

10.8 ADDITIONAL COMMENTS

Comments: Maintenance

The basement stairs bounce. The stringers at the top don't reach the rim joist, so they are nailed to a piece of plywood hanging from the rim joists. To stabilize the stairs, a support across the top or a post under them (at the top) could be easily installed. This was discussed with the buyer on site.



10.8 Picture 1

11. INTERIORS

According to **NAHI** Standards & Practices: The Inspector will observe the visible condition of the surfaces of walls, ceilings, and floors relative to structural integrity and evidence of water penetration. Verify the presence of steps, stairways, guardrails and handrails and observe their condition. Inspect the exterior condition of the kitchen countertops and kitchen cabinets. Describe type, material, condition and operation of a representative number of doors and windows. Observe the condition of fireplaces, dampers, fireboxes and hearths readily visible. Locate and observe a representative number of electrical outlets/fixtures and wiring in each room. Comment on presence or absence of smoke detectors. Observe condition and operation of plumbing fixtures and components in each room. The Inspector is **NOT** required to: Ignite fires in a fireplace or stove to determine the adequacy of draft, perform a chimney smoke test, or inspect any solid fuel device in use. Evaluate the installation or adequacy of inserts, wood burning stoves, or other modifications in a fireplace, stove, or chimney. Determine clearance to combustibles in concealed areas. Determine cosmetic condition of ceilings, walls, floor coverings, and components. Determine if the bath and/or kitchen vent fan ducting exhausts air to the exterior of house. Inspect a central vacuum system, intercom, security alarms, household appliances, recreational facilities, test or operate gas logs, built-in gas burning appliances, grills, stoves, etc.

Styles & Materials

WINDOW TYPE:

THERMAL PANE
VINYL

INTERIOR WALLS:

DRYWALL

INTERIOR CEILINGS:

DRYWALL

FIREPLACE TYPE:

METAL PREFAB
DAMPER

FIREPLACE (S):

ONE

Items

11.0 EXTERIOR DOORS

Comments: Inspected

11.1 INTERIOR DOORS

Comments: Inspected

11.2 INTERIOR WINDOWS

Comments: Inspected

FYI - Screen or storm windows are not examined as part of the home inspection.

11.3 INTERIOR WALLS

Comments: Inspected

11.4 INTERIOR CEILINGS

Comments: Inspected

11.5 INTERIOR FLOORS

Comments: Inspected

11.6 INTERIOR STAIRS / HANDRAILS / BALCONIES

Comments: Inspected

11.7 FIREPLACE(S)

Comments: Not Inspected, Maintenance

Creosote was visible in part of the metal flue. The flue was not fully visible. Although we attempt to determine if they are dirty or not, most flues are not fully visible and are therefore not inspected during a visual home inspection. We recommend having this cleaned and checked prior to closing by a certified chimney sweep.



11.7 Picture 1 Courtesy View of
Fireplace



11.7 Picture 2 Creosote in Flue

12. GARAGE & ATTIC

According to **NAHI** Standards & Practices: The Inspector will: Identify type and material of door(s). Observe the condition and function of listed components; electric, plumbing, heating. Inspect vehicle doors for type, general condition, and intended function by manual operation or by use of permanently affixed opener(s). The Inspector is **NOT** required to: verify or certify safe operation of any auto-reverse or related safety function(s) of a vehicle door. The Inspector will: determine the presence of attic insulation and its approximate thickness, investigate evidence of the presence of water penetration. Describe material comprising the roof structure in the visible attic area. Observe the condition of the visible roof structure and attic components where readily and safely accessible. The Inspector is **NOT** required to: enter attic spaces with headroom of less than 5 feet, with insulation covering the ceiling joist or bottom truss cord, or if there are obstructions, trusses, or other detrimental conditions. Break or otherwise damage the surface finish or weather seal on, and around access panels and covers to gain attic access.

Styles & Materials

GARAGE TYPE:

ATTACHED

ROOF COVERINGS:

SAME AS HOUSE

ATTIC DESCRIPTION:

FULL

ROOF / CEILING FRAME:

RAFTERS & JOISTS

ATTIC INSPECTED BY:

VIEWED FROM ACCESS

INSULATION:

LOOSE

INSULATION DEPTH:

5 to 7 INCHES +/-

Items

12.0 GARAGE ROOF

Comments: Inspected, Maintenance

The roofing was the same type and condition as the house (see comments on the roof page).

12.1 GARAGE FLOOR / FOOTINGS

Comments: Inspected

12.2 GARAGE WALLS / CEILING

Comments: Inspected

12.3 HOUSE DOOR / EXTERIOR DOOR

Comments: Inspected

12.4 VEHICLE DOOR(S)

Comments: Inspected

The door opener(s) reversed properly.

12.5 GARAGE ELECTRICAL

Comments: Inspected, Maintenance

FYI - Electrical outlet(s) at the garage did not have GFCI protection.

12.6 ATTIC CAVITY

Comments: Inspected

Courtesy view of attic. There were minor moisture stains in attic that were dry at this time. Monitor this in the future. We recommend adding more insulation for energy efficiency.



12.6 Picture 1

13. MISCELLANEOUS

Items

13.0 PRIVATE WASTE DISPOSAL SYSTEMS

Comments: Not Inspected

(1) A private waste system was present. We are not licensed septic inspectors and no destructive or intrusive septic system or lagoon testing was performed by this company. It is our understanding that state or federal standards recommend certain things like fencing around a lagoon, that this one did not have.



13.0 Picture 1



13.0 Picture 2

(2) The lagoon had an overflow pipe inside its banks, that passed through the "Bern" then looked like if it was in use it would filter downhill to what appears to be a community storm type drain going to a dry creek bed or causeway. Your septic contractor can evaluate this and determine if it is a health issue or not.

A licensed septic contractor can provide testing on the system installation, test the waste disposal system, and verify the correct operation and proper performance of the system



13.0 Picture 3 Overflow Tube in Lagoon



13.0 Picture 4 Overflow Outside Lagoon



13.0 Picture 5 Community Drain Pipe

13.1 RADON

Comments: Not Inspected

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Holmes Inspection Company

General Summary

Holmes Inspection Company

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(816) 455-8787

Customer
Jamie Smith

Address
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Kingsville MO 64061

1. KITCHEN & LAUNDRY

1.1 KITCHEN SINK

Repair, Modify or Further Evaluation Recommended, Maintenance

(1) The sink spray wand is leaking.

1.3 RANGES / OVEN(S)

Maintenance

The anti-tilt device was not presently installed at the range legs. This is a safety feature and prevents the range from tilting and spilling hot liquids or food. This is a simple safety improvement that should be installed.

1.6 KITCHEN ELECTRICAL COMMENTS

Repair, Modify or Further Evaluation Recommended

A GFCI was not present at the electrical outlet to the right of the kitchen range. Current safety standards recommend their use at all kitchen counter top areas.

2. BATHROOM(S)

2.1 SINK(S) / VANITY(S)

Repair, Modify or Further Evaluation Recommended

The master vanity sink drains very slowly and appeared clogged. Service and Repair.

2.3 ELECTRICAL

Repair, Modify or Further Evaluation Recommended

The GFCI outlet was defective or not operating properly at the master. Service and Repair.

2.6 MAINTENANCE / UPGRADE / IMPROVEMENT

Repair, Modify or Further Evaluation Recommended

For Safety - The can lights over the showers in both bathrooms should have a protective lens to prevent glass from falling in the shower or tub area in case the bulb breaks. Or they should be completely outside the zone that could allow falling glass to get into the tub/shower enclosures. Service and Correct.

3. PLUMBING SYSTEM

3.2 VISIBLE DRAIN / WASTE / VENT LINES

3. PLUMBING SYSTEM

Repair, Modify or Further Evaluation Recommended

There is an improper "S-Trap" at the basement sink. These are typically not connected to the venting system for the building and can allow sewer gas back into the fixture, let the trap go dry, allow slow draining, etc. Although commonly seen in older homes, this type of trap has not been allowed by plumbing codes for over 20 years. This could be corrected by installing an "AAV" (air admittance valve) at this location. This was discussed with the buyer on site.

3.4 WATER HEATER(S)

Maintenance

(1) The water heater is installed in the basement garage directly on the floor. There is a separation wall to protect it from direct vehicular impact, but there are no doors, wall, etc to close it off from the garage. As is, the lower heating element has potential exposure to combustion sources - AND - under current safety standards it should not. Due to the location, we recommend installing a wall and/or door(s) with self-sealing thresholds at the 2 openings that go from the garage to the water heater area.

3.5 ADDITIONAL COMMENTS

Not Inspected

See "Miscellaneous Section" regarding comments on lagoon.

4. HEATING SYSTEM

4.0 HEATING SYSTEM CONTROLS

Inspected, Maintenance

The installer has put multiple wires on each connection on the heat strip breakers inside the electric furnace. This is a common but improper wiring practice as its very hard to get the same amount of torque on the wire under the screw when there are multiple wires under the screw. HVAC contractor to correct.

4.1 HEATING SYSTEM OPERATION

Maintenance

(2) The outside unit is labeled a heat pump. Every time we turned the heat on it went straight to the electric furnace. In the mid 40's we would have anticipated the outside unit coming on at least once to start with, but it never did in the heating mode. We recommend having a service call from a competent heat pump contractor to Service and Correct for the proper operation.

5. ELECTRICAL SYSTEMS

5.1 MAIN PANEL & SUB-PANEL

Repair, Modify or Further Evaluation Recommended

(2) The breaker for the A/C unit does not match its data tag. The data tag says the maximum size should be 30 Amp. The breaker is a 50 Amp. We recommend a licensed electrician repair / modify as needed.

(3) One or more of the breakers was oversized for the wiring it controls. (Example - the bottom breaker is a 20 Amp breaker and the wires going to it appear to be the same size as those on the 15 Amp breaker above it. Have your electrician verify which is correct - then repair as needed.

5.2 BRANCH WIRING

Repair, Modify or Further Evaluation Recommended

(1) We noted missing cover plate(s) and outlet cover with exposed wiring at a few places in the basement area. Correct as needed.

(2) Under current safety standards and building codes, a Ground Fault Circuit Interrupter (GFCI) is recommended at electrical outlets in "all wet areas" such as: bathrooms, kitchens, garages, wet bars, the exterior, unfinished basements, etc. **MANY** of these type locations at this property lack proper GFCI protection (such as the front outside electrical outlets, the upper garage outlets, 1 outlet at the kitchen counter-top right of the range, the lower garage, and most of those in the unfinished basement). A licensed electrician should install these at all applicable areas.

6. COOLING SYSTEM

6.0 COOLING SYSTEM OPERATION

Not Inspected

Courtesy view of the heat pump unit. We were unable to inspect the system in the cooling mode due to the outside air temperature being below 45 degrees.

The exterior condensing unit coils are clogged with dirt and debris. The electrical disconnect is directly behind the unit with less than 12" clearance. Improper location and clearance.

HVAC contractor to Service and Correct.

7. GROUNDS

7.4 WOOD DECKS / PORCHES / STAIRS / BALCONIES

Repair, Modify or Further Evaluation Recommended, Maintenance

(2) Joist hangers and lag bolts were missing at multiple locations under the front deck, and 1 joist was too small so someone has put spacer blocks in the joist hanger. Modify and Repair both conditions.

(3) **NOT INSPECTED:** Courtesy view of front porch / deck. We were unable to inspect under the deck / porch due to it being very low to the ground and the sides being lattice covered. Recommend removing lattice so the underside can be inspected.

8. ROOFING

8.0 COMPOSITION ROOF COVERINGS

Repair, Modify or Further Evaluation Recommended

There were missing shingles and raised shingles (some the ends were not sealing down - others caused by nail pops). The valley had missing sealant. Typical service and maintenance is recommended for the shingle roof. This should help ensure the water tightness of the structure and should be done on a regular basis.

8.2 GUTTERS AND DOWNSPOUTS

Repair, Modify or Further Evaluation Recommended

During the rain the seam at the front over the entry was leaking. Repair as needed.

9. EXTERIOR

9.3 CHIMNEY(S)

Not Inspected, Maintenance

The top of the chimney and/or some of it's components were not fully visible. Have a competent CSIA chimney sweep clean and check the chimney, flue, mortar cap, etc. prior to closing; (repair any defects if present).

10. FOUNDATION

10.8 ADDITIONAL COMMENTS

Maintenance

The basement stairs bounce. The stringers at the top don't reach the rim joist, so they are nailed to a piece of plywood hanging from the rim joists. To stabilize the stairs, a support across the top or a post under them (at the top) could be easily installed. This was discussed with the buyer on site.

13. MISCELLANEOUS

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Not Inspected

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