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Oct 12th, 2026

1566 Maple Dr., Columbia, MO, 65203

Home Inspection Report

PREPARED FOR:

Melissa Betts

INSPECTED BY:

Darin Davis / Davis Home Services



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Inspection Details

INSPECTOR 1

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BUYERS AGENT

Josh Ellis

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ADDITIONAL INFO

Inspection date	Oct 12th, 2026
Others Present	Buyer
Property Occupied	Vacant
Building Type	Single Family
Weather	Sunny
Soil Conditions	Dry
Year Built	1979

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Definitions

Acceptable
Functional with no obvious signs of defect.

Needs Attention
Item is not fully functional and/or requires repair or servicing.

Defective
Item needs immediate repair or replacement. It is unable to perform its intended function.

Not Inspected
Was not able to inspect because of accessibility or safety issues

Marginal
Item is at or near the end of its expected service life and may require repair or replacement in the near future.

Note
This is not necessarily an action item but is something to be aware of.

Safety Concern
The item poses a safety hazard and should be corrected as soon as possible

Maintenance
Item requires regular maintenance

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

Flagged items will show up in summary view.

1. Lots and Grounds

Inspection of the property's grounds consists of a visual evaluation of the surrounding areas grading and ability to drain water away from the home. Evaluation of gardens and vegetation extend only so far as to assess the effect of the gardens' contents on major systems of the home's exterior.

1.1 DRIVEWAY

DESCRIPTION: Concrete, Asphalt

COMMENTS:

Moderate cracking, typical of a driveway this age.

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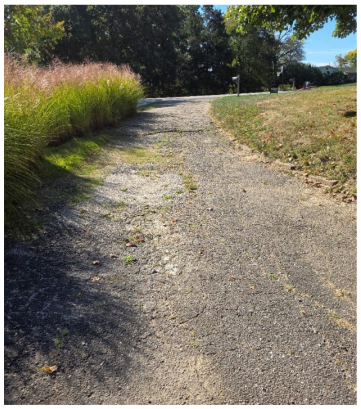

1.2 WALKS

DESCRIPTION: Concrete

1.3 PORCH

DESCRIPTION: Concrete

1.4 PATIO

DESCRIPTION: Paver

1.5 DECK

DESCRIPTION: Treated wood

COMMENTS:

Improper construction, Deterioration

The deck was built using practices that were acceptable at the time, but would not meet today's standards. There are some issues that pose potential safety concerns.

The beam (the horizontal boards supporting the deck) is "sandwiched" or bolted to the sides of the vertical support post. Modern building codes typically require the beam to either sit directly on top of the post or be notched into it so the weight is supported by the wood itself rather than relying solely on the shear strength of the bolts.

Railing is not safe. The balusters are attached using interior finish trim nails. These are not adequate and there are multiple balusters that are coming loose.

Other concerns are deterioration of the deck boards. Posts that are warped or not making contact with a footing. Rusted sheet metal that is hanging from the bottom.

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Recommend a qualified contractor evaluate and determine if there are actions that can be taken to stabilize the deck and make it safer, or potentially replace.

Defective Safety Concern



1.6 GRADING

DESCRIPTION: Minor slope

1.7 VEGETATION

DESCRIPTION: Grass, Trees, Shrubs

1.8 RETAINING WALLS

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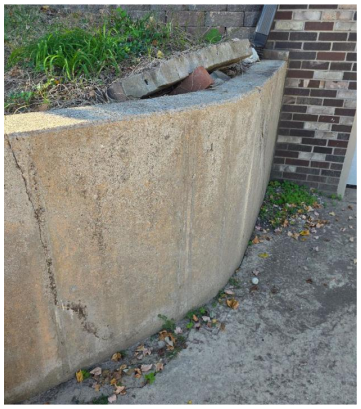
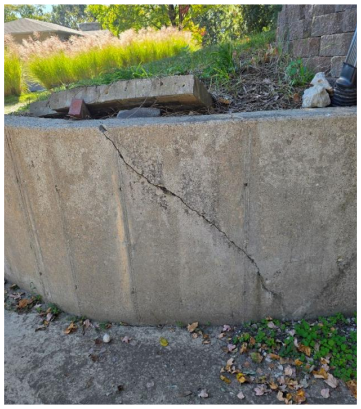
DESCRIPTION: Concrete

COMMENTS:

Minor hairline cracks noted. Not a structural concern.

1.9 FENCES

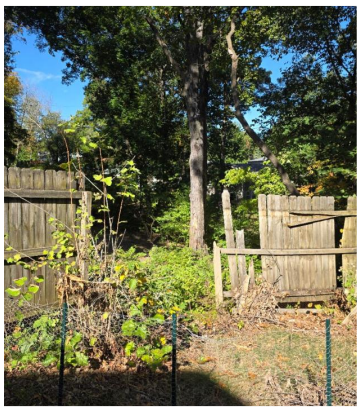
DESCRIPTION: Wood

COMMENTS:

Significant deterioration

The fence is badly damaged and deteriorated in several areas. Repair or Replacement needed.

Needs Attention




2. Exterior

Inspection of the building exterior includes a visual examination. Items are examined for defects, excessive wear, and general state of repair. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

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2.1 TYPE

DESCRIPTION: Brick veneer

COMMENTS:

Some minor areas with minor hairline cracking, typical of a home this age but overall good condition.

2.2 TYPE

DESCRIPTION: Fibrous composite

2.3 TRIM

DESCRIPTION: Wood, Vinyl

2.4 FASCIA

DESCRIPTION: Wood, Aluminum Wrapped

2.5 SOFFITS

DESCRIPTION: Wood

2.6 DOOR BELL

DESCRIPTION: Hard wired

COMMENTS:

Inoperative

Needs Attention



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2.7 ENTRY DOORS

DESCRIPTION: Wood

2.8 PATIO DOOR

DESCRIPTION: Wood sliding, Vinyl sliding, Wood entry door

2.9 WINDOWS

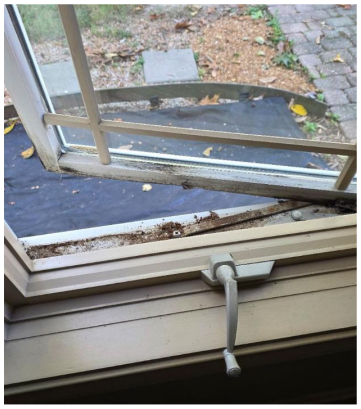
DESCRIPTION: Wood double hung, Wood casement

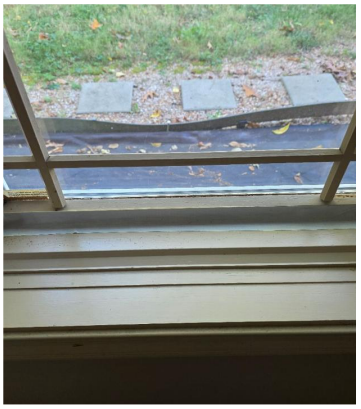
COMMENTS:

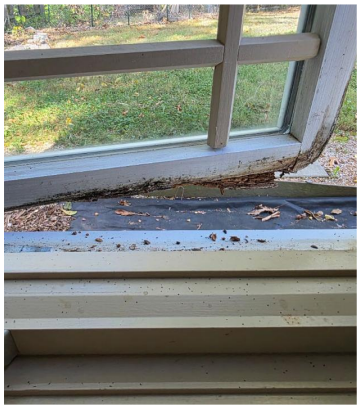
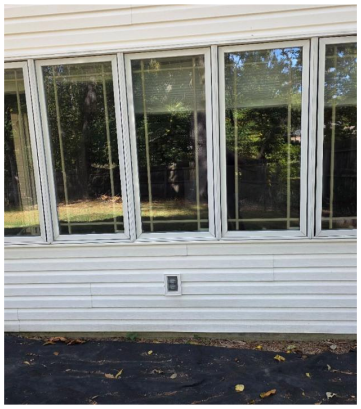
Deterioration on Wood casement windows

The lower level wood casement windows show moisture damage on multiple windows. The operating hardware needs to be installed.

Needs Attention





Worn/ Damaged Wood double hung

The existing wood double-hung windows remain operational; however, several units are currently stuck or have compromised balance hardware. Additionally, one front window has a bro-

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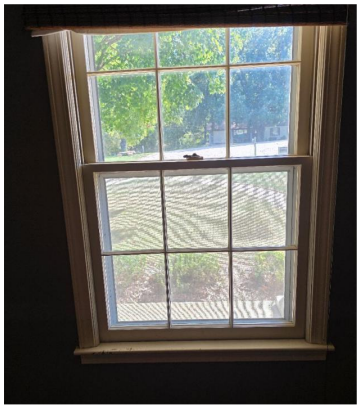
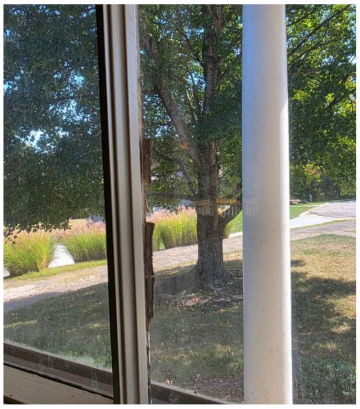
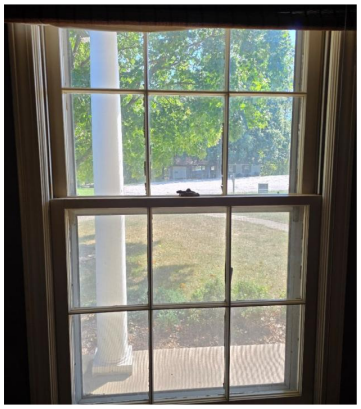
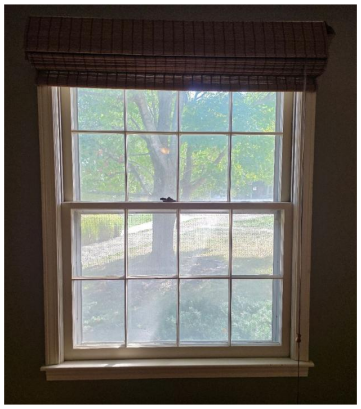
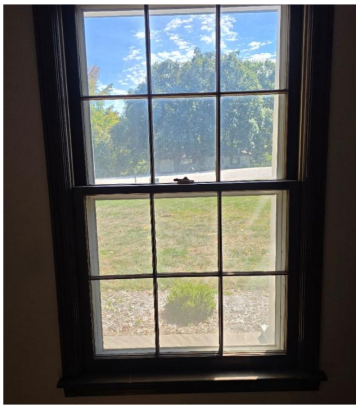
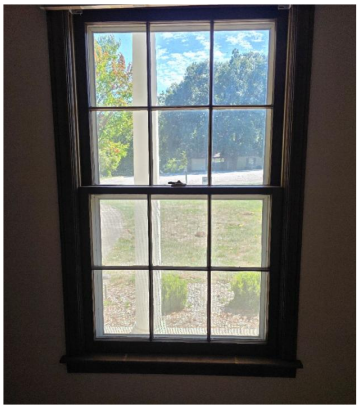
ken pane, and multiple units show signs of degraded glazing. While these windows currently satisfy fire egress requirements, they will likely necessitate repair or replacement in the near term.

Needs Attention




2.10 EXTERIOR LIGHTING

DESCRIPTION: Surface mount

2.11 EXTERIOR ELECTRIC OUTLETS

DESCRIPTION: 120 VAC GFCI

COMMENTS:

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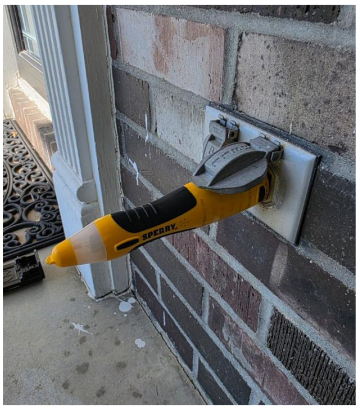
Non- GFCI receptacle

The receptacle on the front porch is not GFCI protected.
All other exterior receptacles appear to be GFCI.
There are 2 receptacles at the rear that are in need of weather covers.
Recommend a qualified electrician make needed repairs.

Defective Safety Concern


Not GFCI


Needs weather cover


Needs weather cover

2.12 HOSE BIBS

DESCRIPTION: No Freeze hydrant

2.13 GAS METER

DESCRIPTION: Exterior surface mount at side of home

2.14 MAIN GAS VALVE

DESCRIPTION: Located at gas meter

3. Roof

Inspection of the readily accessible roof system includes a visual examination to determine damage or material deterioration. I walk on the roof only when is it safe to do so and is not likely to damage the roof materials. I look for evidence of roof system leaks and damage. I cannot predict when or if a roof might leak in the future.

3.1 METHOD OF INSPECTION

DESCRIPTION: On roof

MEDIA:

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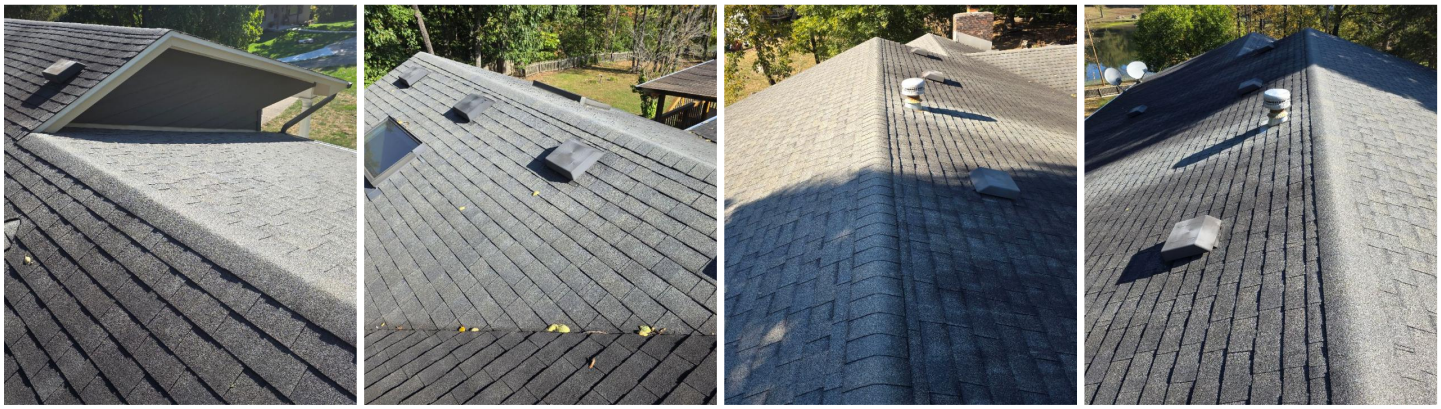

3.2 MATERIAL

DESCRIPTION: Asphalt shingle

COMMENTS:

Roof shows wear consistent with its age. No obvious signs of defect at the time of inspection.

3.3 APPROXIMATE AGE

DESCRIPTION: Approx 10-15 years

3.4 TYPE

DESCRIPTION: Gable

3.5 FLASHING

DESCRIPTION: Aluminum, Galvanized

3.6 VALLEYS

DESCRIPTION: Asphalt shingle

3.7 SKYLIGHTS

DESCRIPTION: Insulated glass

3.8 PLUMBING VENTS

DESCRIPTION: ABS

COMMENTS:

Deteriorated vent boots

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Deteriorated vent boots at the roof plumbing vent penetration. The damaged/cracking boots can allow moisture intrusion around the vent openings and may contribute to roof sheathing or interior ceiling damage.Recommend repairs by a qualified roofing contractor.

Needs Attention



3.9 ATTIC VENTS

DESCRIPTION: Box Vent

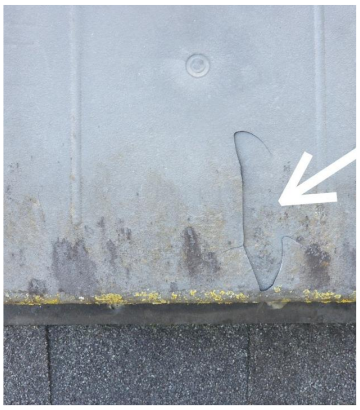
COMMENTS:

Damaged vents

Multiple box vents are damaged. There are open holes that will allow water intrusion. I did not see evidence of any water damage from the attic space at the time of inspection. Recommend evaluation and repairs by a qualified roofing contractor.

Needs Attention



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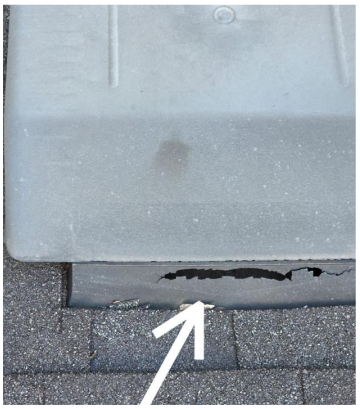


3.10 GUTTERS

DESCRIPTION: Aluminum

3.11 DOWNSPOUTS

DESCRIPTION: Aluminum

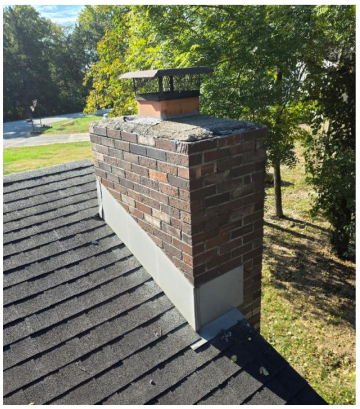
3.12 LEADERS/ EXTENTIONS

DESCRIPTION: Routed underground

3.13 CHIMNEY

DESCRIPTION: Brick

MEDIA:



3.14 FLUE/FLUE CAP

DESCRIPTION: Mortar, Metal

COMMENTS:

Damaged crown

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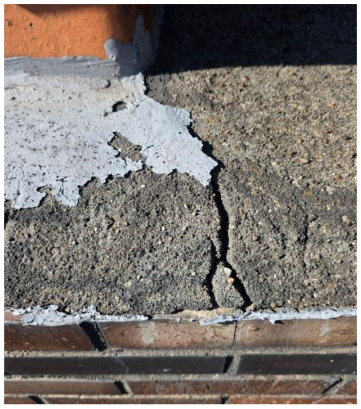
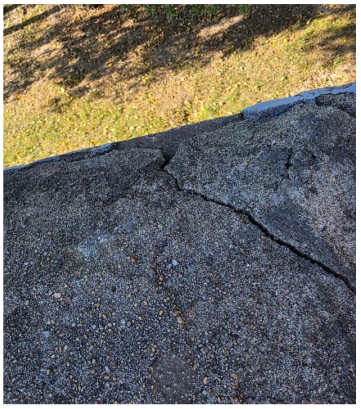
Repair/rebuild chimney mortar crown to prevent moisture intrusion.

Defective


3.15 CHIMNEY FLASHING

DESCRIPTION: Aluminum

4. Garage

Inspection of the garage includes a visual examination of the readily accessible portions of the walls, ceilings, floors, doors, steps and stairways, garage door openers and hardware if applicable.

4.1 TYPE OF STRUCTURE

DESCRIPTION: Attached

CAR SPACES: 2

4.2 GARAGE DOORS

DESCRIPTION: Insulated aluminum

4.3 DOOR OPERATION

DESCRIPTION: Mechanized

4.4 DOOR OPENER

DESCRIPTION: Overhead Door

COMMENTS:

Improper electrical connection

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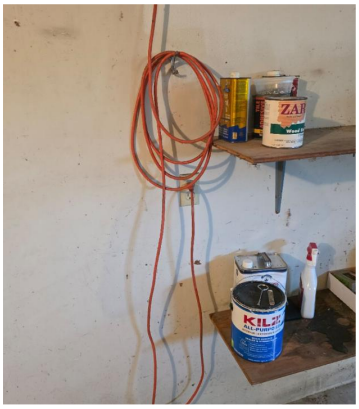
Long or undersized cords increase the risk of overheating, voltage drop, accidental disconnection, and electrical fire. Recommend removing the extension cord and having a licensed electrician install a proper, permanent receptacle near the opener.

Needs Attention

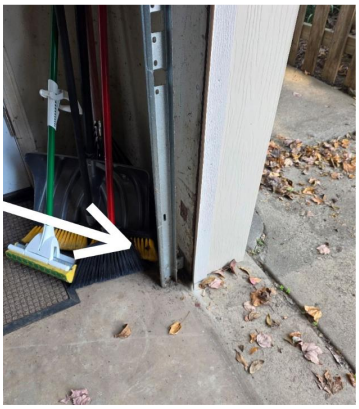




No light beam safety reverse in operation

There is no safety reverse system. This can be a safety concern with small children.
Recommend a light beam safety reverse system be installed.

Safety Concern




4.5 SERVICE DOORS

DESCRIPTION: Wood

COMMENTS:

Non fire rated door

Service door into the house is required to be fire rated.
Recommend replacement.

Safety Concern

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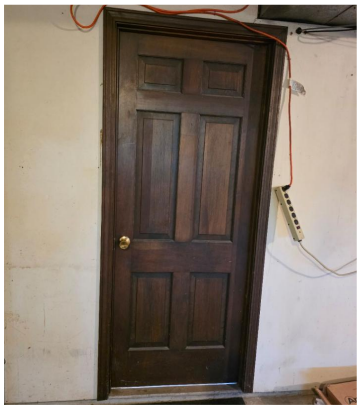


4.6 CEILING

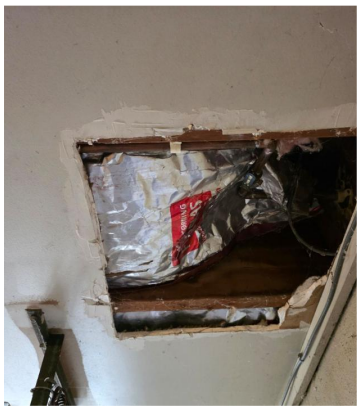
DESCRIPTION: Sheetrock, Paint

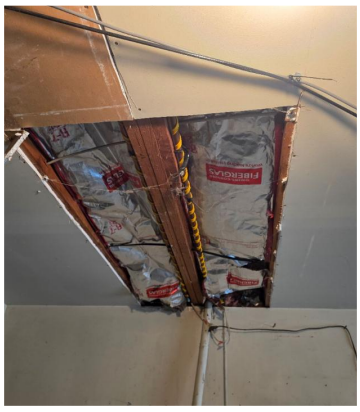
COMMENTS:

Open ceiling

Large openings present in the garage ceiling beneath the living space above. These openings compromise the required fire-resistance separation between the garage and the dwelling, allowing fire, smoke, and toxic gases to spread more rapidly into the occupied living areas. The damaged ceiling should be repaired using approved fire-rated materials and methods to restore the required fire barrier. Evaluation and repair by a qualified contractor is recommended.

Safety Concern





4.7 WALLS

DESCRIPTION: Sheetrock, Paint

COMMENTS:

See note in laundry section regarding the dryer vent

4.8 FLOOR/FOUNDATION

DESCRIPTION: Poured concrete

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4.9 ELECTRICAL

DESCRIPTION: 120 VAC GFCI

4.10 HVAC

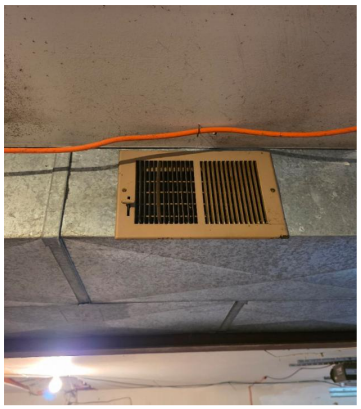
DESCRIPTION: Metal Duct

COMMENTS:

Open hvac register

A heating supply register connected to the home's HVAC system was installed in the garage. Supply air openings from a forced-air heating or cooling system are not permitted in garages because they can contribute to the movement of gasoline vapors, carbon monoxide, and other vehicle-related contaminants into the home's duct system and occupied living areas. The supply register should be permanently removed and the duct properly sealed by a qualified HVAC contractor.

Safety Concern



5. Attic

Inspection of the readily accessible areas of the attic included a visual examination to determine any signs of defects, excessive wear, and general state of repair. When low clearance, framing design or obstructions, deep insulation and mechanical components prohibit walking safely in an unfinished attic, inspection is conducted from the available service platforms or access openings only.

5.1 METHOD OF INSPECTION

DESCRIPTION: In the attic

MEDIA:

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COMMENTS:

Significant amount of trash and debris have been left in the attic space.

5.2 UNABLE TO INSPECT

DESCRIPTION: Due to insulation and safe footing I was not able to inspect the entire attic.

5.3 ROOF FRAMING

DESCRIPTION: 2x6 Rafter, 24 on center

5.4 SHEATHING

DESCRIPTION: 1/2 Plywood

5.5 VENTILATION

DESCRIPTION: Roof and soffit vents

COMMENTS:

See note in roofing section regarding the box vents

5.6 INSULATION

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DESCRIPTION: Blown in

5.7 INSULATION DEPTH

DESCRIPTION: 6-8

COMMENTS:

Compressed insulation

This insulation has settled and compressed over time. Several areas have been displaced by workers. This will reduce is energy efficiency.
Recommend additional insulation be added.

Needs Attention

5.8 ATTIC FAN

DESCRIPTION: Removed

COMMENTS:

The house fan has been removed.

Note



5.9 WIRING/LIGHTING

DESCRIPTION: 120 VAC lighting circuit

5.10 MOISTURE PENETRATION

DESCRIPTION: No apparent moisture penetration could be seen at the time of inspection.

5.11 BATHROOM FAN VENTING

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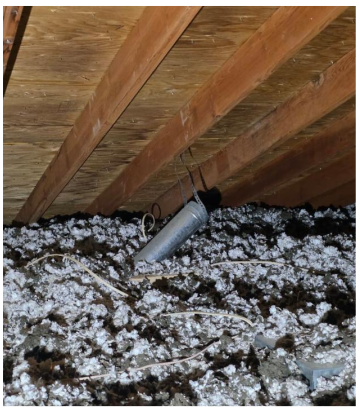
DESCRIPTION: Electric fan

COMMENTS:

Improper vent

Bathroom improperly vents into attic and has caused minor moisture damage to the insulation and mildew on the sheathing and framing. Recommend bathroom vent be routed to the outside of the house.

Needs Attention



6. Structure

Inspection of the structure includes a visual examination of the exposed, readily accessible portions of the structure. These items are examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations might leak in the future.

6.1 STRUCTURE TYPE

DESCRIPTION: Wood frame, 2X4

6.2 FOUNDATION

DESCRIPTION: Poured concrete

COMMENTS:

Portions of the foundation are covered with finish building materials and can not be inspected

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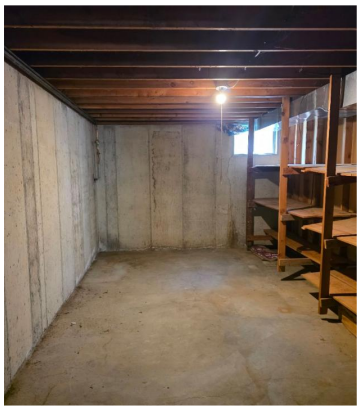
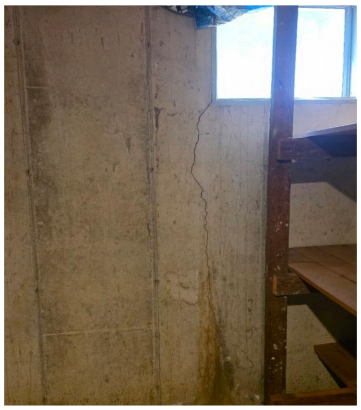
Visible portions of the foundation wall did not show any significant defect.


6.3 DIFFERENTIAL MOVEMENT

DESCRIPTION: No movement or displacement noted

6.4 BEAMS

DESCRIPTION: Steel I-Beam

6.5 BEARING WALLS

DESCRIPTION: 2X4 Wood Frame

6.6 JOISTS/TRUSSES

DESCRIPTION: 2x10

6.7 PIERS/POSTS

DESCRIPTION: Steel posts

6.8 FLOOR/SLAB

DESCRIPTION: Poured slab

6.9 STAIRS/HANDRAILS

DESCRIPTION: Wood stairs with wood handrails

6.10 SUBFLOOR

DESCRIPTION: Plywood

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7. Basement

Inspection is limited to visible areas of the structure. Finish building materials and storage items may hinder a thorough inspection. The inspection will include accessible electrical and structural componants as well as evidence of water intrusion. During periods of dry weather there may not be visible indications of water issues.

7.1 UNABLE TO INSPECT

DESCRIPTION: Due to covered walls and ceiling I was not able to see the majority of the basement structure

7.2 CEILING

DESCRIPTION: Exposed framing, Sheetrock, Paint

7.3 WALLS

DESCRIPTION: Exposed framing, Sheetrock, Paint, Wood Panel

7.4 FLOOR

DESCRIPTION: Carpet, Tile, Concrete

7.5 FLOOR DRAIN

DESCRIPTION: Surface drain

7.6 HVAC SOURCE

DESCRIPTION: Heating system register

7.7 INSULATION

DESCRIPTION: Batting, Fiberglass

7.8 MOISTURE LOCATION

DESCRIPTION: No signs of moisture found

8. Fireplace/Wood Stove

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8.1 FIREPLACE CONSTRUCTION

DESCRIPTION: Brick

MEDIA:



8.2 TYPE

DESCRIPTION: Wood burning

MEDIA:



8.3 FIREPLACE INSERT

DESCRIPTION: Standard

8.4 SMOKE CHAMBER

DESCRIPTION: Metal

8.5 FLUE

DESCRIPTION: Tile

MEDIA:

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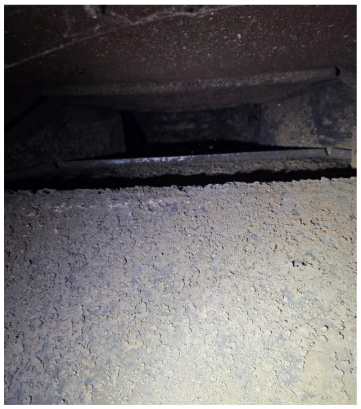

COMMENTS:

Recommend a professional cleaning before use.

Maintenance

The majority of the flue is not visible.

8.6 DAMPER

DESCRIPTION: Metal

8.7 HEARTH

DESCRIPTION: Raised Brick

9. Electrical

Inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding, bonding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring is not included in this inspection unless specifically noted. Outlets that have childproof protectors are not tested. Also, Outlets that are in use are not tested. We do not unplug the occupants appliances, computers, electric toothbrushes, lamps, alarm clocks etc. for testing.

9.1 SERVICE SIZE AMPS

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DESCRIPTION: 200

VOLTS: 110-240 VAC

9.2 SERVICE

DESCRIPTION: Copper

9.3 120 VAC BRANCH CIRCUITS

DESCRIPTION: Copper

9.4 240 VAC BRANCH CIRCUITS

DESCRIPTION: Copper

9.5 ALUMINUM WIRING

DESCRIPTION: Not present

9.6 CONDUCTOR TYPE

DESCRIPTION: Romex

9.7 GROUND

DESCRIPTION: Rod in ground only

9.8 SMOKE DETECTORS

DESCRIPTION: Hard wired with battery back up

COMMENTS:

Missing/Expired

Smoke alarms are required in all bedrooms, hallways and living spaces. These are missing in the bedrooms and the hallway smoke alarms are expired. They expire after 10 years. Recommend smoke alarms be installed.

Safety Concern

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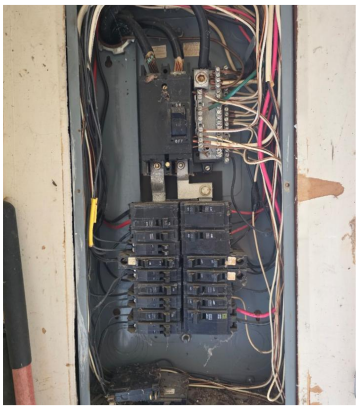
9.9 MAIN SERVICE PANEL

DESCRIPTION: Square D

MEDIA:



9.10 MAXIMUM CAPACITY

DESCRIPTION: 200 Amps

9.11 MAIN BREAKER SIZE

DESCRIPTION: 200 Amps

9.12 BREAKERS

DESCRIPTION: Copper

9.13 GFCI

DESCRIPTION: At GFCI receptacles only

9.14 IS THE PANEL BONDED

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DESCRIPTION: Yes

10. Plumbing

Inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. The review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems.

10.1 SERVICE LINE

DESCRIPTION: Copper

10.2 MAIN WATER SHUTOFF

DESCRIPTION: Basement

MEDIA:



10.3 WATER LINES

DESCRIPTION: Copper

10.4 DRAIN PIPES

DESCRIPTION: PVC, ABS

10.5 SERVICE CAPS

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DESCRIPTION: Not visible

COMMENTS:

I was not able to find a cleaning access

10.6 VENT PIPES

DESCRIPTION: ABS

10.7 GAS SERVICE LINES

DESCRIPTION: Black Steel Pipe

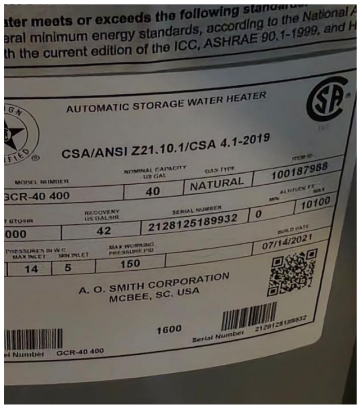
10.8 WATER HEATER OPERATION

DESCRIPTION: Adequate

10.9 MANUFACTURER

DESCRIPTION: A.O. Smith

MEDIA:





10.10 TYPE

DESCRIPTION: Natural gas

CAPACITY: 50 Gal.

10.11 APPROXIMATE AGE

DESCRIPTION: 5 years

AREA SERVED: Whole building

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10.12 FLUE PIPE

DESCRIPTION: Double wall

10.13 TPRV AND DRAIN TUBE

DESCRIPTION: Copper

11. Heating System

Inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, the inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. The inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection.

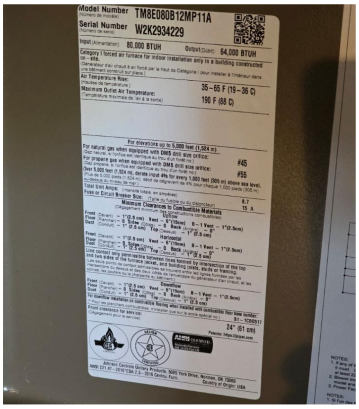
11.1 HEATING SYSTEM OPERATION

DESCRIPTION: Adequate

11.2 MANUFACTURER

DESCRIPTION: York

MEDIA:



11.3 TYPE

DESCRIPTION: Forced air

CAPACITY: 80,000 BTUHR

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11.4 AREA SERVED

DESCRIPTION: Whole building

APPROXIMATE AGE: 5 years

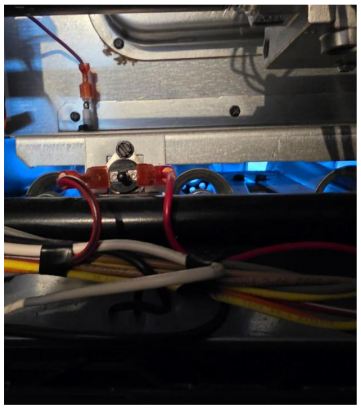
11.5 FUEL TYPE

DESCRIPTION: Natural gas

11.6 HEAT EXCHANGER

DESCRIPTION: 3 Burner

MEDIA:



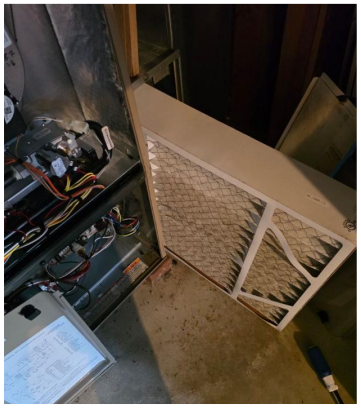
11.7 UNABLE TO INSPECT

DESCRIPTION: Unable to see heat exchanger

11.8 BLOWER FAN/FILTER

DESCRIPTION: Direct drive with disposable filter

MEDIA:



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11.9 DISTRIBUTION

DESCRIPTION: Metal duct

11.10 FLUE PIPE

DESCRIPTION: Double wall

11.11 THERMOSTATS

DESCRIPTION: Individual Centrally Located

11.12 SUSPECTED ASBESTOS

DESCRIPTION: No

12. Air Conditioning

Inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, the inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. The inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection.

12.1 A/C SYSTEM OPERATION

DESCRIPTION: Adequate

12.2 CONDENSATE REMOVAL

DESCRIPTION: PVC

12.3 EXTERIOR UNIT

DESCRIPTION: Pad mounted

12.4 MANUFACTURER

DESCRIPTION: York

MEDIA:

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12.5 AREA SERVED

DESCRIPTION: Whole building

APPROXIMATE AGE: 5 years

12.6 FUEL TYPE

DESCRIPTION: 220-240 VAC

TEMPERATURE DIFFERENTIAL: 19 degrees

MEDIA:





12.7 TYPE

DESCRIPTION: Central A/C

CAPACITY: 3 Ton

12.8 VISIBLE COIL

DESCRIPTION: Not visible

12.9 REFRIGERANT LINES

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DESCRIPTION: Copper Suction line and Liquid line

12.10 ELECTRICAL DISCONNECT

DESCRIPTION: Non fused metalic disconnect

13. Upper Hall Bathroom

Inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Jetted tubs will be filled and tested when possible.

13.1 MEDIA

MEDIA:



13.2 CEILING

DESCRIPTION: Sheetrock, Paint

13.3 WALLS

DESCRIPTION: Sheetrock, Paint

13.4 FLOOR

DESCRIPTION: Tile

13.5 DOORS

DESCRIPTION: Hollow wood

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13.6 ELECTRICAL

DESCRIPTION: 120 VAC GFCI

13.7 COUNTER/CABINET

DESCRIPTION: Laminate and wood

13.8 SINK/BASIN

DESCRIPTION: Molded single bowl

13.9 FAUCETS/TRAPS

DESCRIPTION: Chrome fixtures with PVC traps

COMMENTS:

Minor leak

There is a steady drip from the faucet.
Recommend repairs by a qualified plumber.

Needs Attention



13.10 TUB/SURROUND

DESCRIPTION: Fiberglass tub, Solid surface surround

13.11 TOILETS

DESCRIPTION: 1.6 gallon tank

13.12 HVAC SOURCE

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DESCRIPTION: Heating system register

13.13 VENTILATION

DESCRIPTION: Electric ventilation fan

COMMENTS:

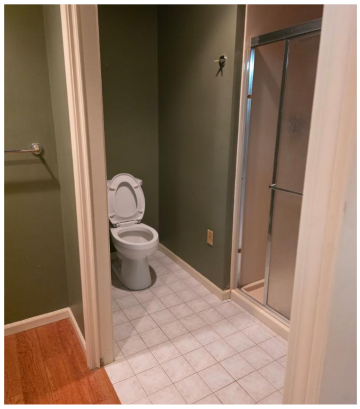
See note in attic section regarding the venting

14. Primary Bathroom

Inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Jetted tubs will be filled and tested when possible.

14.1 MEDIA

MEDIA:

14.2 CEILING

DESCRIPTION: Sheetrock, Paint

14.3 WALLS

DESCRIPTION: Sheetrock, Paint

14.4 FLOOR

DESCRIPTION: Tile, Vinyl Plank

14.5 DOORS

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DESCRIPTION: Hollow wood

14.6 ELECTRICAL

DESCRIPTION: 120 VAC GFCI

14.7 COUNTER/CABINET

DESCRIPTION: Laminate and wood

14.8 SINK/BASIN

DESCRIPTION: Molded single bowl

14.9 FAUCETS/TRAPS

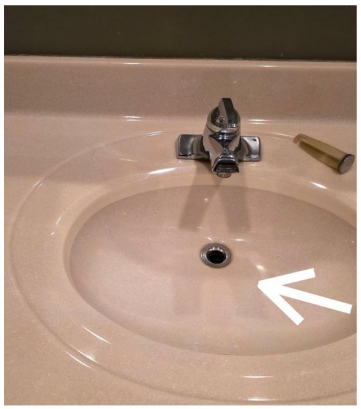
DESCRIPTION: Chrome fixtures with PVC traps

COMMENTS:

Pop up drain inoperable

The pop up drain assembly is not working.
Repair as needed

Needs Attention



14.10 SHOWER/SURROUND

DESCRIPTION: Onyx/Composite base and surround

COMMENTS:

Damaged overhead onyx panel

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The onyx panel that was attached to the ceiling is coming loose. It appears that it could fall creating a significant safety concern.
Recommend repairs by a qualified contractor.

Safety Concern



14.11 TOILETS

DESCRIPTION: 1.6 gallon tank

14.12 HVAC SOURCE

DESCRIPTION: Heating system register

14.13 VENTILATION

DESCRIPTION: Electric ventilation fan

15. Lower Level Bathroom

Inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Jetted tubs will be filled and tested when possible.

15.1 MEDIA

MEDIA:

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15.2 CEILING

DESCRIPTION: Sheetrock, Paint

15.3 WALLS

DESCRIPTION: Sheetrock, Paint

15.4 FLOOR

DESCRIPTION: Tile

15.5 DOORS

DESCRIPTION: Hollow wood

15.6 ELECTRICAL

DESCRIPTION: 120 VAC GFCI

15.7 COUNTER/CABINET

DESCRIPTION: Laminate and wood

15.8 SINK/BASIN

DESCRIPTION: Molded single bowl

15.9 FAUCETS/TRAPS

DESCRIPTION: Chrome fixtures with PVC traps

15.10 SHOWER/SURROUND

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DESCRIPTION: Fiberglass pan and tile surround

COMMENTS:

Caulking maintenance needed.

Maintenance




15.11 TOILETS

DESCRIPTION: 1.6 gallon tank

15.12 HVAC SOURCE

DESCRIPTION: Heating system register

15.13 VENTILATION

DESCRIPTION: Electric ventilation fan

16. Kitchen

Inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. I tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure.

16.1 MEDIA

MEDIA:

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16.2 COOKING APPLIANCES

DESCRIPTION: Whirlpool, Electric Range

COMMENTS:

Electrical Overload Condition

When testing the stove with all the burner and the oven on at the same time, the breaker was tripping. It could be an issue with the breaker, or possibly in the electronics of the range that's causing an overload condition.
Recommend a qualified electrician to evaluate and make needed repairs.

Defective



No Anti tip bracket installed behind the range

Safety Concern

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16.3 DISPOSAL

DESCRIPTION: In-Sinkerator

COMMENTS:

Tested normal

16.4 DISHWASHER

DESCRIPTION: Whirlpool

COMMENTS:

Ran through one cycle and tested normal

16.5 REFRIGERATOR

DESCRIPTION: Maytag

16.6 MICROWAVE

DESCRIPTION: Whirlpool

16.7 SINK

DESCRIPTION: Stainless Steel

16.8 ELECTRICAL

DESCRIPTION: 120 VAC GFCI

16.9 PLUMBING/FIXTURES

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DESCRIPTION: Chrome Fixture, ABS Drain

16.10 COUNTER TOPS

DESCRIPTION: Laminate

16.11 CABINETS

DESCRIPTION: Laminate and wood

16.12 CEILING

DESCRIPTION: Sheetrock, Paint

16.13 WALLS

DESCRIPTION: Sheetrock, Paint

16.14 FLOOR

DESCRIPTION: Tile

16.15 DOORS

DESCRIPTION: Hollow wood

16.16 WINDOWS

DESCRIPTION: Wood double hung

16.17 HVAC SOURCE

DESCRIPTION: Heating system register

17. Living Space/Interior

INTERIOR INSPECTION LIMITATIONS

In an occupied home or home with storage, Furnishings, pictures, wall coverings, and personal item storage prevented a full visual inspection of all areas. Conditions can change between the time of inspection and closing. Client is advised to perform a careful check of all areas during final walk through and note any staining or conditions that may not have

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been visible at the time of inspection. Such conditions should be brought to your Realtor's (if applicable) or Attorney's attention prior to closing of this property.

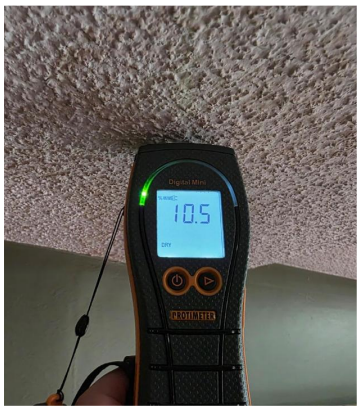
17.1 CEILING

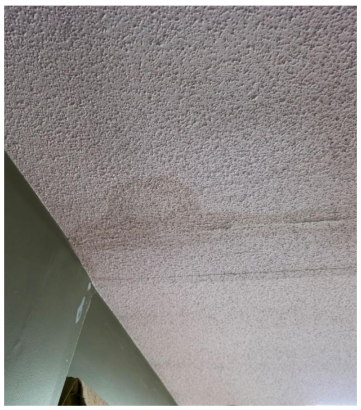
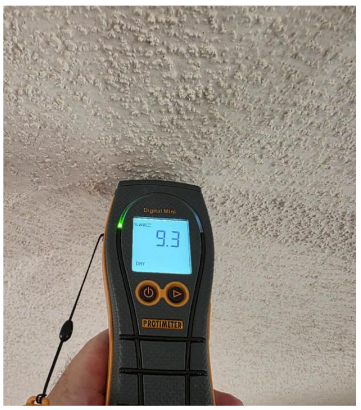
DESCRIPTION: Sheetrock, Paint

COMMENTS:

A small water stain was noted however there is no current moisture present .

Note





17.2 WALLS

DESCRIPTION: Sheetrock, Paint

17.3 FLOOR

DESCRIPTION: Carpet, Laminate

17.4 DOORS

DESCRIPTION: Hollow wood

17.5 WINDOWS

DESCRIPTION: Wood double hung

COMMENTS:

See note in exterior section regarding the windows

17.6 ELECTRICAL

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DESCRIPTION: 120 VAC

17.7 HVAC SOURCE

DESCRIPTION: Heating system register

18. Bedrooms

18.1 CLOSET

DESCRIPTION: Single

18.2 CEILING

DESCRIPTION: Sheetrock, Paint

18.3 WALLS

DESCRIPTION: Sheetrock, Paint

18.4 FLOOR

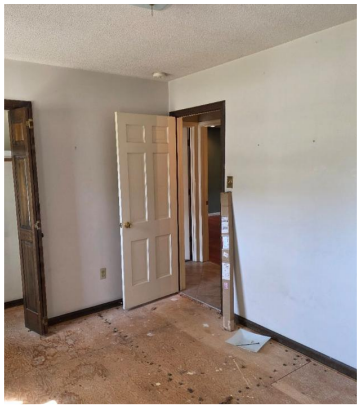
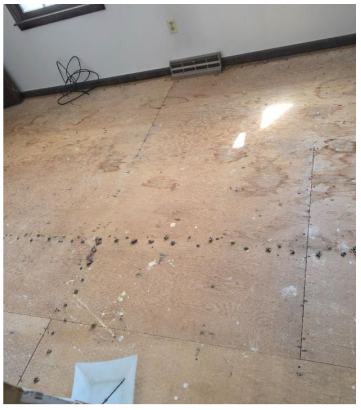
DESCRIPTION: Carpet

COMMENTS:

Missing flooring

The carpet in the front bedroom has been removed.
New flooring is needed.

Needs Attention

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18.5 DOORS

DESCRIPTION: Hollow wood

18.6 WINDOWS

DESCRIPTION: Wood double hung

COMMENTS:

See note in exterior section regarding the windows

18.7 ELECTRICAL

DESCRIPTION: 120 VAC

18.8 HVAC SOURCE

DESCRIPTION: Heating system register

19. Laundry Room/Area

19.1 CEILING

DESCRIPTION: Exposed framing

19.2 WALLS

DESCRIPTION: Exposed framing

19.3 FLOOR

DESCRIPTION: Concrete

19.4 ELECTRICAL

DESCRIPTION: 120 VAC/240 VAC

19.5 WASHER VALVES

DESCRIPTION: Gate valves

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19.6 WASHER DRAIN

DESCRIPTION: Drain to main drain system

19.7 FLOOR DRAIN

DESCRIPTION: Surface drain

19.8 DRYER VENT

DESCRIPTION: Metal Flex

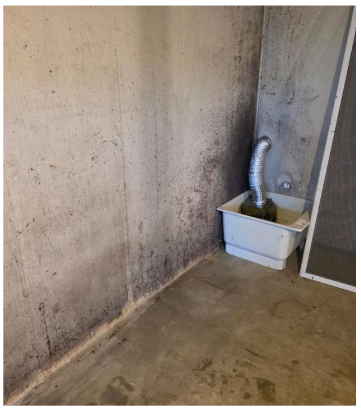
COMMENTS:

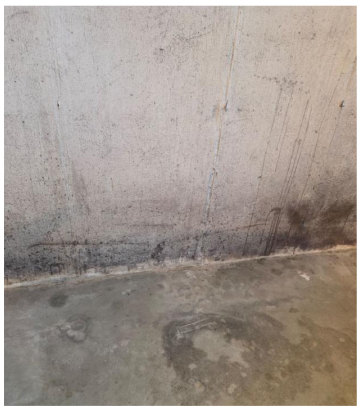
Improper discharge

The dryer vent is discharging into the garage area. The lint and moisture buildup has create superficial mold on the concrete walls. The lint buildup can also create a fire hazard. Recommend routing the vent into the exterior space.

Safety Concern







19.9 LAUNDRY SINK

DESCRIPTION: PVC

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Summary

HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Needs Attention
Item is not fully functional and/or requires repair or servicing.

Defective
Item needs immediate repair or replacement. It is unable to perform its intended function.

Not Inspected
Was not able to inspect because of accessibility or safety issues

Marginal
Item is at or near the end of its expected service life and may require repair or replacement in the near future.

Note
This is not necessarily an action item but is something to be aware of.

Safety Concern
The item poses a safety hazard and should be corrected as soon as possible

Maintenance
Item requires regular maintenance

1. Lots and Grounds

1.5 DECK

COMMENTS:

Improper construction, Deterioration

The deck was built using practices that were acceptable at the time, but would not meet today's standards. There are some issues that pose potential safety concerns.

The beam (the horizontal boards supporting the deck) is "sandwiched" or bolted to the sides of the vertical support post. Modern building codes typically require the beam to either sit directly on top of the post or be notched into it so the weight is supported by the wood itself rather than relying solely on the shear strength of the bolts.

Railing is not safe. The balusters are attached using interior finish trim nails. These are not adequate and there are multiple balusters that are coming loose.

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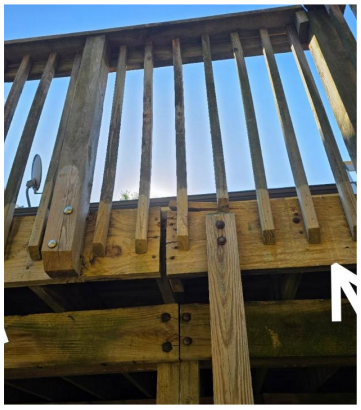
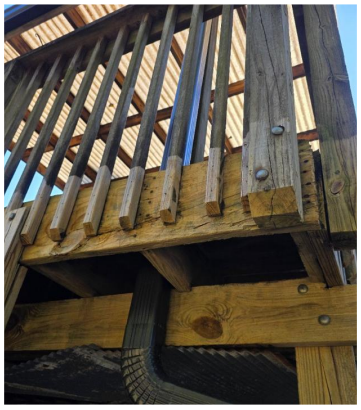
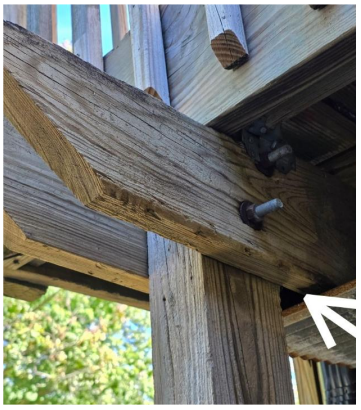
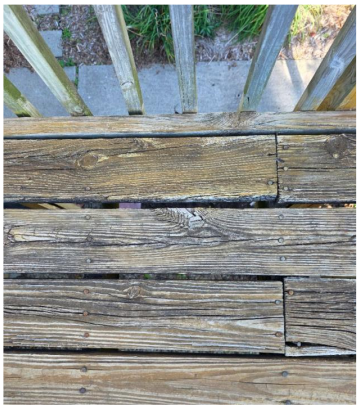
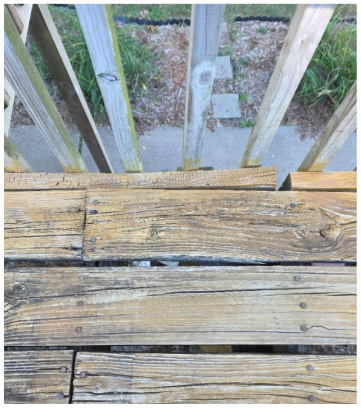
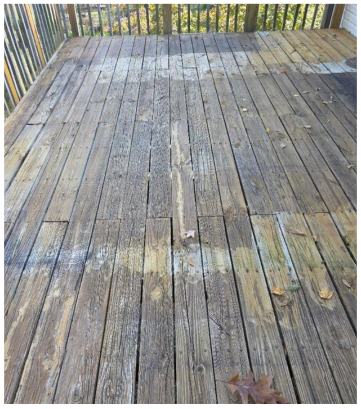
Other concerns are deterioration of the deck boards. Posts that are warped or not making contact with a footing. Rusted sheet metal that is hanging from the bottom.

Recommend a qualified contractor evaluate and determine if there are actions that can be taken to stabilize the deck and make it safer, or potentially replace.

Defective Safety Concern



1.9 FENCES

COMMENTS:

Significant deterioration

The fence is badly damaged and deteriorated in several areas. Repair or Replacement needed.

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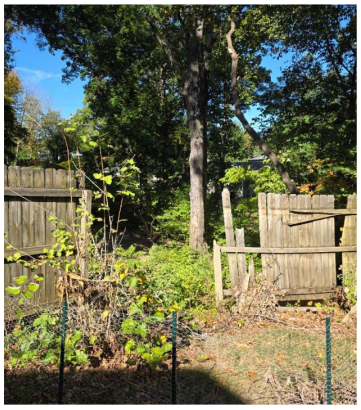
Needs Attention




2. Exterior

2.6 DOOR BELL

COMMENTS:

Inoperative

Needs Attention



2.9 WINDOWS

COMMENTS:

Deterioration on Wood casement windows

The lower level wood casement windows show moisture damage on multiple windows.
The operating hardware needs to be installed.

Needs Attention

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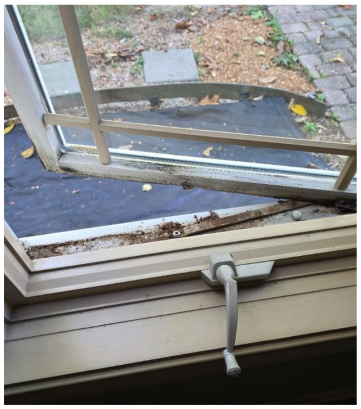
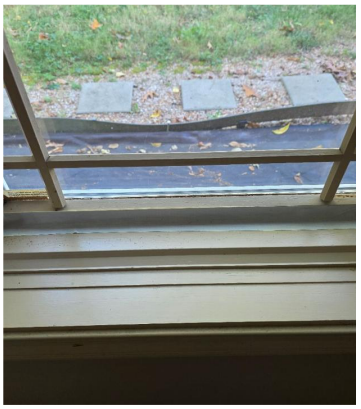
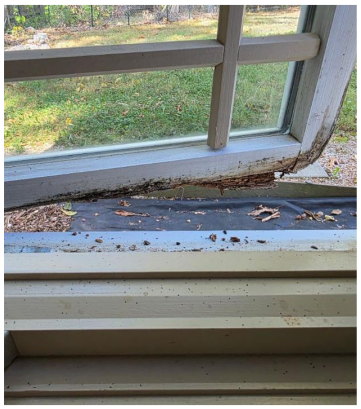
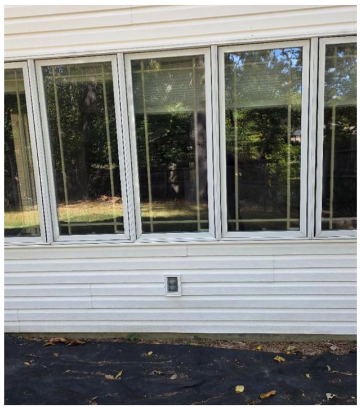


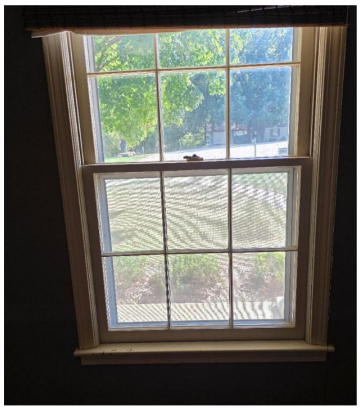


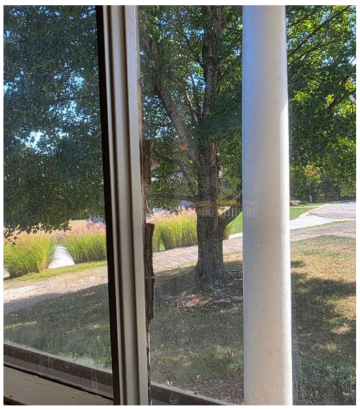



Worn/ Damaged Wood double hung

The existing wood double-hung windows remain operational; however, several units are currently stuck or have compromised balance hardware. Additionally, one front window has a broken pane, and multiple units show signs of degraded glazing. While these windows currently satisfy fire egress requirements, they will likely necessitate repair or replacement in the near term.

Needs Attention



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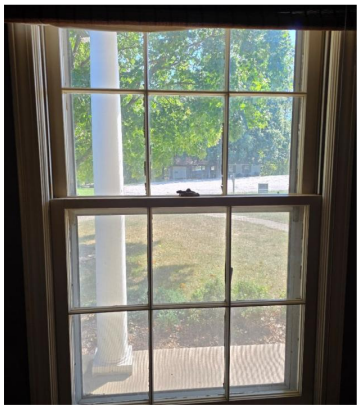
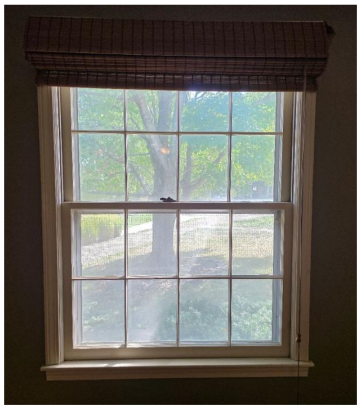
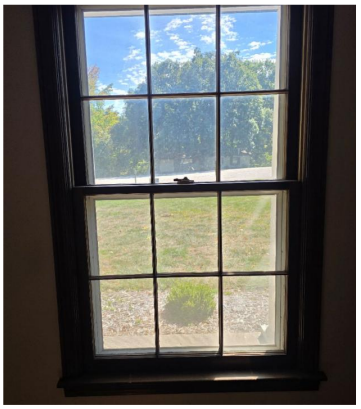
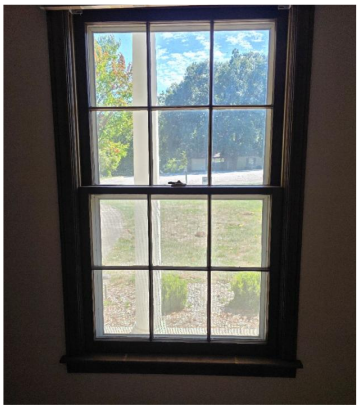





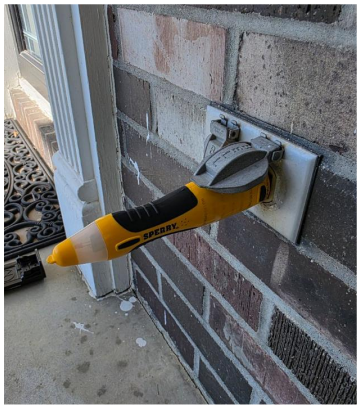

2.11 EXTERIOR ELECTRIC OUTLETS

COMMENTS:

Non- GFCI receptacle

The receptacle on the front porch is not GFCI protected.
All other exterior receptacles appear to be GFCI.
There are 2 receptacles at the rear that are in need of weather covers.
Recommend a qualified electrician make needed repairs.

Defective | Safety Concern


Not GFCI


Needs weather cover


Needs weather cover

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3. Roof

3.8 PLUMBING VENTS

COMMENTS:

Deteriorated vent boots

Deteriorated vent boots at the roof plumbing vent penetration. The damaged/cracking boots can allow moisture intrusion around the vent openings and may contribute to roof sheathing or interior ceiling damage.Recommend repairs by a qualified roofing contractor.

Needs Attention



3.9 ATTIC VENTS

COMMENTS:

Damaged vents

Multiple box vents are damaged. There are open holes that will allow water intrusion. I did not see evidence of any water damage from the attic space at the time of inspection.
Recommend evaluation and repairs by a qualified roofing contractor.

Needs Attention






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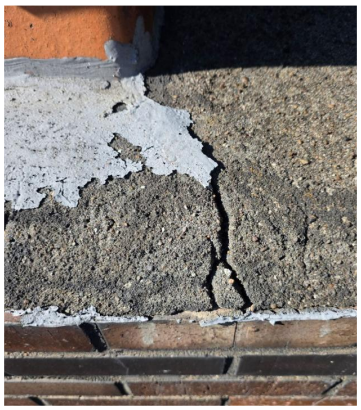
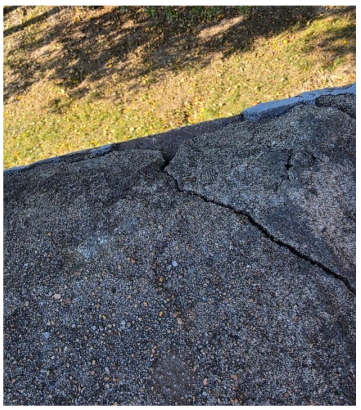
3.14 FLUE/FLUE CAP

COMMENTS:

Damaged crown

Repair/rebuild chimney mortar crown to prevent moisture intrusion.

Defective


4. Garage

4.4 DOOR OPENER

COMMENTS:

Improper electrical connection

Long or undersized cords increase the risk of overheating, voltage drop, accidental disconnection, and electrical fire. Recommend removing the extension cord and having a licensed electrician install a proper, permanent receptacle near the opener.

Needs Attention

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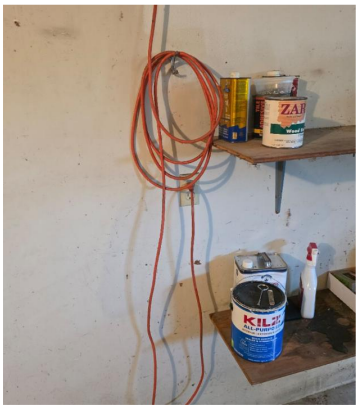
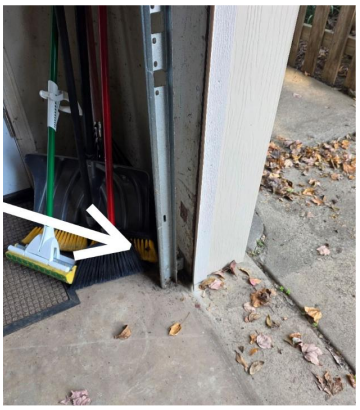




No light beam safety reverse in operation

There is no safety reverse system. This can be a safety concern with small children.
Recommend a light beam safety reverse system be installed.

Safety Concern




4.5 SERVICE DOORS

COMMENTS:

Non fire rated door

Service door into the house is required to be fire rated.
Recommend replacement.

Safety Concern

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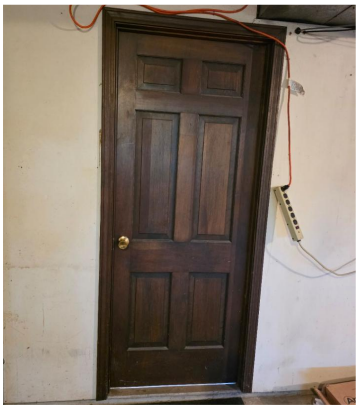


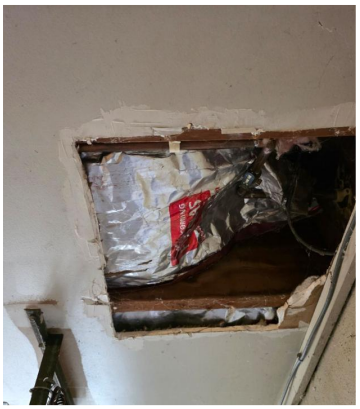
4.6 CEILING

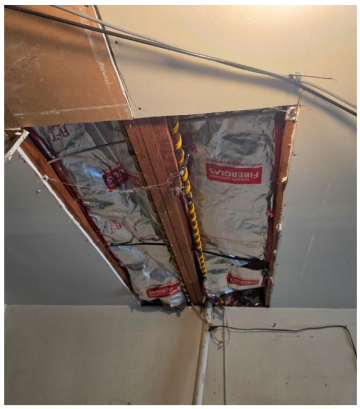
COMMENTS:

Open ceiling

Large openings present in the garage ceiling beneath the living space above. These openings compromise the required fire-resistance separation between the garage and the dwelling, allowing fire, smoke, and toxic gases to spread more rapidly into the occupied living areas. The damaged ceiling should be repaired using approved fire-rated materials and methods to restore the required fire barrier. Evaluation and repair by a qualified contractor is recommended.

Safety Concern





4.10 HVAC

COMMENTS:

Open hvac register

A heating supply register connected to the home's HVAC system was installed in the garage. Supply air openings from a forced-air heating or cooling system are not permitted in garages because they can contribute to the movement of gasoline vapors, carbon monoxide, and other vehicle-related contaminants into the home's duct system and occupied living areas. The supply register should be permanently removed and the duct properly sealed by a qualified HVAC contractor.

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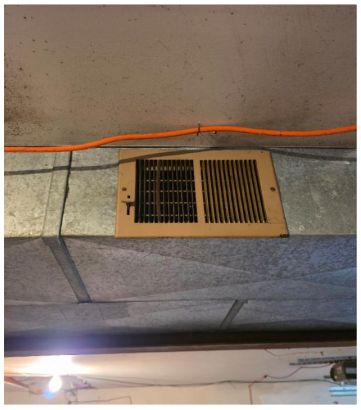
Safety Concern



5. Attic

5.7 INSULATION DEPTH

COMMENTS:

Compressed insulation

This insulation has settled and compressed over time. Several areas have been displaced by workers. This will reduce is energy efficiency.
Recommend additional insulation be added.

Needs Attention

5.8 ATTIC FAN

COMMENTS:

The house fan has been removed.

Note



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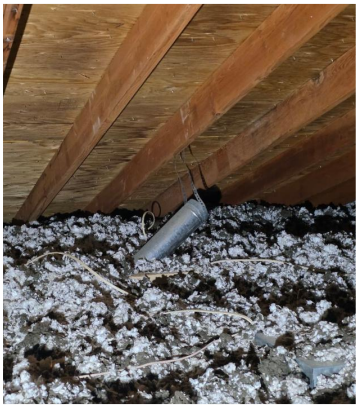
5.11 BATHROOM FAN VENTING

COMMENTS:

Improper vent

Bathroom improperly vents into attic and has caused minor moisture damage to the insulation and mildew on the sheathing and framing. Recommend bathroom vent be routed to the outside of the house.

Needs Attention



8. Fireplace/Wood Stove

8.5 FLUE

COMMENTS:

Recommend a professional cleaning before use.

Maintenance

9. Electrical

9.8 SMOKE DETECTORS

COMMENTS:

Missing/Expired

Smoke alarms are required in all bedrooms, hallways and living spaces. These are missing in the bedrooms and the hallway smoke alarms are expired. They expire after 10 years. Recommend smoke alarms be installed.

Safety Concern

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13. Upper Hall Bathroom

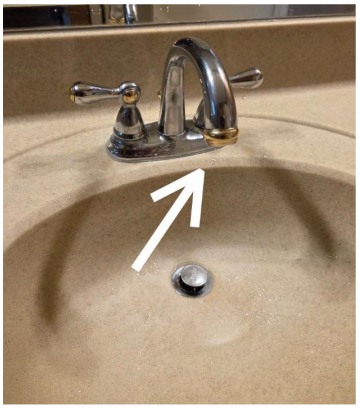
13.9 FAUCETS/TRAPS

COMMENTS:

Minor leak

There is a steady drip from the faucet.
Recommend repairs by a qualified plumber.

Needs Attention



14. Primary Bathroom

14.9 FAUCETS/TRAPS

COMMENTS:

Pop up drain inoperable

The pop up drain assembly is not working.
Repair as needed

Needs Attention

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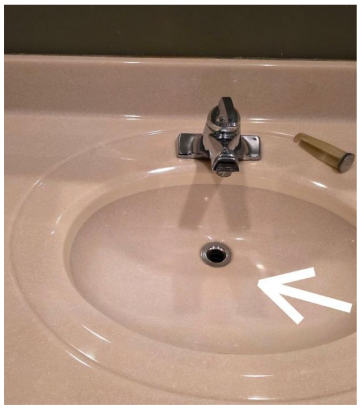

14.10 SHOWER/SURROUND

COMMENTS:

Damaged overhead onyx panel

The onyx panel that was attached to the ceiling is coming loose. It appears that it could fall creating a significant safety concern.
Recommend repairs by a qualified contractor.

Safety Concern



15. Lower Level Bathroom

15.10 SHOWER/SURROUND

COMMENTS:

Caulking maintenance needed.

Maintenance

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16. Kitchen

16.2 COOKING APPLIANCES

COMMENTS:

Electrical Overload Condition

When testing the stove with all the burner and the oven on at the same time, the breaker was tripping. It could be an issue with the breaker, or possibly in the electronics of the range that's causing an overload condition.
Recommend a qualified electrician to evaluate and make needed repairs.

Defective



No Anti tip bracket installed behind the range

Safety Concern

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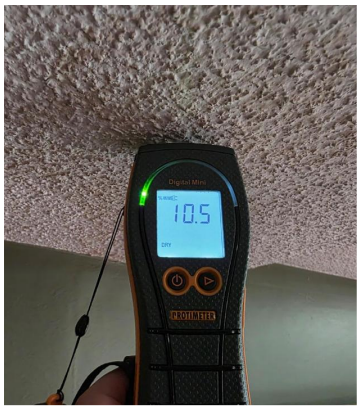
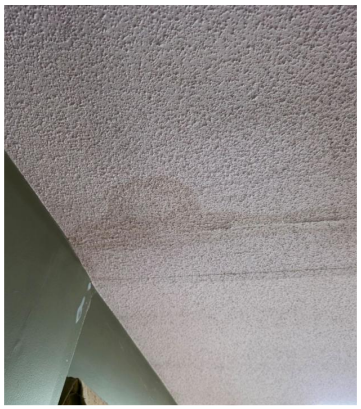
17. Living Space/Interior

17.1 CEILING

COMMENTS:

A small water stain was noted however there is no current moisture present .

Note



18. Bedrooms

18.4 FLOOR

COMMENTS:

Missing flooring

The carpet in the front bedroom has been removed.
New flooring is needed.

Needs Attention

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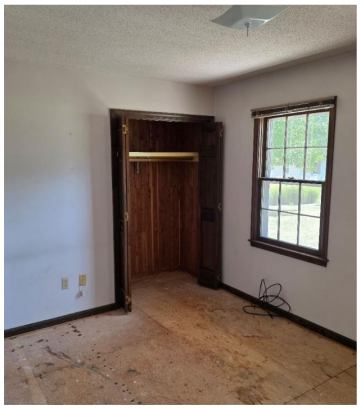
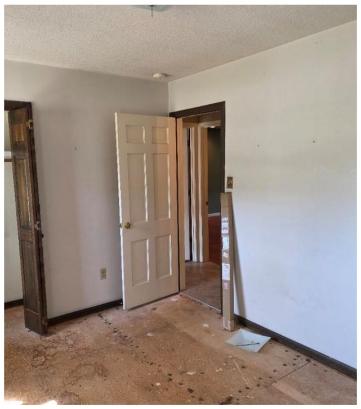
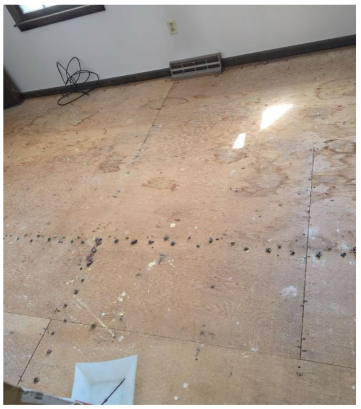




19. Laundry Room/Area

19.8 DRYER VENT

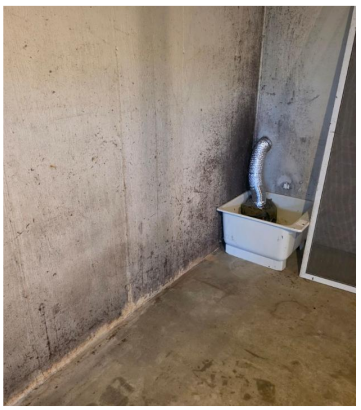
COMMENTS:

Improper discharge

The dryer vent is discharging into the garage area. The lint and moisture buildup has create superficial mold on the concrete walls. The lint buildup can also create a fire hazard. Recommend routing the vent into the exterior space.

Safety Concern







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