



# ***A-1 HOME INSPECTION***



***23395 MAVERICK INSPECTION, MO.***

***This report was prepared for John Q  
By A-1 Home Inspection***

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All categories above are followed by comments and recommendations

# Inspection Scope

The items listed below will be inspected and a report will be generated based on a visual inspection and the opinion of the condition of the items listed below at the time of the inspection. The inspection and report are performed and prepared solely for the use of the client and its agents.

**Structure:** Foundation, Floors, Walls, Ceilings and the roof structure.

**Exterior:** Wall coverings, flashing and trim. All exterior doors. Attached decks, balconies, stoops steps, porches and railings. The eaves, soffits and fascias. Vegetation, grading, surface drainage and retaining walls when any of them are likely to adversely affect the building.

**Roof System:** Roof covering, roof drainage, flashing, skylights, chimneys, and roof penetrations.

**Plumbing System:** Fixtures and faucets, drain, waste and vent systems, water heating equipment, fuel storage and fuel distribution systems, sump pumps and related piping.

**Electrical System:** Service drop, service entrance, conductors, cables and raceways, service equipment and main disconnects, service grounding, interior components of the service panels and sub panels, conductors, over current protective devices, representative number of light fixtures, switches and receptacles, ground fault circuit interrupters.

**Heating System:** Operation of the unit, burners, and the interior panel, fuel supply line.

**Cooling System:** Operation of the unit, exterior coil, and through the wall units.

**Interior:** Walls, ceilings, and floors, steps, stairways, and railings, countertops, and installed cabinets, a representative number of doors and windows, garage doors and garage door operators.

**Insulation and Ventilation:** Insulation and vapor retarder in unfinished areas, ventilation of attic and foundation areas, mechanical ventilation systems.

**Fireplaces:** External system components, exterior flues and chimneys.

**Excluded items are but not limited:** Screens, shutters, awnings, and seasonal accessories, fences, recreational facilities, outbuildings, antennas and other installed accessories, washing machine connections, wells and components, water conditioning systems, solar heating systems, fire and sprinkler systems, private waste disposal, alarm systems, remote control devices, low voltage wiring, ancillary wiring, measure amperage, voltage and impedance, heat exchanger, humidifier, dehumidifier, electronic air filter, solar heating systems, heat or cool supply adequacy, paint, wallpaper, or other finishes, carpeting, window treatment, central vacuum systems, disturb insulation or vapor retarder, determine indoor air quality, interior of flues and chimneys, pools and hot tubs unless otherwise agreed upon before inspection. A copy of the standards of practice can be obtained upon request.

## **Confidential Inspection Report**

Date 6-24-09 Time: 12:00 pm Weather Pt Cloudy

Age: 2+ Soil: Dry Temp 95

Property 23395 Maverick Inspection, Mo.

Client: John Q

Type Inspection: Standard Order number: 2876

Prepared By: A-1 Home Inspection Phone: (417) 825-6313

The client request the inspection of the subject property subject to the following limitations.

The inspection is performed under the guidelines of the International Association of Certified Home Inspectors.

The report is an opinion of the present condition of the property, based on a visual inspection of the readily accessible features of the building. The inspection is not a guarantee, warranty or an insurance policy.

The sections below will be broken into four categories Description, Limitations, Defections, and Comments/Recommendations. All items that were found in the Inspection will be marked by a red **X** followed by a short summary in the comments And recommendation section.

A copy of the NACHI Standards of Practice can be obtained by the request of the client.

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## ROOF/ CHIMNEY

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### DESCRIPTION

**ROOF:** X Asphalt \_\_\_ Wood \_\_\_ Metal \_\_\_ Corrugated Plastic \_\_\_ Roll Roofing \_\_\_ Tar

**CHIMNEYS:** \_\_\_ Metal \_\_\_ Masonry X Wood over Metal \_\_\_ Stucco over Wood

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### LIMITATIONS

**ROOF INSPECTED BY:** \_\_\_ Binoculars X Ladder at edge \_\_\_ Walking on X Ground

**ROOF INSPECTION LIMITED/ PREVENTED BY:** \_\_\_ Snow/Ice \_\_\_ Wet X Height/Pitch

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### DEFLECTIONS

**ROOFING:** \_\_\_ Granulation \_\_\_ Curling \_\_\_ Popping Nails \_\_\_ Damaged \_\_\_ 3+ Layers Exist

**DORMER(S):** \_\_\_ Granulating \_\_\_ Curling \_\_\_ Popping Nails \_\_\_ Damaged \_\_\_ 3 Layers Exist

**FLAT ROOF:** \_\_\_ Damaged \_\_\_ Bubbling \_\_\_ Tearing \_\_\_ Peeling

**CHIMNEY:** \_\_\_ Mortar Cracked \_\_\_ Falling \_\_\_ Wood Rotting \_\_\_ Screen Needed

**ESTIMATED ROOF LIFE REMAINING:** \_\_\_ 0-5 \_\_\_ 5-10 \_\_\_ 10-15 X 15-20 \_\_\_ 20+

Interior of the chimney and flue are not cleaned or inspected in this report. Only exterior of the fireplace and chimney are inspected. Recommend a complete inspection of the fireplace and the components by a licensed contractor before the purchase of the home.

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### COMMENTS/RECOMMENDATIONS

After observation of the roof, the current roof covering was functional with no leaks or damage observed at the time of the inspection.

Note all roof penetration and connections including a chimney can leak at any time without clear evidence. Recommend sealing all roof penetrations periodically for proper maintenance.

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## EXTERIOR

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### DESCRIPTION

**GUTTER/DOWNSPOUTS:** ☒ Aluminum ☐ Steel ☐ Plastic ☐ Wood ☐ None

**WALL SURFACES:** ☒ Brick ☐ Stone ☐ Block ☐ Stucco ☐ Wood ☐ Metal ☒ Vinyl Siding

**WALL SURFACES:** ☐ Asphalt ☐ Clad ☐ Asbestos Shingles ☐ Slate ☐ Hardboard

**RETAINING WALL:** ☐ Wood ☐ Concrete ☐ Stone ☐ Masonry ☐ Other

**LOT TOPOGRAPHY:** ☐ Flat ☐ Towards House ☒ Away from House

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### LIMITATIONS

☐ SNOW COVER ON WALLS ☐ CARPETING/SNOW OVER PORCH/STEPS/DECK

☐ GRADING NOT VISIBLE DUE TO SNOW

☐ VINES/SHRUBS/TREES AGAINST BUILDING RESTRICTED INSPECTION

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### DEFLECTIONS

**GUTTERS:** ☐ Leaks ☐ Old ☐ Damaged ☐ Rust ☐ Loose ☐ Debris

**DOWNSPOUTS:** ☐ Loose ☐ Clogged ☐ Damaged ☐ Missing

**SO FIT/FASCIA:** ☒ Loose ☐ Rot ☐ Damage ☐ Paint needed

**PORCH/DECK:** ☐ Cracked ☐ Settling ☐ Rot ☐ Post ☐ Seal

**WALL SURFACE:** ☐ Loose ☐ Rot ☐ Paint needed ☐ Mortar cracked ☒ Damaged ☐ Missing

**WINDOW TRIM:** ☐ Loose ☐ Rot ☐ Paint needed ☐ Caulking needed

**DOORS:** ☐ Loose ☐ Paint needed ☐ Tight/Sticking

**DRIVEWAY:** ☐ Cracked ☐ Bulging ☐ Trip Hazard ☐ Settlement

**WALKS:** ☐ Cracked ☐ Bulging ☐ Trip Hazard

**LANDSCAPING:** ☐ Trim trees ☐ Clear shrubs from building

**RETAINING WALL:** ☐ Cracked ☐ Rot ☐ Mortar loose ☐ No weep holes

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### COMMENTS/RECOMMENDATIONS

After observation of the exterior, the exterior was in good condition with no signs of major defections at the time of the inspection. Note maintenance is needed in the following areas.

Paint is needed on the rear door trim.

Minor siding damage on rear chase.

Loose soffit west side.

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## STRUCTURE

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### DESCRIPTION

**EXTERIOR WALL CONSTRUCTION:** ☐ Masonry ☒ Wood frame ☐ Log ☐ Not Visible  
**ROOF FRAMING:** **2 X 6** ☒ Rafters/Joist ☐ Trusses ☐ Not Visible  
**ROOF SHEATHING:** ☐ Plank ☐ Plywood ☒ Wafer board ☐ Not Visible  
**CEILING FRAMING:** **2 X 6** ☒ Joist ☐ Trusses ☐ Rafters ☐ Not Visible  
**FOUNDATION:** ☐ Concrete ☒ Block ☐ Stone ☐ Brick ☐ Not Visible  
**FLOOR CONSTRUCTION:** **2 X 10** ☒ Joist ☐ Trusses ☐ Concrete ☐ Not Visible ☐ Steel  
**SUPPORT POST:** ☒ Wood ☒ Block ☒ Concrete ☐ Steel

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### LIMITATIONS

**RESTRICTED/NO ACCESS TO:** ☐ Crawlspace ☐ Roof Space ☐ Slab on Grade ☐ Attic  
☐ Finish, Insulation And/Or Storage Concealing Structural Components  
☐ Crawlspace/ Roof Space/Knee Wall/Attic/ Inspected from Access Hatch

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### DEFECTIONS

**SUPPORT POST:** ☐ Rot ☐ Settling ☐ Deteriorating  
**FOUNDATION:** ☒ Cracked ☐ Bowed ☐ Mortar Deteriorating ☐ Settled  
**BEAMS:** ☐ Poorly secured to columns ☐ Rot ☐ Damaged ☐ Fungus  
**JOIST:** ☐ Cracks ☐ Rot ☐ Damaged ☒ Fungus  
**SUB FLOORING:** ☐ Loose ☐ Poorly secured ☒ Fungus  
**WALLS MASONRY:** ☐ Lean ☐ Bow ☐ Mortar ☐ Cracked  
**WOOD-FRAME:** ☐ Warped ☐ Bracing ☐ Rot ☐ Leans  
**LOG/POST/BAM:** ☐ Gaps ☐ Settling ☐ Rot ☐ Damaged  
**ROOF SHEATHING:** ☐ Edge support ☐ Sag ☐ Rot ☐ Mold  
**ROOF RAFTERS:** ☐ Span ☐ Spreading ☐ Sagging ☐ Split ☐ Rot  
**ROOF TRUSSES:** ☐ Span ☐ Braces missing ☐ Uplift  
**TERMITE/WOOD BORING INSECTS:** ☐ Damage ☐ Insect present ☐ Past infestation  
**FIRE DAMAGE:** ☐ Present ☒ None present

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### COMMENTS/RECOMMENDATIONS

After observation of the structure, the structure appeared sound and functional at the time of the inspection. Note the structure is supported properly with block, cement, and wood pillars. Note maintenance is needed in the following areas.

Vapor barrier has been removed and is holding water in crawlspace: Remove old and install new.  
Fungal growth on a few joist and sub flooring at the back section of the crawlspace.  
Foundation mortar cracks west with no signs of displacement: Future observation.

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## ELECTRICAL

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### DESCRIPTION

**SERVICE CABLE:** X Copper \_\_\_ Aluminum \_\_\_ Overhead X Underground \_\_\_ Not visible  
**SERVICE SIZE:** X 120 X 240 Volts **Main:** 200 **SERVICE PANEL:** X Breakers \_\_\_ Fuses  
**MAIN DISCONNECT/SERVICE BOX:** \_\_\_ Fuses X Breakers **LOCATION:** Garage  
**SYSTEM GROUNDING:** \_\_\_ Water Pipe X Ground Rods \_\_\_ Other  
**BRANCH WIRES:** X Copper \_\_\_ Aluminum \_\_\_ Knob and Tube

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### LIMITATIONS

**POWER OFF:** \_\_\_ Throughout \_\_\_ In some areas \_\_\_ **RESTRICTED NO ACCESS TOO** \_\_\_\_\_

All defections listed below should be repaired or further inspected by a licensed electrician.

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### DEFLECTIONS

**SERVICE ENTRANCE:** \_\_\_ Damaged \_\_\_ Clearance \_\_\_ Loose \_\_\_ Frayed \_\_\_ Conduit  
**SYSTEM GROUNDING:** \_\_\_ Ineffective \_\_\_ Spliced  
**SERVICE PANEL:** \_\_\_ Transformer \_\_\_ Rust \_\_\_ Double tap \_\_\_ Crowded \_\_\_ Debris  
**FUSES/BREAKERS:** \_\_\_ Damaged \_\_\_ Loose \_\_\_ Over used  
**PANEL WIRES:** \_\_\_ Damage \_\_\_ Overheated \_\_\_ Loose  
**BRANCH CIRCUIT WIRES:** \_\_\_ Damaged \_\_\_ Loose \_\_\_ Exposed \_\_\_ Undersized \_\_\_ Extension cords  
**KNOB AND TUBE:** \_\_\_ Connections \_\_\_ Damaged \_\_\_ Brittle \_\_\_ Suspect  
**ALUMINUM WIRES:** \_\_\_ Overheating \_\_\_ Loose \_\_\_ Outlets \_\_\_ Panel  
**LIGHTS/CEILING FAN:** \_\_\_ Inoperative \_\_\_ Damaged \_\_\_ Loose \_\_\_ Exposed wires  
**UNGROUND OUTLET:** \_\_\_ 3 Prong \_\_\_ GFCI  
**REVERSED POLARITY:** \_\_\_ 3 Prong \_\_\_ 2 Prong  
**OUTLETS:** \_\_\_ Number \_\_\_ Loose \_\_\_ Damaged \_\_\_ Inoperative  
**GFCI:** \_\_\_ Test Faulty \_\_\_ Inoperative \_\_\_ None  
**JUNCTION BOXES:** \_\_\_ Missing \_\_\_ Loose \_\_\_ Exposed wires \_\_\_ Crowded  
**COVER PLATES:** \_\_\_ Outlets \_\_\_ Switches \_\_\_ Boxes  
**SWITCHES:** \_\_\_ Damaged \_\_\_ Loose \_\_\_ Inoperative

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### COMMENTS/RECOMMENDATIONS

After observation of the electrical system, the electrical system was functional at the time of the inspection. No safety hazards were observed at the time of the inspection.



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## HEATING

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### DESCRIPTION

**FUEL:** ☐ Gas ☐ Electricity ☐ Oil ☐ Wood **EFFICIENCY:** ☐ Conventional ☐ High ☐ Mid

☐ **ELECTRIC HEATER** ☐ **Approx Age**

☐ **FURNACE** ☐ **Approx Age**

☐ **BOILER**

☐ **HOT WATER RADIANT HEAT**

☐ **ELECTRIC RADIANT HEAT**

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### LIMITATIONS

☐ **POWER OR GAS OFF COULD NOT BE TESTED**

☐ **DATA PLATE MISSING OR NOT LEGIBLE**

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### DEFECTS

**GAS PIPING:** ☐ Leaks ☐ Material

**ELECTRICAL:** ☐ Insulation Loss ☐ Burned Wires

**HOUSING:** ☐ Corrosion ☐ Rusting ☐ Missing Parts

**BURNERS:** ☐ Dirty ☐ Rust or Burn stains from fumes or flames

**BLOWER/MOTOR:** ☐ Rattles or Vibrates

**DUCTWORK:** ☐ Loose sections ☐ Holes ☐ Sections missing

**HEAT PIPES:** ☐ Some corrosion or rust present ☐ Possible past water leaks

**AIR FILTER:** ☐ None ☐ Missing ☒ Dirty

The heat exchanger in a oil or gas fired unit is usually hidden from view, and cannot be examined and its condition determined without being dismantled. It is recommended that a service contract be placed on the unit and a service call made prior to using to check for holes, cracks, and its condition.

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### COMMENTS/RECOMMENDATIONS

See cooling section.

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## COOLING/HEAT PUMP

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### DESCRIPTION

**AIR CONDITIONING:** X-2-2 1/2 Ton Central ☐ Water cooled ☐ Independent system 3 **Age**  
X-2 **HEAT PUMP**

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### LIMITATIONS

**DATA PLATE:** ☐ Missing ☐ Not Legible ☐ Incomplete ☐ Not Found

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### DEFLECTIONS

**AC/HEAT PUMP:** ☐ Operable ☐ Poor ☐ Not available ☐ Old

**COMPRESSOR:** ☐ Old ☐ Inoperative ☐ Noisy

**INDOOR COIL:** ☐ Dirty ☐ Corroded ☐ Frost

**OUTDOOR COIL:** ☐ Dirty ☐ Iced up ☐ Fin damage

**WATER COOLED COIL:** ☐ Leak

**CONDENSATE TRAY/LINE:** ☐ Leak ☐ Blocked ☐ Dirty

**REFRIGERANT LINES:** ☐ Leak ☐ Damaged ☐ Corrosion

**ATTIC DRIP PAN:** ☐ Leaking ☐ Missing **DRAIN LINE:** ☐ Missing ☐ Disconnected

**FAN:** ☐ Noisy ☐ Inoperative ☐ Damaged

**WATER LINES:** ☐ Leak ☐ Damaged

**THERMOSTAT:** ☐ Damaged ☐ Loose

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### COMMENTS/RECOMMENDATIONS

After operation of the cooling and heating units, the units were functional at the time of the inspection. Recommend service on the units every year for proper maintenance. Note the return air filters and duct are dirty: Replacement of the filters are needed.

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## PLUMBING

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### DESCRIPTION

**SERVICE PIPING:** \_\_ Lead \_\_ Copper **X** Plastic \_\_ Galvanized Steel \_\_ Not Available

**SUPPLY PIPING:** \_\_ Galvanized Steel **X** Plastic \_\_ Copper \_\_ Brass \_\_ Not Visible

**WASTE PIPING:** \_\_ Galvanized Steel **X** Plastic \_\_ Copper \_\_ Cast Iron \_\_ Not Visible

**WATER HEATER:** **X** Electric \_\_ Gas \_\_ Oil **TANK CAPACITY:** **50** **GAL AGE:** **3**

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### LIMITATIONS

\_\_ Water Shut Off/Winterized \_\_ Gas Shut Off \_\_ Electric Shut Off

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### DEFLECTIONS

**SUPPLY PIPING:** \_\_ Leaks

**PRIVATE PUMP/TANK:** \_\_ Leak \_\_ Rust

**MAIN SHUT OFF VALVE:** \_\_ Leak \_\_ Damaged **PIPING:** \_\_ Leaks \_\_ Steel \_\_ Freezing \_\_ Rust

**WATER HEATER:** \_\_ Wiring \_\_ Elements **GAS WATER HEATER:** \_\_ Gas leak \_\_ Thermocouple

**TANK:** \_\_ Rust \_\_ Leak \_\_ Soot

**DRAINAGE:** \_\_ Slow \_\_ Improper slope

**WATER WASTE:** \_\_ Odor \_\_ Backed up

**WASTE PIPING:** \_\_ Leak \_\_ Freezing \_\_ Rust

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### COMMENTS/RECOMMENDATIONS

After observation of the plumbing, the plumbing was functional at the time of the inspection. After operation of the electric water heater, the unit was functional at the time of the inspection. No leaks were observed at the time of the inspection.

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## INTERIOR

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### DESCRIPTION

**FLOOR FINISHES:** \_\_ Linoleum \_\_ Wood **X** Carpet **X** Ceramic tile \_\_ Slate/Stone/Marble

**WALL FINISHES:** **X** Plaster/Drywall \_\_ Panel \_\_ Brick/Stone \_\_ Concrete \_\_ Stucco/Texture

**CEILING FINISHES:** **X** Plaster/Drywall \_\_ Metal \_\_ Stucco/ Textured \_\_ Wood \_\_ Tile

**WINDOWS:** **X** Single/Double Hung \_\_ Casement \_\_ Sliders \_\_ Fixed

**EXTERIOR DOORS:** \_\_ Solid Wood \_\_ Hollow **X** Metal \_\_ Storm \_\_ Sliding Glass

**FIREPLACES:** \_\_ Masonry **X** Insert \_\_ Gas \_\_ Wood Stove

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### LIMITATIONS

\_\_ Absence of historical clues due to new finishes

**X** Storage/Furnishings in some areas limited inspection

\_\_ Fireplace in use

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### DEFECTIONS

**FLOORS:** \_\_ Water damage \_\_ Loose \_\_ Cracked \_\_ Slope \_\_ Bouncy \_\_ Damaged

**WALLS:** \_\_ Water stains \_\_ Loose \_\_ Cracked \_\_ Patched \_\_ Damaged \_\_ Mold

**CEILINGS:** \_\_ Water stains \_\_ Loose \_\_ Cracked \_\_ Sag \_\_ Patched \_\_ Damaged

**TRIM:** \_\_ Water damage \_\_ Loose \_\_ Rot \_\_ Damaged

**STAIRS:** \_\_ Headroom \_\_ Railings \_\_ Tread width

**WINDOWS:** \_\_ Loose \_\_ Cracked \_\_ Broken \_\_ Double pane seal \_\_ Leak \_\_ Seal **X** Hardware

**DOORS:** \_\_ Damaged \_\_ Leak \_\_ Adjust \_\_ Trim \_\_ Rot \_\_ Inoperable \_\_ Hardware **X** Loose

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### COMMENTS/RECOMMENDATIONS

After observation of the interior, the interior was in good condition with no signs of major defections at the time of the inspection. Note maintenance is needed in the following areas.

Broke lock window hardware front upstairs bedroom.  
Loose upstairs bathroom door.

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## INSULATION

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### DESCRIPTION

**ATTIC:** \_\_ Fiberglass **X** Loose fill \_\_ Roll \_\_ Not Visible \_\_ None

**SECOND ATTIC:** \_\_ Fiberglass \_\_ Loose fill \_\_ Roll \_\_ Not Visible **X** None

**CRAWL SPACE:** \_\_ Roll \_\_ Foam Board \_\_ Not Visible **X** None \_\_ Blown on foundation

**ATTIC VAPOR BARRIER:** \_\_ Plastic \_\_ Kraft Paper \_\_ Not Visible **X** None

**CRAWL SPACE VAPOR BARRIER:** \_\_ Plastic \_\_ Kraft Paper \_\_ Not Visible **X** None

**ROOF VENTILATION:** **X** Ridge vent \_\_ Roof \_\_ Gable \_\_ Soffit \_\_ Fascia \_\_ None

**CRAWL SPACE VENTILATION:** **X** Wall vents \_\_ None found

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### LIMITATIONS

**ACCESS NOT GAINED:** \_\_ Attic \_\_ Roof space \_\_ Wall space \_\_ Crawl space

\_\_ ATTIC/CRAWL SPACE VIEWED FROM ACCESS HATCH

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### DEFLECTIONS

**ATTIC INSULATION:** \_\_ Amount \_\_ Wet \_\_ Compressed \_\_ Voids

**FLAT CATHEDRAL ROOF INSULATION:** \_\_ Amount \_\_ Wet \_\_ Condensation

**SKYLIGHT WELLS:** \_\_ Loose \_\_ Incomplete

**BASEMENT/CRAWLSPACE INSULATION:** \_\_ Amount \_\_ Incomplete \_\_ Damage \_\_ Falling

**PIPES IN UNHEATED AREAS:** \_\_ Location \_\_ Damaged \_\_ None

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### COMMENTS RECOMMENDATION

After observation of the attic insulation, the insulation is a blown cellulose with a R-30 value. Note the insulation was properly installed and functional at the time of the inspection.

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## **KITCHEN**

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### **DEFLECTIONS**

**FLOOR:** \_\_ Damaged \_\_ Wear \_\_ Not level \_\_ Squeaks

**CABINETS:** \_\_ Older units \_\_ Wear \_\_ Missing hardware \_\_ Maintenance needed

**COUNTERTOPS:** \_\_ Older \_\_ Damaged \_\_ Burns \_\_ Loose countertop

**PLUMBING:** \_\_ Hardware \_\_ Leaks \_\_ Pressure

**DRAINS:** \_\_ Drains slow \_\_ Clogged \_\_ Traps leak \_\_ Not vented

**EXHAUST FAN:** \_\_ None \_\_ Damaged \_\_ Not functional \_\_ Rattles

**DISPOSAL:** \_\_ Older unit \_\_ Not operable \_\_ Exposed wiring

**STOVE/RANGE:** \_\_ Older unit \_\_ Not operable \_\_ Burners not working

**DISHWASHER:** \_\_ Older unit \_\_ Not operable \_\_ Visual inspection only

**REFRIGERATOR:** \_\_ Older unit \_\_ Not operable \_\_ Visual inspection only

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### **COMMENTS/RECOMMENDATIONS**

**After observation of the kitchen, the kitchen was in good condition at the time of the inspection.  
All appliances were functional at the time of the inspection.**

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## BATHROOMS

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### DEFLECTIONS

**LEVEL:** \_\_ Basement **X** Floor 1 \_\_ Floor 2 \_\_ Floor 3

**FLOORS:** \_\_ Not level \_\_ Wear \_\_ Tiles need grouting \_\_ Damage from past leaks

**WALLS/CEILINGS:** \_\_ Cracks from settlement \_\_ Tile grout needed \_\_ Moisture stains

**TOILET:** **X** Loose \_\_ Runs \_\_ Hardware needs repair \_\_ Seepage \_\_ Damage

**SINK VANITY:** \_\_ Loose cabinet or Countertop \_\_ Leaks \_\_ Trap leaks \_\_ Damaged \_\_ Stop

**ELECTRICAL:** \_\_ Open ground \_\_ Reverse polarity \_\_ Loose outlet \_\_ No GFCI

**TUB/SHOWER:** \_\_ Caulking needed \_\_ Sealant needed around tub \_\_ Stop not working/missing

**TUB/SHOWER TILE:** \_\_ Loose \_\_ Missing \_\_ Damaged \_\_ Cracked \_\_ Grout or caulk needed

**FAN/VENT:** \_\_ Fan not working \_\_ Fan makes noise

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### COMMENTS/RECOMMENDATIONS

**After observation of the bathrooms, the bathrooms were functional at the time of the inspection. No leaks were observed at the time of the inspection. Note the toilet is loose in the half bathroom.**

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## GARAGE/SHED

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### DEFLECTIONS

**STRUCTURE:**  X  Good \_\_\_ Poor \_\_\_ Needs maintenance

**ROOF:** \_\_\_ Sagging \_\_\_ Shingles curling \_\_\_ Granulating

**GUTTERS/DOWNSPOUTS:** \_\_\_ Operable \_\_\_ None \_\_\_ Rusting \_\_\_ Not secure

**SLAB:** \_\_\_ Shrinkage \_\_\_ Settlement cracks \_\_\_ Pitted \_\_\_ Cure cracks

**WALLS/CEILING:** \_\_\_ Cracks from settlement \_\_\_ Moisture stains \_\_\_ Not finished

**ELECTRICAL:** \_\_\_ Off \_\_\_ None \_\_\_ Open ground \_\_\_ Cover plate missing

**PEST:** \_\_\_ Possible wood boring insects \_\_\_ Further inspection needed

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### COMMENTS/RECOMMENDATIONS

**After observation of the garage, the garage was in good condition at the time of the inspection. No signs of major defections were observed at the time of the inspection. Note the garage door and door opener were functional at the time of the inspection.**



## **SUMMARY**

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### **DESCRIPTION**

**SAFETY HAZARDS:** None observed.

**STRUCTURE:** Sound and in working condition, no major defections observed, remove old vapor barrier in the crawlspace and install new, fungus present rear crawlspace on joist and sub flooring, some mortar foundation cracks with no signs of displacement.

**PLUMBING:** Functional, no leaks observed.

**ROOF:** Functional, no damage or leaks observed.

**ELECTRICAL:** Properly installed and functional.

**INTERIOR:** Good condition, broke window lock upstairs front bedroom, loose upstairs bathroom door.

**EXTERIOR:** Good condition, loose soffit west, minor siding damage rear on chase, paint rear exterior door trim.

**AC/HEAT:** All units were functional at the time of the inspection, recommend service every year for proper maintenance, return air filters are dirty.

**INSULATION:** Functional, blown cellulose with a R-30 value.

**APPLIANCES:** Functional.

**KITCHEN:** Good condition.

**BATHROOMS:** Good condition, toilet is loose in the half bathroom.

**PEST/RODENT:** None observed.

**GARAGE/SHED:** Good condition.



***LOOSE SOFFIT WEST.***



***FOUNDATION MORTAR CRACK.***



***FUNGUS SUB FLOORING REAR.***

## **MAINTENANCE**

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**TREES:** All trees should be trimmed accordingly to prevent damage to roof structure.

**EXTERIOR:** All wood surfaces should be treated every 3-8 years to prevent fungus and bacterial growth which cause deterioration.

**GUTTER/DOWNSPOUTS:** Gutters and downspouts should be cleaned of debris every spring. If not properly maintained poor drainage can cause seepage into dwelling.

**CHIMNEY:** Fireplace and Chimney should be properly maintained to prevent creosote buildup which is a fire hazard.

**INSECT/RODENT:** Have a quality inspection of dwelling yearly to prevent damage and infestation.

**HEATING SYSTEMS:** System should be maintained and cleaned regularly to assure proper efficiency and longevity of the system.

**ELECTRICAL:** Ground fault interrupters(GFCI) are recommended on all outdoor garage, kitchen, bathroom, and wet areas. Recommend units be tested monthly to assure proper function.

**SMOKE DETECTORS:** Smoke Detectors should be checked monthly for charged batteries and proper function.

# **AGREEMENT FOR HOME INSPECTION SERVICE**

**A-1 HOME INSPECTION AGREES TO PERFORM A VISUAL INSPECTION OF THE SUBJECT PROPERTY AND PROVIDE THE CLIENT WITH A INSPECTION REPORT IDENTIFYING VISUAL OBSERVABLE MAJOR DEFICIENCIES OF THE INSPECTED SYSTEMS AND COMPONENTS THAT EXIST AT THE TIME OF THE INSPECTION. THE WRITTEN REPORT WILL INCLUDE THE FOLLOWING SYSTEMS ONLY: STRUCTURAL COMPONENTS, EXTERIOR, ROOFING, FOUNDATION, ATTIC DRAINAGE, BASEMENT OR CRAWLSPACE, INSULATION AND VENTILATION, PLUMBING, HEATING, ELECTRICAL, AIR CONDITIONING, WOOD DESTROYING INSECTS FOR INFORMATIONAL PURPOSES ONLY.**

**Systems and items that are excluded from this inspection include, but are not limited to, the following: recreational facilities, geological and soil conditions, sprinkler systems (fire and lawn), solar systems, water wells, (below ground septic or drainage systems) interior of fire place and chimneys, heat exchangers smoke detectors, intercoms, cable lines and security systems, audio systems and computer systems, appliances including portable air conditioning units, hot tubs, and items considered to be cosmetic.**

**A-1 Home Inspection is not required to move personal property, debris, furniture, equipment, carpeting or like materials which may impede access or limit visibility. Concealed or latent defects are excluded from the inspection. Equipment and systems will not be dismantled. The Inspection is not intended to be technically exhaustive, nor is it a compliance inspection for any city or governmental codes and or regulations.**

**Neither the inspection nor the inspection report is a warranty, expressed or implied, regarding the adequacy, performance or condition of any inspected structure, system or item. Client acknowledges that condition of inspected structure, system or item, is not intended to reflect the value of the premises, or to make any representation as to the advisability or inadvisability of purchase or suitability of use. The inspection and report are only intended to express the opinion of A-1 Home Inspection or its agents, based on a visible inspection or accessible portions of structure systems and items, of existing conditions, at the time of the inspection.**

**The parties agree that the maximum liability for A-1 Home Inspection, or its agents, arising from failure to perform any of the obligations stated in this agreement, is limited to an amount NOT TO EXCEED THE FEE PAID FOR THE INSPECTION.**

**Failure to sign and return this agreement in a timely manner ( within 7 days of of the inspection) will terminate all refunds from A-1 Home Inspection arising from failure to perform any obligations stated in this agreement!!**

**Client** \_\_\_\_\_

**Date** 6/24/2009

**Inspector** Mark Wolfe

# Billing Invoice

Invoice to: John Q  
\_\_\_\_\_  
\_\_\_\_\_

From: A-1 Home Inspection  
1811 Redbud  
Joplin, MO 64801

Invoice Number: 2876

Date of Billing: 6-24-09

## Property Information

**PAID**

Client: John Q

Address: 23395 Maverick Inspection, Mo.

<u>Inspection Description</u>	<u>Amount</u>
Inspection	\$ <u>175.00</u>
Re-inspection	\$ <u>00.00</u>
Total	\$ <u>175.00</u>

Inspector Signature Mark Wolfe Client \_\_\_\_\_

**Failure to pay the amount in full listed above by the purchase closing date will result in a automatic \$20 per month late fees. Also all collection and court fees will be added to the total amount. For questions or arrangements call 417-825-6313.**

Limitations apply to this inspection (see contract). **Thank You**