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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR
Mr & Mrs Roadrunner

INSPECTION ADDRESS

1234 Any Street
Kansas City, MO 64155

INSPECTION DATE

09/27/2017

REPRESENTED BY

Wiley E Coyote
Acme Real Estate Company



This report is intended for the sole use of the client (named above) and is not to be relied upon or shared in anyway with third parties without the consent of the client.

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Address: 1234 Any Street, Kansas City, MO 64155
Inspection Date/Time: 09/27/2017 10:00 AM

Inspection Conditions

Client and Site Information

Date Of Inspection September 27, 2017.
Time Of Inspection 10:00 AM.
Client Name Mr & Mrs Roadrunner.
Client Phone # 222-222-2222.
[Client Email Address](mailto:catchme@beepbeep.com) catchme@beepbeep.com.
Inspection Site 1234 Any Street.
Inspection Site City/State/Zip Kansas City, MO 64155.

Buyers Real Estate Agent

Name Wiley E Coyoye.
Company Acme Real Estate Company.

Climatic Conditions

Weather Mostly Cloudy.
Soil Conditions Damp.
Approximate Outside Temperature In F 60.

Building Characteristics

Main Entry Faces East.
Year Built (approx.) 2009.
Building Type Single Family.
Space Below Grade Basement.

Utility Services

Water Source Public.
Sewage Disposal Public.
Utilities Status All utilities on.

Other Information

House Occupied? Yes.
Client Present No.
Others Present Buyers Agent.

Exterior

Site & Other Observations

Occupied House Notice

This house is occupied and many areas were covered by furniture and other belongings. This limits the areas that can be inspected. There may be flooring problems, wall problems, window problems etc. that were not readily accessible or visible at the time of inspection.

Landscaping Observations:

Shrubs or other vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.



Grading & Drainage

Sump Pump:

The sump pump discharge pipe should be extended to help direct the water farther away from the foundation.



House Wall Finish

House Wall Finish Type:

The house walls are finished with: Stucco.

House Wall Finish Observations:

The siding of the house is in acceptable condition.

Exterior Components

Driveway Type:

Concrete.



Driveway Conditions: There are common cracks in the driveway.



Walkway/Stoop Type: Concrete.



Walkway/Stoop Conditions: The walkways are acceptable.

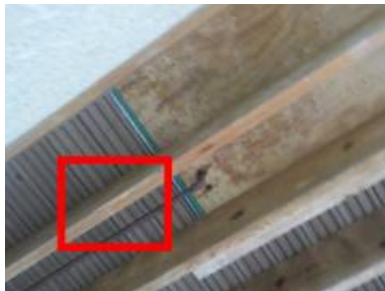
Yard / Retaining Walls: The walls are in acceptable condition.

Fascia/Rake: The fascia/rake boards are in acceptable condition.

Trim The house trim is in acceptable condition.

Soffits: The soffits are in acceptable condition.

Screened in Deck: One of the deck joist is broken, Recommend replacement by a certified contractor.



Masonry Patio: The patio appears to be in acceptable condition.

Outlets: The GFCI outlets are functional.

Hose Faucets: The hose faucets are functional. Interior hose faucets, if present, are not tested or inspected.

Structural

Foundation

Description of Foundation Type: Walkout basement with foundation walls tall enough to have living space and at least one exposed wall with access to the exterior at ground level.

Foundation Construction Materials: The foundation is constructed of poured concrete.

Method of Evaluation: The foundation was evaluated by accessing and evaluating the components within the basement.

Basement Observations: The basement is in acceptable condition.



Intermediate Floor Framing: The visible portions of the intermediate floor framing is in acceptable condition.

Radon Reduction System: Not installed.

Outlets: An outlet is missing a cover plate which can be a safety concern and should be installed.



Lights: A light switch cover is broken and should be replaced.

There is a light hanging from the electrical wires in the storm shelter of the basement. Recommend repairs by a certified contractor.

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Roof

Roofing

Method of Evaluation

The roof and its components was evaluated by walking on the surface.



Style of Roof

Hip.

Roof Covering Materials

There are a wide variety of composition shingle roofs, which are comprised of asphalt or fiberglass materials impregnated with mineral granules that are designed to deflect the deteriorating ultra-violet rays of the sun. The commonest of these roofs are warranted by manufacturers to last from twenty to twenty-five years, and are typically guaranteed against leaks by the installer for three to five years. The actual life of the roof will vary, depending on a number of interrelated factors besides the quality of the material and the method of installation. Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage.

Layers

There is only one layer of roofing material on the residence.

Underlayment Noted

Asphalt impregnated felt underlayment was noted under the roofing material in at least 2 locations that were checked.



Estimated Age:

The roof appears to be the same age as the residence. However, this is just an estimate and you should request the installation permit from the sellers and or the local governing authority, which will reveal its exact age and any warranty guarantee that might be applicable.

Condition of Roof Covering

The roof covering material is in a condition that is consistent with its age and method of installation, showing no deficiency or cause for immediate concern.

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Material:

Slope

High slope (considered to be 7 in 12, or higher)

Flashings

The roof flashings and valleys are in acceptable condition.



Roof Ventilation Noted:

Ridge vents. Soffit vents.



Vents Noted From Roof View

There is at least one gas-fired vent stack through the roof line. There is at least one plumbing vent stack through the roof line.



Gutters & Drainage

The gutters appear to be in acceptable condition. However, without water in them it is difficult to judge whether they are correctly pitched to direct water into the downspouts, but they should function as they were intended. We do test underground drains in the yard, so be sure they flow properly at the first opportunity and have them cleaned on a regular basis.

Chimney

Living Room Fireplace / Chimney

Fireplace Type

This is a zero-clearance fireplace. It is a double or triple walled unit that allows installation within inches of combustible materials rather than the standard 36 inch clearance for free standing metal fireplaces or wood stoves. Our inspection of these fireplaces is limited to those areas that can be viewed without dismantling any portion of them.



Fuel Type

The fireplace is designed to burn gas fuel only.



Chimney Type

Direct Vent.

Fireplace

The fireplace is in acceptable condition.

Screened In Deck Fireplace / Chimney

Fireplace Type

This is a zero-clearance fireplace. It is a double or triple walled unit that allows installation within inches of combustible materials rather than the standard 36 inch clearance for free standing metal fireplaces or wood stoves. Our inspection of these fireplaces is limited to those areas that can be viewed without dismantling any portion of them.



Fuel Type

The fireplace is designed to burn gas fuel only.

Chimney Type

Direct Vent.

Fireplace

The fireplace is in acceptable condition.

Office Fireplace / Chimney

Fireplace Type

This is a zero-clearance fireplace. It is a double or triple walled unit that allows installation within inches of combustible materials rather than the standard 36 inch clearance for free standing metal fireplaces or wood stoves. Our inspection of these fireplaces is limited to those areas that can be viewed without dismantling any portion of them.



Fuel Type

The fireplace is designed to burn gas fuel only.

Chimney Type

Direct Vent.

Fireplace

The fireplace is in acceptable condition.

Hearth Room Fireplace / Chimney

Fireplace Type

This is a zero-clearance fireplace. It is a double or triple walled unit that allows installation within inches of combustible materials rather than the standard 36 inch clearance for free standing metal fireplaces or wood stoves. Our inspection of these fireplaces is limited to those areas that can be viewed without dismantling any portion of them.



Fuel Type

The fireplace is designed to burn gas fuel only.

Chimney Type

Direct Vent.

Fireplace

The fireplace is in acceptable condition.

Plumbing

Potable Water Supply Pipes

Water Main Location

Basement.



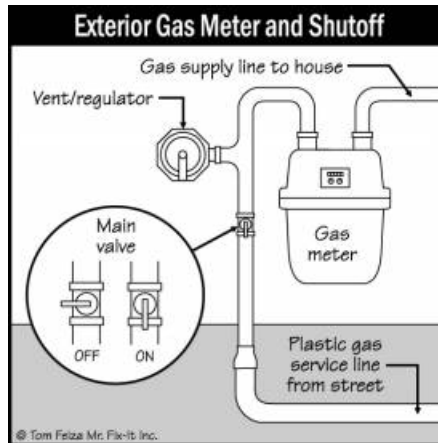
Internal Supply Piping Material

The interior supply piping in the structure is predominantly PEX (cross-linked polyethylene).

Fuel Gas Components

Gas Main Shut-Off Location

The gas main shut-off is located in the side yard. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. Therefore, we recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.



Gas Main Observations

The gas supply was on at the main and functional at the time of inspection.

Water Heater #1

Location

Basement.



- Fuel Source for Water Heater:* The water heater is gas-fired.
- Brand:* AO Smith.
- Tank Capacity (Gallons)* 40.
- Age (Years)* 9 years old.
- Water Shut-Off Valve & Connectors* The shut-off valves and water connectors are present but were not tested.
- Gas Shut-Off Valve & Connector* The gas control valve and its connector at the water heater are present but were not tested.
- Drip Leg In Gas Supply* There is a drip leg installed on the incoming gas line to the water heater.
- Vent Pipe & Cap* The vent pipe is functional.
- Drain Valve* The drain valve is in place and presumed to be functional.
- Relief Valve & Discharge Pipe* The water heater is equipped with a mandated pressure-temperature relief valves and discharge pipes.
- Combustion Vent Ports* The water heater does have appropriate combustion-air vents.
- Exterior Water Heater Condition* The exterior of the water heater is clean and rust free.

Water Heater #2

Location Basement.



Fuel Source for Water Heater: The water heater is gas-fired.

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<i>Brand:</i>	AO Smith.
<i>Tank Capacity (Gallons)</i>	40.
<i>Age (Years)</i>	9 years old.
<i>Water Shut-Off Valve & Connectors</i>	The shut-off valves and water connectors are present but were not tested.
<i>Gas Shut-Off Valve & Connector</i>	The gas control valve and its connector at the water heater are present but were not tested.
<i>Drip Leg In Gas Supply</i>	There is a drip leg installed on the incoming gas line to the water heater.
<i>Vent Pipe & Cap</i>	The vent pipe is functional.
<i>Drain Valve</i>	The drain valve is in place and presumed to be functional.
<i>Relief Valve & Discharge Pipe</i>	The water heater is equipped with a mandated pressure-temperature relief valves and discharge pipes.
<i>Water Heater Insulation Jacket</i>	Yes.
<i>Exterior Water Heater Condition</i>	The exterior of the water heater is clean and rust free.

Waste & Drainage Systems

Type of Material Schedule 40 DWV PVC.



Drain Pipes Waste Pipes & Vent Pipes Based on industry recommended water tests, the drainpipes are functional at this time. However, only a video-scan of the main drainpipe could confirm its actual condition.

Electrical System

Main Panel

General Comments:

Service Size: The residence is served by one 200 amp, 220 volt panel and one 100 amp, 220 volt panel.



Panel Location: Basement.

Panel Manufacturer: Square D.

Main Panel Observations: The panel and its components have no visible deficiencies.

Panel Cover Observations: The exterior panel cover is in acceptable condition, The interior panel cover is in acceptable condition.

Wiring Observations: Standard wiring methods call for one current carrying conductor per lug on the neutral bar in the main panel. The 100 amp panel in the basement has multiple neutrals under common lugs. This should be corrected by a qualified electrician.



Circuit Breakers: A breaker in the 200 amp panel is serving two circuits (double tapped), which could overload the circuit. This condition should be evaluated by an electrician.



Grounding: OK.

Heating, Ventilation, and Air Conditioning (HVAC)

Heating Unit #1

Heating System Location

Basement level.



Heating System Type

Forced Air Furnace.



Fuel Source

The fuel source is natural gas.

Brand

Lennox.

Approx. Age (Years)

9

Flue Type:

The flue pipe is metal.

Flue Condition

The flue appears to be in satisfactory condition.

Furnace Cabinet Condition

The furnace cabinet is in acceptable condition.

Furnace Gas Piping

The gas supply for the furnace is in acceptable condition.

Secondary Air Adequacy:

Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculations were performed.

Blower Condition:

The blower assembly appears to be performing as expected.

Filter Type/-Size:

20" x 25" x 5"

Filter Condition:

The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

Ducts Condition:

The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present.

Supply/Returns

The supply and returns appear to be satisfactory.

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Humidifier Installed

Yes, there is a humidifier installed. If functioning properly, it can add comfort to the home during heating season. The scope of this inspection does not include determining if the unit is operational since activation is humidity controlled. Most units will require service annually.

Be sure to replace the filter inside the humidifier at least once a year. To operate a humidifier, there are typically three things that need to be done to activate when its time to start using the furnace: 1) Make sure the water supply to the humidifier is turned on, 2) if a damper is present, open the damper to allow air to flow through the humidifier, and 3) set the humidistat to the desired humidity. Humidistats are notoriously inaccurate, but start about 35% and adjust accordingly. If condensation is forming on the windows in the winter, then the humidistat is set too high and should be lowered. In the spring, be sure to turn the water supply to the humidifier off, close the damper, and turn the humidistat off.



Heating Unit #2

Heating System Location

Basement level.



Heating System Type

Forced Air Furnace.



Fuel Source

The fuel source is natural gas.

Brand

Lennox.

Approx. Age (Years)

9

Flue Type:

The flue pipe is metal.

Flue Condition

The flue appears to be in satisfactory condition.

Furnace Cabinet Condition

The furnace cabinet is in acceptable condition.

Furnace Gas Piping

The gas supply for the furnace is in acceptable condition.

Secondary Air Adequacy:

Availability of secondary air for combustion and flue draft appears to be adequate;

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however, no calculations were performed.

Blower Condition: The blower assembly appears to be performing as expected.

Filter Type/-Size: 20" x 25" x 5"

Filter Condition: The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance.

Ducts Condition: The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present.

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Air Conditioning Unit #1

Brand:

Lennox.



Approx. Age (Years)

9

Size

4 Ton.

Unit/Condenser Location:

Side of the house.

Unit Tested:

Yes.

Insulation Wrap on the Suction Line:

The insulation on the refrigerant lines is in acceptable condition.



Condenser Clear of Obstruction: Obstruction, such as vegetation, within 4' of the cabinet could interfere with airflow around the cabinet. This can affect the efficiency of the unit.

Condenser Cabinet Level: The condenser is level or within acceptable tolerance.

Condensing Coil Condition: Some of the condensing coil fins are bent. This reduces the air flow across the coil. Recommend having a fin comb ran through the fins. This will straighten out the fins and increase the air flow across the coil and help with the cooling process.



Service Disconnect: The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.



Temperature Differential: The desired temperature drop across the evaporator is 14 - 22 degrees F. However, we do not check for leaks in the system, so the temperature difference may be different at a later date.

Air Conditioning Unit #2

Brand: Lennox.



Approx. Age (Years) 9

Size 3.5 Ton.

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Unit/Condenser Location: Side of the house.
Unit Tested: Yes.
Insulation Wrap on the Suction Line: The insulation on the refrigerant lines is in acceptable condition.



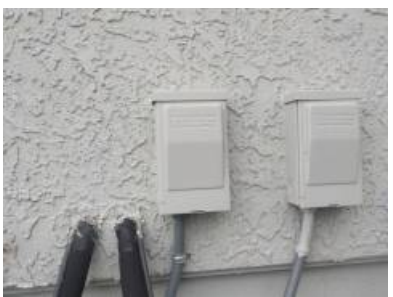
Condenser Clear of Obstruction: **Obstruction, such as vegetation, within 4' of the cabinet could interfere with airflow around the cabinet. This can affect the efficiency of the unit.**

Condenser Cabinet Level: The condenser is level or within acceptable tolerance.

Condensing Coil Condition: **Some of the condensing coil fins are bent. This reduces the air flow across the coil. Recommend having a fin comb ran through the fins. This will straighten out the fins and increase the air flow across the coil and help with the cooling process.**



Service Disconnect: The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.



Temperature Differential: The desired temperature drop across the evaporator is 14 - 22 degrees F. However, we do not check for leaks in the system, so the temperature difference may be different at a later date.

Interior

Main Entry

Doors: The door in this room is functional.



Flooring: The floor has no significant defects.



Walls and Ceiling: The walls and ceiling are in acceptable condition.

Lights: The lights in this room are functional.

Doorbell The doorbell responded normally.

Living Room

Flooring: The floor has no significant defects.



Walls and Ceiling: The walls and ceiling are in acceptable condition.

Window Type: Double Pane.

Window Conditions: The windows in this room are in acceptable condition.

Lights: The lights in this room are functional.

Ceiling Fan: **The ceiling fan in the room is noisy. Recommend repairs or replacement.**

Outlets: The grounded 3-prong outlets are functional.

Heat Source / Return: A heat / air supply is present in this room.

Loft

Flooring: The floor has no significant defects.



Walls and Ceiling: The walls and ceiling are in acceptable condition.

Window Type: Double Pane.

Window Conditions: The windows in this room are in acceptable condition.

Lights: The lights in this room are functional.

Outlets: The grounded 3-prong outlets are functional.

Heat Source / Return: A heat / air supply is present in this room.

Dining Room

Flooring: The floor has no significant defects.



Walls and Ceiling: The walls and ceiling are in acceptable condition.

Window Type: Double Pane.

Window Conditions: **The crank mechanism on one of the windows is broken and could not be inspected and the hinge on the other window is rusted and should be replaced.**



Lights: The lights in this room are functional.

Outlets: The grounded 3-prong outlets are functional.

Heat Source / Return: A heat / air supply is present in this room.

Breakfast Room

Flooring: The floor has no significant defects.



Walls and Ceiling: The walls and ceiling are in acceptable condition.
Lights: The lights in this room are functional.
Outlets: The grounded 3-prong outlets are functional.

Hearth Room

Doors:
Flooring:

There is an area of the wood flooring that has been water damaged by the possible leaking window. Recommend repairs by a certified contractor.



Walls and Ceiling: The walls and ceiling are in acceptable condition.
Window Type: Double Pane.
Window Conditions:

There are two windows that the crank mechanisms are broken and should be repaired or replaced. There is also one window that has been sealed with puddy. The wall directly below this window has a moisture reading of 29%. Recommend evaluation and repairs by a certified contractor.



Lights: The lights in this room are functional.
Ceiling Fan: The ceiling fan is functional, but was not tested in every speed setting.
Outlets: The grounded 3-prong outlets are functional.

Front Office

Doors: The doors in this room are functional.



Flooring: The floor has no significant defects.
Walls and Ceiling: The walls and ceiling are in acceptable condition.
Window Type: Double Pane.
Window Conditions: The crank mechanism on three of the windows are broken and could not be inspected. recommend repairs or replacement by a certified contractor.
A window is stuck or painted shut and will need service to operate smoothly.



Lights: The lights in this room are functional.
Ceiling Fan: The ceiling fan is functional, but was not tested in every speed setting.
Outlets: The grounded 3-prong outlets are functional.
Heat Source / Return: A heat / air supply is present in this room.

Rear Office

Doors: The door in this room is functional.



Flooring: The floor has no significant defects.
Walls and Ceiling: The walls and ceiling are in acceptable condition.
Window Type: Double Pane.
Window Conditions: The windows in this room are in acceptable condition.
Lights: The lights in this room are functional.
Outlets: The grounded 3-prong outlets are functional.
Heat Source / Return: A heat / air supply is present in this room.

Kitchen

Kitchen

A Probable Renovation or Addition

Flooring: The floor has no significant defects.



Walls and Ceiling: The walls and ceiling are in acceptable condition.

Window Type: Double Pane.

Window Conditions: The windows in this room are in acceptable condition.

Sink(s) and Drainage: **The small sink faucet is noisy and has low water pressure when turned on full. Recommend evaluation and repairs by a certified contractor.**



Hand Sprayer **The hand sprayer to the small sink leaks and should be repaired or replaced.**



Counter Top: The sink countertop is in acceptable condition.

Cabinets: The cabinets are in acceptable condition.

Garbage Disposal The garbage disposal is functional.

Range/Oven Fuel Source: Gas and Electric.



Range/Oven:

There is a built-in range top and oven(s). They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

Dishwasher

The dishwasher is functional. During the course of our inspections, there is only time for to run the dishwasher through one cycle.



Built-in Microwave

The built-in microwave is functional but it was not tested for leakage, which would require a specialized instrument.

Lights:

The lights in this room are functional.

Outlets:

The GFCI outlets are functional.

Refrigerator

Kitchen

Functioning at the time of the inspection.



Hallway

Primary Hallway

Flooring:

The floor has no significant defects.



Walls and Ceiling:

The walls and ceiling are in acceptable condition.

Closets:

The closet or closets are functional.

Lights:

The lights in this room are functional.

Outlets:

The grounded 3-prong outlets are functional.

Second Floor Hallway

Flooring:

The floor has no significant defects.



Walls and Ceiling:

The walls and ceiling are in acceptable condition.

Lights:

The lights in this room are functional.

Outlets:

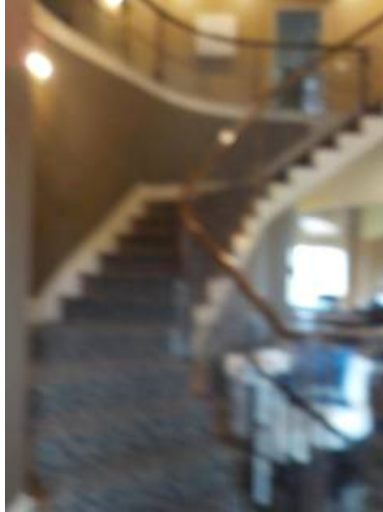
The grounded 3-prong outlets are functional.

Stairs

Main Stairs

Floor Treads & Risers

The floor has no significant defects.



Walls and Ceiling:

The walls and ceiling are in acceptable condition.

Handrails & Guardrails

The handrail is in serviceable condition.

Lights:

The lights in this room are functional.

Basement Stairs

Floor Treads & Risers

The floor has no significant defects.



Walls and Ceiling:

The walls and ceiling are in acceptable condition.

Handrails & Guardrails

The handrail is in serviceable condition.

Attic

Attic

Access Location:

Bedroom Closet.

Method of Evaluation

We evaluated the attic by direct access.

Framing:

The visible portions of the roof framing are in acceptable condition.



Ventilation:

Ventilation appears to be adequate at this time.

Gas Heat Vents:

The gas heat vents in the attic are in acceptable condition.

Blown-In Insulation:

Blown-in insulation is 8+ inches deep in the attic. Current building standards require between 9-12 inches of insulation. This attic is adequately insulated.



Bedrooms

General Bedroom Notes

Smoke Alarms

Master Bedroom

Location: 2nd Floor North Side.



Doors: The doors in this room are functional.
Flooring: The floor has no significant defects.
Walls and Ceiling: The walls and ceiling are in acceptable condition.
Window Type: Double Pane.
Window Conditions: The windows in this room are in acceptable condition.
Lights: The lights in this room are functional.
Ceiling Fan: The ceiling fan is functional, but was not tested in every speed setting.
Outlets: The grounded 3-prong outlets are functional.
Heat Source / Return: A heat / air supply is present in this room.
Smoke Detectors: The smoke detector is present.

1st Guest Bedroom

Location: 2nd Floor SW corner.



Doors: The door in this room is functional.
Flooring: The floor has no significant defects.
Walls and Ceiling: The walls and ceiling are in acceptable condition.
Window Type: Double Pane.
Window Conditions: Not all of the windows were accessible and were not inspected.
Closets: The closet or closets are functional.
Lights: The lights in this room are functional.
Ceiling Fan: The ceiling fan is functional, but was not tested in every speed setting.

Outlets: The grounded 3-prong outlets are functional.
Heat Source / Return: A heat / air supply is present in this room.
Smoke Detectors: The smoke detector is present.

2nd Guest Bedroom

Location: 2nd Floor, Rear / Middle.



Doors: The door in this room is functional.
Flooring: The floor has no significant defects.
Walls and Ceiling: The walls and ceiling are in acceptable condition.
Window Type: Double Pane.
Window Conditions: The crank mechanism is broken and could not be inspected. Recommend repairs or replacement.



Closets: The closet or closets are functional.
Lights: The lights in this room are functional.
Ceiling Fan: The ceiling fan is functional, but was not tested in every speed setting.
Outlets: The grounded 3-prong outlets are functional.
Heat Source / Return: A heat / air supply is present in this room.
Smoke Detectors: The smoke detector is present.

3rd Guest Bedroom

Location: 2nd Floor, Front / Middle.



Doors: The doors in this room are functional.
Flooring: The floor has no significant defects.

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<i>Walls and Ceiling:</i>	The walls and ceiling are in acceptable condition.
<i>Window Type:</i>	Double Pane.
<i>Window Conditions:</i>	The windows in this room are in acceptable condition.
<i>Closets:</i>	The closet or closets are functional.
<i>Lights:</i>	The lights in this room are functional.
<i>Ceiling Fan:</i>	The ceiling fan is functional, but was not tested in every speed setting.
<i>Outlets:</i>	The grounded 3-prong outlets are functional.
<i>Heat Source / Return:</i>	A heat / air supply is present in this room.
<i>Smoke Detectors:</i>	The smoke detector is present.

Bathrooms

Powder Room

Location:

Kitchen.



Size:

This is a 1/2 bathroom.

Doors:

The door in this room is functional.

Flooring:

The floor has no significant defects.

Walls and Ceiling:

The walls and ceiling are in acceptable condition.

Sink(s) and Drainage:

The sink is in acceptable condition.

Toilet:

The toilet is functional.

Exhaust Fan:

The exhaust fan is functional.

Lights:

The lights in this room are functional.

Outlets:

The GFCI outlets are functional.

Master Bathroom

Location:

Master Bedroom.



Size:

This is a full bathroom.

Doors:

The door in this room is functional.

Flooring:

The floor has no significant defects.

Walls and Ceiling:

The walls and ceiling are in acceptable condition.

Window Type:

Double Pane.

Window Conditions:

The windows in this room are in acceptable condition.

Closets:

The closet or closets are functional.

Counter Top:

The sink countertop is in acceptable condition.

Sink(s) and Drainage:

The sinks are in acceptable condition.

Spa Bathtub:

The spa bathtub is functional but should be flushed with a cleanser if not used frequently.



Stall Shower The stall shower is functional.
Toilet: The toilet is functional.
Exhaust Fan: The exhaust fan is functional.
Lights: The lights in this room are functional.
Outlets: The GFCI outlets are functional.
Heat Source / Return: A heat / air supply is present in this room.

Office Bathroom

Size: This is a 1/2 bathroom.



Doors: The door in this room is functional.
Flooring: The floor has no significant defects.
Walls and Ceiling: The walls and ceiling are in acceptable condition.
Sink(s) and Drainage: The sink is in acceptable condition.
Toilet: The toilet is functional.
Exhaust Fan: The exhaust fan is functional.
Lights: The lights in this room are functional.
Outlets: The GFCI outlets are functional.
Heat Source / Return: A heat / air supply is present in this room.

1st Guest Bedroom Bathroom

Size: This is a full bathroom.



Doors: The door in this room is functional.
Flooring: The floor has no significant defects.

Walls and Ceiling: The walls and ceiling are in acceptable condition.
Sink(s) and Drainage: The sink is in acceptable condition.
Stall Shower The stall shower is functional.
Toilet: **The toilet is loose, and should be secured. Because the toilet is loose, this lets air reach the wax ring, and can dry out the ring. The likelihood of leaking at the seal is high. We recommend replacing the wax ring at the same time this work is being performed.**

Exhaust Fan: The exhaust fan is functional.
Lights: The lights in this room are functional.
Outlets: The GFCI outlets are functional.
Heat Source / Return: A heat / air supply is present in this room.

2nd Guest Bedroom Bathroom

Location: 2nd Guest Bedroom.



Size: This is a full bathroom.
Doors: The door in this room is functional.
Flooring: The floor has no significant defects.
Walls and Ceiling: The walls and ceiling are in acceptable condition.
Sink(s) and Drainage: The sink is in acceptable condition.
Stall Shower The stall shower is functional.
Toilet: **The toilet is loose, and should be secured. Because the toilet is loose, this lets air reach the wax ring, and can dry out the ring. The likelihood of leaking at the seal is high. We recommend replacing the wax ring at the same time this work is being performed.**

Exhaust Fan: The exhaust fan is functional.
Lights: The lights in this room are functional.
Outlets: The GFCI outlets are functional.
Heat Source / Return: A heat / air supply is present in this room.

3rd Guest Bedroom Bathroom

Location: 3rd Guest Bedroom.
Size: This is a full bathroom.
Doors: The door in this room is functional.
Flooring: The floor has no significant defects.
Walls and Ceiling: The walls and ceiling are in acceptable condition.
Sink(s) and Drainage: The sink is in acceptable condition.
Stall Shower The stall shower is functional.
Toilet: **The toilet is loose, and should be secured. Because the toilet is loose, this lets air reach the wax ring, and can dry out the ring. The likelihood of leaking at the seal is high. We recommend replacing the wax ring at the same time this work is being performed.**

Exhaust Fan: The exhaust fan is functional.

Address: 1234 Any Street, Kansas City, MO 64155

Inspection Date/Time: 09/27/2017 10:00 AM

Lights: The lights in this room are functional.
Outlets: The GFCI outlets are functional.
Heat Source / Return: A heat / air supply is present in this room.

Laundry

Laundry Room / Area

Doors:

The door in this room is functional.



Flooring:

The floor has no significant defects.

Walls and Ceiling:

The walls and ceiling are in acceptable condition.

Sink(s) and Drainage:

The sink is in acceptable condition.

Washing Machine Valves & Connectors:

The valves and connectors are present. However, operating the valves or a washing machine (if present) is outside the scope of the inspection.



220 Volt Receptacle:

A 220 volt receptacle for the dryer is functional.

Dryer Vent Termination Location

Roof.

Lights:

The lights in this room are functional.

Garage

Garage

Garage Type: This is an attached garage.

Size of Garage: Three car garage.

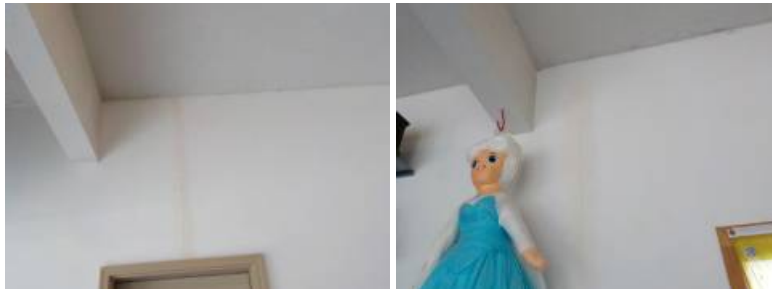


Number of Overhead Doors: There are three overhead doors.

Slab Floor The slab floor is cracked. Such cracks are common and result as a consequence of the curing process, seismic activity, ordinary settling, or the presence of expansive soils and are not structural concerns.



Walls and Ceiling: The walls and or ceiling have stress fractures, which have resulted from movement. Recommend continued evaluation and repairs as needed by a certified contractor.



Firewall Separation The firewall separating the garage from the residence is acceptable.

Entry Door Into the House The house entry door is solid core, or fire-rated, in conformance with fire-safety regulations.

Overhead Door & Hardware The overhead door(s) and its hardware are functional.

Automatic Opener The garage door opener(s) is functional.

Lights: The lights in this room are functional.

Outlets: An outlet is missing a cover plate which can be a safety concern and should be installed.

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Inspection Date/Time: 09/27/2017 10:00 AM





Midwest Home and Property Inspection

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SUMMARY REPORT

Client: Joe & Jane Client
Represented By: Wiley E. Coyote
Acme Real Estate Company
Inspection Address: 1234 Any Street Kansas City MO
Inspection Date: 09/27/2017
Inspected By: Clif Lintner

In the opinion of the inspector, the noted items were **not** in a satisfactory condition. Repair or replacement is recommended to achieve intended design and performance. Failure to take the necessary action relatively soon could result in failure of the component or system and may affect the habitability of the structure.

It is **not** possible for the inspector to rank these deficiencies in terms of importance. What is critical to one individual may not be to another. It is up to you, with the assistance of your professional REALTOR or other advisors, to determine what action, if any, needs to be taken prior to closing, in relation to the terms of your contract.

This listing is only a portion of the full report. Do **not** take any action until you read, understand, and consider the contents and meaning of the full report. Do not hesitate to obtain a second opinion of any of the items listed here or noted in the body of the report.

This report is intended for the sole use of the client (named above) and Midwest Home and Property Inspection, LLC. It is not to be relied upon or shared in anyway with third parties without the consent of the client.

Exterior

Site & Other Observations

Landscaping Observations:

1. Shrubs or other vegetation is encroaching on the structure, and should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

Grading & Drainage

Sump Pump:

2. The sump pump discharge pipe should be extended to help direct the water farther away from the foundation.

Exterior Components

Screened in Deck:

3. One of the deck joist is broken, Recommend replacement by a certified contractor.

Structural

Foundation

Outlets:

4. An outlet is missing a cover plate which can be a safety concern and should be installed.

Lights:

5. A light switch cover is broken and should be replaced.

There is a light hanging from the electrical wires in the storm shelter of the basement. Recommend repairs by a certified contractor.

Electrical System

Main Panel

Wiring Observations:

6. Standard wiring methods call for one current carrying conductor per lug on the neutral bar in the main panel. The 100 amp panel in the basement has multiple neutrals under common lugs. This should be corrected by a qualified electrician.

Circuit Breakers:

7. A breaker in the 200 amp panel is serving two circuits (double tapped), which could overload the circuit. This condition should be evaluated by an electrician.

Heating, Ventilation, and Air Conditioning (HVAC)

Air Conditioning Unit #1

Condenser Clear of Obstruction:

8. Obstruction, such as vegetation, within 4' of the cabinet could interfere with airflow around the cabinet. This can affect the efficiency of the unit.

Condensing Coil Condition:

9. Some of the condensing coil fins are bent. This reduces the air flow across the coil. Recommend having a fin comb ran through the fins. This will straighten out the fins and increase the air flow across the coil and help with the cooling process.

Air Conditioning Unit #2

Condenser Clear of Obstruction:

10. Obstruction, such as vegetation, within 4' of the cabinet could interfere with airflow around the cabinet. This can affect the efficiency of the unit.

Condensing Coil Condition:

11. Some of the condensing coil fins are bent. This reduces the air flow across the coil. Recommend having a fin comb ran through the fins. This will straighten out the fins and increase the air flow across the coil and help with the cooling process.

Interior

Living Room

Ceiling Fan:

12. The ceiling fan in the room is noisy. Recommend repairs or replacement.

Dining Room

Window Conditions:

13. The crank mechanism on one of the windows is broken and could not be inspected and the hinge on the other window is rusted and should be replaced.

Hearth Room

Flooring:

14. There is an area of the wood flooring that has been water damaged by the possible leaking window. Recommend repairs by a certified contractor.

Window Conditions:

15. There are two windows that the crank mechanisms are broken and should be repaired or replaced. There is also one window that has been sealed with puddy. The wall directly below this window has a moisture reading of 29%. Recommend evaluation and repairs by a certified contractor.

Front Office

Window Conditions:

16. The crank mechanism on three of the windows are broken and could not be inspected. recommend repairs or replacement by a certified contractor.

A window is stuck or painted shut and will need service to operate smoothly.

Kitchen

Kitchen

Sink(s) and Drainage:

17. The small sink faucet is noisy and has low water pressure when turned on full. Recommend evaluation and repairs by a certified contractor.

Hand Sprayer

18. The hand sprayer to the small sink leaks and should be repaired or replaced.

Bedrooms

2nd Guest Bedroom

Window Conditions:

19. The crank mechanism is broken and could not be inspected. Recommend repairs or replacement.

Bathrooms

1st Guest Bedroom Bathroom

Toilet:

20. The toilet is loose, and should be secured. Because the toilet is loose, this lets air reach the wax ring, and can dry out the ring. The likelihood of leaking at the seal is high. We recommend replacing the wax ring at the same time this work is being performed.

2nd Guest Bedroom Bathroom

Toilet:

21. The toilet is loose, and should be secured. Because the toilet is loose, this lets air reach the wax ring, and can dry out the ring. The likelihood of leaking at the seal is high. We recommend replacing the wax ring at the same time this work is being performed.

3rd Guest Bedroom Bathroom

Toilet:

22. The toilet is loose, and should be secured. Because the toilet is loose, this lets air reach the wax ring, and can dry out the ring. The likelihood of leaking at the seal is high. We recommend replacing the wax ring at the same time this work is being performed.

Garage

Garage

Walls and Ceiling:

23. The walls and or ceiling have stress fractures, which have resulted from movement. Recommend continued evaluation and repairs as needed by a certified contractor.

Outlets:

24. An outlet is missing a cover plate which can be a safety concern and should be installed.