INSPECTION REPORT

Report ID: R-060616-03

Report Prepared For:

Joe Smith

Property Address:
1821 Hartford
Rolla, MO 65401

INSPECTION CERTIFICATION

The undersigned hereby certifies that this inspection was conducted pursuant to accepted and applicable NACHI home inspection standards. Furthermore, neither the undersigned nor the inspection company has any interest, present or contemplated, in this property and neither the retention of the inspection company nor compensation paid is contingent on report findings.

Randy L. Mayo, P.E.

NOTICE: This report was prepared for the exclusive use of the client and is not intended for any other purpose. Our report is based on the information available to us at the time of the inspection. Should additional information become available, we reserve the right to determine the impact, if any, the new information may have on our opinions and conclusions and to revise our opinions and conclusions if necessary and warranted. This report was not intended for third party use.

LICENSES

NACHI: 10042110
IAC2: 01 9577
PE: 20856
HUD: 0801

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GENERAL INFORMATION

CLIENT:
Joe Smith

PROPERTY ADDRESS:
1821 Hartford
Rolla MO 65401

INSPECTION DATE/TIME:
6/6/2016 - 08:45 AM

INSPECTOR:
Randy Mayo, P. E.

INSPECTION COMPANY:
RLM & Associates, LLC
10503 CR 5180
Rolla, MO 65401

INSPECTION DETAILS

People Present:
Inspector, Buyer's Rep, Selling Agent

Type of building:
Single Family (1 story)

Approximate age:
18 Years

Home Faces:
South

Temperature:
Over 60°

Weather:
Sunny

Soil surface condition:
Dry

Additional Services:
None

Occupation Status:
Occupied

PURPOSE

This inspection is intended to add to the Client's knowledge of the house and to help the Client understand the risk of owning it. RLM & Associates, LLC will help you assess the risk, however we do not assume them for you. Warranty programs for appliance and mechanical failure and homeowners insurance are the traditional avenues available to manage the risk of property ownership. The disclosure statement may have items not addressed in this report.

SCOPE

The scope of this inspection and report is a **LIMITED VISUAL INSPECTION** of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with National Association of Certified Home Inspectors standards of practice. Scope of the inspection is limited to the items in the report and conditions outlined in the **HOME INSPECTION AGREEMENT** available online at:www.rlmengineers.com. This report is provided for the specific benefit of the client named and is based on observations at the time of the inspection. Reliance on this report, by persons other than the client, may provide incomplete or outdated information. Repairs, professional opinions or additional inspection reports may affect the meaning of the information in this report. We reserve the right to supplement this report if and when additional information becomes available.

OUTSIDE OF SCOPE

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate disclosures. Whether or not they are concealed, the following **ARE OUTSIDE THE SCOPE OF THIS INSPECTION:**

- Building code and zoning ordinance violations.
- Geological subsurface investigations.
- Structural stability analysis.
- NPMA-33 Forms for termites, pests or other wood destroying organisms.
- Asbestos, radon, mold, formaldehyde, lead, water or air quality and electromagnetic radiation.

- Chinese drywall or any environmental hazards.
- EIFS stucco systems and condition of detached buildings.
- Pools,spas, underground piping, private water or private sewage systems.
- Radio-controlled devices, backup generators, thermostatic or time clock controls.
- Water softener or purifier systems.
- Furnace heat exchangers, freestanding appliances, security alarms or personal property.
- Adequacy, efficiency or prediction of life expectancy of any system or component.
- Reporting minor flaws or cosmetic defects obvious to the casual observer.

Note: Some of the excluded items above may be included, see your Home Inspection Agreement.

GENERAL COMMENT KEY DEFINITIONS

INSPECTED - Exceptions may be listed. I visually inspected these items, system, or components and, if no other comment is made, then they were functioning as intended. **Note:** Some serviceable items show normal wear and tear.
NOT INSPECTED - Reasons are listed below. I did not inspect these items, system, or components and make no representation of whether or not they were functioning as intended and I will usually state a reason for not inspecting.
NOT PRESENT - Item or system not present. These items, system, or components are not in or on the subject property.
REPAIR / REPLACE - Special attention needed. I recommend the items, system, or components be repaired or replaced and suggest a second opinion or further inspection by a qualified contractor or individual.
INFORMATIONAL - Reference/Other Information. This item or information is included to assist in the overall understanding of this report and is provided as a courtesy.
PHOTOGRAPHS - Selected photos from inspection. Photos shown in this report are a sample of all the photos taken and are for illustrative purposes only and may not depict all the defects or areas of concern listed in the report. All the included photos are considered part of this inspection report and should be viewed.

SPECIFIC LINE ITEM COMMENT KEY DEFINITIONS

COMMENT - Comment included to assist in the overall understanding of this report.
DEFERRED COST - Denotes a system or component that is near or has reached its normal service life expectancy and you should budget for its eventual replacement.
IMPROVE - Denotes improvements which are recommended. These may be items identified for upgrade to modern construction and safety standards.
MAINTENANCE - Recommendations for the proper operation and routine maintenance of the home.
MICROBIAL ACTIVITY - There was a mold-like substance or growth seen on the surface that would suggest the presence of mold, fungi or microbial activity (past or present).
REPAIR AS NEEDED - I recommend a qualified person inspect this item, system, or component and repair or replace as needed.
SAFETY - A condition, system or component that is considered harmful or dangerous due to its presence or absence.

WORD DEFINITIONS

Satisfactory - Indicates component or system is functioning as intended (sometimes stated as "functional"). It does not necessarily mean that the item is in good condition, only that no serious deficiency has been observed that prevents the system or component from performing as intended.
Serviceable Condition - Systems or components inspected in the report that appear to be in *serviceable condition* are defined as capable of being used, or serving the purpose for which they were intended. Serviceable systems or components may however, show some wear or deterioration consistent with their age.

Summary of Inspector Comments

This summary report is intended to provide the client and those individuals directly involved in this transaction a convenient and cursory preview of some of the conditions and components that we have identified within our report as being in need of further evaluation or service by an appropriately qualified specialist or that pose a potential health and safety risk. It is not intended to be comprehensive, and should not be used as a substitute for reading the entire inspection report or lessen the value of comments or reported items that do not appear in this summary. **There may be items in the report not shown in the summary you may wish to include in your negotiations.**

Note: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client´s responsibility to perform a final inspection to determine house condition at the time of closing.

--- PLEASE READ THE ENTIRE REPORT ---

REPAIR OR REPLACE

1.3 WINDOWS AND SCREENS

INSPECTED - Exceptions may be listed

(2) **REPAIR AS NEEDED:** The thermal window units at the front bedroom and hall bath have lost their thermal seal, with condensation or stains noted between the glass panes. The functional characteristics of a window displaying condensation between panes is generally limited to some reduction in the ability to see through the window and loss of insulating value of the window unit. A qualified person should repair or replace as needed. **(See Pictures 3, 11, Appendix A)**

1.8 FENCES AND GATES

REPAIR / REPLACE - Special attention needed

REPAIR AS NEEDED: The fencing and gates on the property appeared functional, however at least two posts were rusted through. I recommend a qualified person replace the damaged posts. **(See Picture 9, 10, Appendix A)**

10.2 EXTERIOR DOORS

REPAIR / REPLACE - Special attention needed

REPAIR AS NEEDED: The side garage door has moisture damaged brick molding and door jambs. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed. **(See Picture 4, Appendix A)**

Note: Installing a storm door will help divert rainwater away from the door.

SAFETY ITEM

1.9 ELECTRIC / GFCI

REPAIR / REPLACE - Special attention needed

SAFETY: The GFCI protected receptacles worked, except the outlet at the rear deck failed to respond properly when tested using the built-in test button and needs to be replaced. **(See Picture 5, Appendix A)**

Note: Due to rain and high humidity many older exterior GFCI outlets fail to trip when the test button is pushed. Manufacturers now make GFCI outlets rated for outdoor use.

4.2 WATER HEATER, FLUES AND VENTS

REPAIR / REPLACE - Special attention needed

(2) **SAFETY:** Hot water temperature was 142.1 degrees and could seriously burn an infant or young child should they come into contact with the hot water. Temperatures 140 degrees and above can cause serious burns in only a few seconds. I recommend you turn the hot water heater down to 120 degrees or less. **(See Picture 14, Appendix A)**

4.4 WATER SOFTENER

INSPECTED - Exceptions may be listed

SAFETY: The water softener drain line connects directly to the sewer drain line and is not equipped with an air gap device, which can lead to contamination of the water supply and should be corrected. I recommend a qualified plumber make the necessary modifications. This is a health safety item for your consideration. **(See Picture 22, Appendix A)**

6.1 ELECTRICAL DISTRIBUTION PANELS

REPAIR / REPLACE - Special attention needed

SAFETY: The main panel and its components have no visible deficiencies, however the subpanel was not installed flush with the drywall, which leaves a gap between the dead front panel and the bottom breakers. I recommend covering the open gap with tape to prevent a child from sticking their fingers through the gap. **(See Picture 16, Appendix A)**

10.6 GARAGE DOOR OPERATORS

INSPECTED - Exceptions may be listed

(2) **SAFETY:** The automatic garage vehicle door opener safety sensors are mounted too high. The electric eyes should be mounted on the garage door tracks at a height of four to six inches above the floor, but no higher than six inches. Mounting at this height will ensure that a small child cannot crawl under the beam undetected. **(See Picture 17, Appendix A)**

---------- **END OF SUMMARY** ----------

EXTERIOR

Styles & Materials

WALL CLADDING:
Brick Veneer
Vinyl Siding

SITE GRADING:
Minor Slope

DRIVEWAY:
Concrete

SIDEWALKS:
Concrete

DECKS/PORCHES/PATIOS:
Concrete Porch
Wood Deck

Reported Items

1.0 WALL CLADDING, FLASHING, TRIM AND PENETRATIONS

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The vinyl siding and brick veneer were in satisfactory condition, except for a heat warped section behind the BBQ grill. **(See Picture 6, Appendix A)**

1.1 ENTRY DOORS

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The exterior entrance door was in satisfactory condition.

1.2 DOORBELL

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The doorbell responded to the button at the time of the inspection.

1.3 WINDOWS AND SCREENS

General Comments: INSPECTED - Exceptions may be listed

(1) **COMMENT:** The exterior portion of all inspected windows and attached screens were found to be in satisfactory condition at the time of the inspection.

(2) **REPAIR AS NEEDED:** The thermal window units at the front bedroom and hall bath have lost their thermal seal, with condensation or stains noted between the glass panes. The functional characteristics of a window displaying condensation between panes is generally limited to some reduction in the ability to see through the window and loss of insulating value of the window unit. A qualified person should repair or replace as needed. **(See Pictures 3, 11, Appendix A)**

1.4 GRADING AND DRAINAGE

General Comments: INSPECTED - Exceptions may be listed

COMMENT: Surface grading and drainage conditions within 10 feet of the foundation appeared satisfactory, but should be monitored after a heavy rain to ensure water does not run or puddle at the foundation wall.

1.5 DRIVEWAYS

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The driveway was in satisfactory condition.

1.6 SIDEWALKS

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The sidewalk was in satisfactory condition.

1.7 DECKS, STEPS, PORCHES AND PATIOS

General Comments: INSPECTED - Exceptions may be listed

MAINTENANCE: The attached deck at rear of the home appears functional, however the wide stairs have sagged in the middle. Ideally the four middle stringers should have concrete support blocks or a concrete pad under them. This is a maintenance item for your consideration. **(See Picture 8, Appendix A)**

1.8 FENCES AND GATES

General Comments: REPAIR / REPLACE - Special attention needed

REPAIR AS NEEDED: The fencing and gates on the property appeared functional, however at least two posts were rusted through. I recommend a qualified person replace the damaged posts. **(See Picture 9, 10, Appendix A)**

1.9 ELECTRIC / GFCI

General Comments: REPAIR / REPLACE - Special attention needed

SAFETY: The GFCI protected receptacles worked, except the outlet at the rear deck failed to respond properly when tested using the built-in test button and needs to be replaced. **(See Picture 5, Appendix A)**

Note: Due to rain and high humidity many older exterior GFCI outlets fail to trip when the test button is pushed. Manufacturers now make GFCI outlets rated for outdoor use.

1.10 EXTERIOR FAUCETS

General Comments: INSPECTED - Exceptions may be listed

COMMENT: All tested hose faucets were functional.

Note: Hose faucets are not pressure tested, only checked for functional flow.

NOTE: All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work.

NOTE: According to the National Association of Home Builders Study of Life Expectancy of Home Components, Because wood decks are subject to a wide range of conditions in different climates, the life expectancy of wooden decks can vary significantly. Under ideal conditions, they have a life expectancy of about 20 years, however deck maintenance is routinely overlooked or inadequate which reduces the life expectancy to about 10-15 years. The American Forest & Paper Association free guide, Prescriptive Residential Wood Deck Construction Guide helps with understanding the structural elements and general construction of a deck.

STRUCTURE

Styles & Materials

FOUNDATION MATERIAL:
Concrete

FOUNDATION TYPE:
Crawlspace

CRAWLSPACE OBSERVATION:
Entered

FLOOR STRUCTURE:
Wood beams
Wood joists

SUBFLOOR INSULATION:
Rigid foam on stem walls

WALL STRUCTURE:
Wood

BEAM SUPPORTS:
Wood posts

Reported Items

2.0 FOUNDATIONS WALLS, BASEMENTS, SLABS AND CRAWLSPACES

General Comments: INSPECTED - Exceptions may be listed

(1) **COMMENT:** The visible portions of the foundation walls were in satisfactory condition at the time of the inspection.

(2) **COMMENT:** One exterior corner of the concrete foundation wall was cracked. Stresses due to expansion of the brick veneer during hot weather combined with an improper bond breaker between the brick and the top of the foundation causes this type of cracking. These cracks are typically small and considered a cosmetic issue, unless more than 50% of the brick above is unsupported. The foundation was adequately supporting the brick veneer at the time of the inspection. **(See Picture 1, Appendix A)**

2.1 SUPPORT COLUMNS, PIERS AND BEAMS

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The visible portion of all columns/piers appear functional.

2.2 FLOOR STRUCTURE

General Comments: INSPECTED - Exceptions may be listed

COMMENT: Where visible, the subfloor structure components appeared functional, however old water stains from a past toilet leak were visible. **(See Picture 20, Appendix A)**

2.3 VAPOR BARRIER

General Comments: INSPECTED - Exceptions may be listed

COMMENT: Where visible, the vapor barrier in the crawlspace appeared functional.

2.4 CRAWLSPACE VENTILATION

General Comments: INSPECTED - Exceptions may be listed

COMMENT: Ventilation of the foundation crawlspace appears conventional and should be sufficient. I recommend opening the foundation vents from April through October to allow air to flow in the crawlspace and to reduce crawlspace humidity.

NOTE: All foundations are subject to settlement and movement. Improper/inadequate grading or drainage can cause or contribute to foundation damage and/or failure. Deficiencies must be corrected and proper grading/ drainage conditions must be maintained to minimize foundation and water penetration concerns.

ROOF / ATTIC

Styles & Materials

MATERIAL:
Architectural Shingles

ROOF INSPECTION METHOD:
From Ground
Walked

ROOF STYLE:
Gable

ROOF STRUCTURE:
Engineered wood trusses

ROOF DRAINAGE:
Full guttering

INSULATION:
Blown fiberglass

ATTIC INSPECTION METHOD:
Entered Accessible Areas

ATTIC ACCESS:
Garage

Reported Items

3.0 ROOF COVERINGS
General Comments: INSPECTED - Exceptions may be listed

COMMENT: The roofing material was in satisfactory condition.

3.1 EXPOSED FLASHINGS AND SEALANT
General Comments: INSPECTED - Exceptions may be listed

COMMENT: The roof flashing, where visible, appears to be in satisfactory condition.

3.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS
General Comments: INSPECTED - Exceptions may be listed

COMMENT: The roof protrusions (vent pipes, etc.) were well sealed and/or flashed and in satisfactory condition.

3.3 ROOF DRAINAGE SYSTEMS
General Comments: INSPECTED - Exceptions may be listed

MAINTENANCE: The ground drain-line has settled and pulled loose from downspout on the right corner (facing rear) and needs to be re-connected. This is a maintenance item for your consideration. **(See Picture 7, Appendix A)**

3.4 EAVES, SOFFITS AND FASCIAS
General Comments: INSPECTED - Exceptions may be listed

COMMENT: The visible areas of the eaves, soffits and fascia were in satisfactory condition.

3.5 ROOF STRUCTURE AND ATTIC
General Comments: INSPECTED - Exceptions may be listed

COMMENT: The ceiling and roof structure appeared functional.

3.6 ATTIC ACCESS
General Comments: INSPECTED - Exceptions may be listed

COMMENT: The attic access located in the garage is satisfactory.

3.7 ATTIC INSULATION
General Comments: INSPECTED - Exceptions may be listed

COMMENT: The attic insulation is about 14 inches thick over the main house or near R-38, which should be adequate.

3.8 ATTIC VENTILATION
General Comments: INSPECTED - Exceptions may be listed

COMMENT: Ventilation within the attic appears to be adequate and the accessible vents appear properly screened.

NOTE: Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, some fascia boards, decking and some flashing are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to safely walk on the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched toward walls, chimneys, vents, skylights, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise securing estimates from a qualified roofing contractor when defects are reported. Factors such as shingle quality, roof pitch, weather, attic ventilation, and installation methods can affect wear rate. As maintenance can be needed at any time, roofs should be professionally inspected annually. Unless otherwise noted, the assessment of gutter and downspout conditions is limited to their physical/materials condition. the adequacy of water flow under normal rainfall or storm conditions cannot be determined during a limited time visual inspection. All gutters and downspouts must be checked and cleaned on a regular basis; any buildup or blockage, including that in underground lines can lead to overflow, leakage, and other detrimental conditions that could result in water intrusion or otherwise affect the structure or foundation.

NOTE: Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

PLUMBING

Styles & Materials

WATER SOURCE:
Public

WATER SUPPLY PIPING:
Copper

DRAIN/WASTE PIPING:
PVC

LOCATION OF SHUT-OFF:
Crawlspace

STATIC WATER PRESSURE:
60 psi to 70 psi

WATER HEATER POWER SOURCE:
Gas (quick recovery)

WATER HEATER CAPACITY:
40 Gallon (1-2 people)

WATER HEATER BRAND:
MORFLO

WATER HEATER LOCATION:
Utility Room

WATER HEATER AGE:
18 yr

Reported Items

4.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The fixture drain and vent pipes within the home appeared functional at the time of the inspection.

4.1 PLUMBING SUPPLY AND DISTRIBUTION

General Comments: INSPECTED - Exceptions may be listed

(1) **COMMENT:** The water supply pipes, where visible, appear to be in satisfactory condition, however underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion.

(2) **COMMENT:** The static water pressure measured at an exterior faucet was 66 psi at the time of the inspection, which is within the normal range. **(See Picture , Appendix A)**

4.2 WATER HEATER, FLUES AND VENTS

General Comments: REPAIR / REPLACE - Special attention needed

(1) **COMMENT:** The water heater was functioning satisfactorily at the time of the inspection, with no evidence of prior or active leakage observed.

(2) **SAFETY:** Hot water temperature was 142.1 degrees and could seriously burn an infant or young child should they come into contact with the hot water. Temperatures 140 degrees and above can cause serious burns in only a few seconds. I recommend you turn the hot water heater down to 120 degrees or less. **(See Picture 14, Appendix A)**

4.3 MAIN WATER SHUT-OFF DEVICE

General Comments: INFORMATIONAL - Reference/Other Information

COMMENT: The main water shut-off is the red lever located underneath in the crawlspace. This is for your information. **(See Picture 21, Appendix A)**

4.4 WATER SOFTENER

General Comments: INSPECTED - Exceptions may be listed

SAFETY: The water softener drain line connects directly to the sewer drain line and is not equipped with an air gap device, which can lead to contamination of the water supply and should be corrected. I recommend a qualified plumber make the necessary modifications. This is a health safety item for your consideration. **(See Picture 22, Appendix A)**

Note: Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. Shut-off valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. The water supply system is typically tested for its ability to

deliver functional water pressure to installed plumbing fixtures and the condition of connected piping that was visible. Evaluation of private wells, pumps, pressure tanks, floor drains and pump controls are beyond the scope of this home inspection.

HEATING / COOLING

Styles & Materials

HEAT TYPE:
Forced Air (Gas)

HEAT SYSTEM BRAND:
RHEEM

DUCTWORK/DISTRIBUTION:
Flex-Ducts Insulated
Metal Ducts

HEAT SYSTEM AGE:
19 yr

FILTER TYPE:
Disposable

COOLING TYPE:
Central air conditioner unit

COOLING SYSTEM BRAND:
RHEEM

COOLING SYSTEM AGE:
19 yr (estimated)

AC UNITS:
One

AC SIZE:
3.0 Ton (estimated)

Reported Items

5.0 HEATING EQUIPMENT

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The central heating system located in the hallway responded to normal user controls at the time of the inspection.

5.1 COOLING EQUIPMENT

General Comments: INSPECTED - Exceptions may be listed

(1) COMMENT: The central cooling system located in the hallway responded to normal user controls at the time of the inspection.

(2) MAINTENANCE: The outdoor condenser unit does not have the minimum 6" clearance most manufacturers recommend. Proper air flow is recommended for efficiency. I recommend a qualified HVAC contractor look at this unit to see if it needs to be further away from the building. **(See Picture 12, Appendix A)**

5.2 THERMOSTAT

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The furnace/air conditioner thermostat responded to normal user controls at the time of the inspection.

5.3 AIR HANDLER / DUCTWORK

General Comments: INSPECTED - Exceptions may be listed

COMMENT: Where visible and accessible, the supply ducts were in satisfactory condition.

Note: Dirt and debris will accumulate inside ductwork over time. Inspecting the interior of ducts is beyond a normal home inspection. There are professional duct cleaning companies, if you wish to have the ducts inspected and cleaned.

5.4 FILTERS

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The disposable type air filter was clean at the time of the inspection, but should be checked every two to three months.

5.5 CONDENSATION PIPING

General Comments: INSPECTED - Exceptions may be listed

COMMENT: Condensate produced by the operation of the air-conditioning system evaporator coils was properly routed and discharged at the time of the inspection.

5.6 MAIN GAS/PROPANE SHUT-OFF

General Comments: INFORMATIONAL - Reference/Other Information

COMMENT: The main fuel shut-off is at the gas meter outside

NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/ cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist. may become apparent as they occur, spread, or are discovered during repair or maintenance work.

NOTE: Regular heating system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Combustion air provisions, clearances to combustibles, and venting system integrity must be maintained for safe operation. Any actual or potential concerns require immediate attention, as health and safety issues may exist, including the potential for carbon monoxide poisoning. A thorough inspection of heat exchangers by a qualified heating specialist is recommended to determine heat exchanger conditions, particularly if the unit is beyond 5+ years old or any wear is indicated. Heating comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may be required. Insulation on older heating systems may contain asbestos. Independent evaluation is required to address any possible asbestos or buried fuel tank concerns. Servicing or repair of heating systems should be made by a qualified specialist.

ELECTRICAL

Styles & Materials

HOUSE SERVICE:
220 volts
Below ground

PANEL CAPACITY:
200 AMP Main Panel

PANEL TYPE:
Circuit breakers

BRANCH WIRING:
Copper

Reported Items

6.0 SERVICE ENTRANCE CONDUCTORS

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The visible portion of the underground service lines, meter base and service disconnect, if present, were in satisfactory condition.

6.1 ELECTRICAL DISTRIBUTION PANELS

General Comments: REPAIR / REPLACE - Special attention needed

SAFETY: The main panel and its components have no visible deficiencies, however the subpanel was not installed flush with the drywall, which leaves a gap between the dead front panel and the bottom breakers. I recommend covering the open gap with tape to prevent a child from sticking their fingers through the gap. **(See Picture 16, Appendix A)**

6.2 BRANCH CIRCUIT WIRING

General Comments: INSPECTED - Exceptions may be listed

COMMENT: We observed no deficiencies with the visible and accessible branch circuit wiring at the time of the inspection.

6.3 CONNECTED DEVICES AND FIXTURES

General Comments: INSPECTED - Exceptions may be listed

COMMENT: All tested interior receptacle outlets and fixtures were functional.

6.4 POLARITY AND GROUNDING OF RECEPTACLES

General Comments: INSPECTED - Exceptions may be listed

COMMENT: A representative number of outlets were tested and found to have the correct polarity and were grounded at the time of the inspection.

NOTE: Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most homes have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation, or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel, when this can be done safely and without risking damage to finish.

INTERIOR

Styles & Materials

CEILING MATERIALS:
Drywall

WALL MATERIALS:
Drywall

FLOOR COVERINGS:
Tile
Wood

INTERIOR DOORS:
Hollow core

WINDOW TYPES:
Thermal/Insulated

FIREPLACE/STOVE TYPES:
Non-vented gas logs

Reported Items

7.0 CEILINGS

General Comments: INSPECTED - Exceptions may be listed

(1) **COMMENT:** The ceiling coverings appeared satisfactory.

(2) **MAINTENANCE:** Ceilings, at various locations, had protruding nail heads (nail pops) or nail pop repairs visible near the wall/ceiling junction. This condition is common in homes and is typically caused by shrinking of framing lumber as it dries over time and/or truss uplift. This is a maintenance issue for your consideration. **(See Picture 18, Appendix A)**

7.1 WALLS

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The wall coverings, where visible, were in satisfactory condition for their age, however there was a wall crack at the master bathroom door. **(See Picture 19, Appendix A)**

7.2 FLOORS

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The floor coverings, where visible, were in satisfactory condition for their age.

7.3 DOORS

General Comments: INSPECTED - Exceptions may be listed

MAINTENANCE: All interior doors were in satisfactory condition for their age, however there were a few doors that did not latch and need the latching hardware adjusted. This is a maintenance item for your consideration.

7.4 WINDOWS (REPRESENTATIVE NUMBER)

General Comments: INSPECTED - Exceptions may be listed

COMMENT: All inspected windows were in satisfactory condition, except for two with broken thermal seals, see **Item 1.3(2)** for more information.

7.5 ELECTRIC LIGHTS, OUTLETS AND FIXTURES

General Comments: INSPECTED - Exceptions may be listed

MAINTENANCE: All tested electric lights, outlets and fixtures were found to be in satisfactory condition at the time of the inspection, except the entry way light switch appears defective. This is a maintenance item for your consideration. **(See Picture 13, Appendix A)**

Note: Some lights may have burned out bulbs. This is considered a maintenance item and documenting these is not included in this report.

7.6 CLOSETS AND CABINETRY

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The bedroom closets were in satisfactory condition.

7.7 LAUNDRY

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The laundry location, venting and hook-ups appear satisfactory.

Note: The water hook-up valves are not tested, only visually observed.

7.8 SMOKE DETECTORS

General Comments: INFORMATIONAL - Reference/Other Information

COMMENT: One or more smoke detectors were present at the time of the inspection. Like all electronic devices smoke detectors are subject to sudden failure and should be tested by you the day you move in and monthly thereafter.

Note: Section 29.8.1.4 of the NFPA 72-2010 National Fire Alarm and Signaling Code states "*Smoke alarms installed in one and two-family dwellings shall be replaced when they fail to respond to tests and shall not remain in service longer than 10 years from the date of manufacture*."

7.9 CARBON MONOXIDE DETECTORS

General Comments: INFORMATIONAL - Reference/Other Information

COMMENT: Due to the limited lifespan of carbon monoxide detectors I recommend you install new or replace any existing carbon monoxide detectors. .

Note: Carbon monoxide detectors shall be replaced according to the manufacturer instructions or when they fail to respond to tests. Typically carbon monoxide detectors shall not remain in service longer than 5 years from the date of manufacture.

7.10 FIREPLACES AND STOVES

General Comments: INSPECTED - Exceptions may be listed

COMMENT: This house has one unvented gas fireplace, which has some unique characteristics:

- May produce a smell some people find objectionable
- May produce soot from incomplete combustion of natural gas
- Can produce carbon monoxide if combustion of the gas is not complete
- Produces water vapor equivalent to 1/2 gallon per hour

It is always recommended to use a carbon monoxide detector and to provide fresh air by opening a nearby window when operating an unvented fireplace.

Note: With natural gas, combustion will occur when the gas in air mixture is between 5% and 15% and is referred to as the "limits of flammability". Combustion will occur anywhere between these two percentages with the "ideal burn" being about 10% natural gas and 90% air. This ideal percentage is considered to be the most efficient burn of natural gas when used. Complete combustion of natural gas is evident by a blue burning flame.

Incomplete combustion is defined as within the limits of flammability but higher or lower than the ideal of 10% natural gas and 90% air. Incomplete combustion can occur in one of two ways:

- Lean Burn - The percentage of natural gas in the gas/air mixture is less than 10%. A lean burn can be recognized when flames appear to lift away from the burner and can potentially go out.
- Rich Burn - A percentage of natural gas in the gas/air mixture is more than 10%. Recognizing a rich burn is very simple as the flames are much larger than they are supposed to be and are largely yellow in color.

Several products of incomplete combustion are easily visible and if noticed, action should be taken immediately. Visible signs of incomplete combustion include burner flame appearance (as listed above), soot collecting on walls and windows, also excessive water vapors forming on windows and cool surfaces during appliance operation. Appliance service and adjustment is needed if any of these visible signs of incomplete combustion are noticed.

Every vent-free heating unit sold in the United States must have a tamper-resistant, precision-engineered oxygen detection safety sensor (ODS), which is equivalent in function and reliability to an electrical circuit breaker. The ODS automatically shuts off the appliance in the unlikely event that the optimal oxygen level in the vicinity of the unit begins to drop below 18%, but the ODS does not detect carbon monoxide or other hazardous emissions.

NOTE: Evaluation of wall, ceiling or floor components is generally limited to readily visible structural conditions. Aesthetic or cosmetic factors, (e.g., paint, wallpaper, nail pops, loose drywall tape) or the condition of finish materials or coverings are not considered unless specifically noted. Furthermore, it is not possible to determine the wall insulation, type or condition of surfaces or hidden structural concerns that may exist under floor cover, carpeting, paneling, drop ceilings, etc. If the type flooring is a concern, it should be confirmed before closing.

NOTE: Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when house is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

BATHROOMS

Styles & Materials

CABINETRY:
Wood

VENTILATION:
Fan

Reported Items

8.0 BATHROOM SINKS, TOILETS, TUBS AND SHOWERS
General Comments: INSPECTED - Exceptions may be listed

COMMENT: The bathroom sinks, toilets, tubs, showers, cabinetry and countertops were found to be in satisfactory condition.

8.1 WALL, FLOORS AND CEILINGS
General Comments: INSPECTED - Exceptions may be listed

COMMENT: The bathroom walls, floor and ceiling were in satisfactory condition for their age.

8.2 PLUMBING SUPPLY, DISTRIBUTION AND FIXTURES
General Comments: INSPECTED - Exceptions may be listed

COMMENT: The potable water pipes, where visible, appear to be in satisfactory condition.

Note: Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion.

8.3 VENTING / HEATING SYSTEMS
General Comments: INSPECTED - Exceptions may be listed

COMMENT: Bathrooms equipped with exhaust fans were operated and appear functional.

8.4 ELECTRIC / GFCI
General Comments: INSPECTED - Exceptions may be listed

COMMENT: The GFCI protected receptacle outlets in the bathrooms responded correctly when tested.

8.5 MIRRORS
General Comments: INSPECTED - Exceptions may be listed

COMMENT: The bathroom mirrors were in satisfactory condition.

NOTE: The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Normal usage cannot be simulated during a standard home inspection. Water flow and drainage evaluations are limited to a visual assessment of functional flow. Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means.

KITCHEN

Styles & Materials

DISHWASHER BRAND:
MAYTAG

DISPOSER BRAND:
IN SINK ERATOR

RANGE/OVEN:
WHIRLPOOL

MICROWAVE BRAND:
GENERAL ELECTRIC

CABINETRY:
Wood

COUNTERTOPS:
Laminate

Reported Items

9.0 DISHWASHER

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The dishwasher was in serviceable condition at the time of the inspection.

9.1 RANGES / OVENS / COOKTOPS

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The range (includes the stove burners, oven components, and primary controls) responded to normal user controls.

9.2 GARBAGE DISPOSAL

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The garbage disposal responded to normal user controls.

9.3 MICROWAVE

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The built-in microwave oven responded to normal user controls.

9.4 CABINETS / COUNTERTOPS

General Comments: INSPECTED - Exceptions may be listed

MAINTENANCE: The kitchen cabinetry and countertops were found to be in satisfactory condition, however the pantry door hinges need adjustment. This is a maintenance item for your consideration. **(See Picture 15, Appendix A)**.

9.5 REFRIGERATOR

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The interior refrigerator temperatures were within the normal range.

9.6 PLUMBING SUPPLY, DISTRIBUTION AND FIXTURES

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The potable water pipes, where visible, appear to be in satisfactory condition.

Note: Underground pipes or pipes inside walls cannot be judged for sizing, leaks or corrosion.

9.7 ELECTRIC / GFCI

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The GFCI protected receptacle outlets in the kitchen responded correctly when tested.

NOTE: Appliance evaluations are outside the scope of a standard home inspection and are only inspected if so indicated. When performed, evaluations are limited to a basic operations check of normal user controls. Appliances are high maintenance items and typically have a 5-10 year service life. Obtain all operating instructions and warranties from the owner or manufacturer.

ATTACHED GARAGE/CARPORT

Styles & Materials

GARAGE TYPE:
Attached

VEHICLE DOORS:
One automatic

DOOR OPENER BRAND:
LIFT-MASTER

FLOOR MATERIAL:
Concrete

Reported Items

10.0 GARAGE CEILINGS

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The ceiling coverings appeared satisfactory.

10.1 GARAGE WALLS

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The wall coverings, where visible, were in satisfactory condition for their age.

10.2 EXTERIOR DOORS

General Comments: REPAIR / REPLACE - Special attention needed

REPAIR AS NEEDED: The side garage door has moisture damaged brick molding and door jambs. Further deterioration may occur if not repaired. A qualified contractor should inspect and repair as needed. **(See Picture 4, Appendix A)**

Note: Installing a storm door will help divert rainwater away from the door.

10.3 GARAGE FLOOR AND FOUNDATION

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The visible portions of the garage slab were satisfactory with some typical cracking associated with shrinkage.

10.4 OVERHEAD DOORS

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The overhead garage vehicle door was in satisfactory condition.

10.5 INTERIOR FIRE DOOR

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The interior door accessing the garage appears to be solid core, or fire-rated, which maintains the fire separation barrier between the living areas of the home and garage.

10.6 GARAGE DOOR OPERATORS

General Comments: INSPECTED - Exceptions may be listed

(1) **COMMENT:** The automatic garage vehicle door opener functioned satisfactorily when tested.

(2) **SAFETY:** The automatic garage vehicle door opener safety sensors are mounted too high. The electric eyes should be mounted on the garage door tracks at a height of four to six inches above the floor, but no higher than six inches. Mounting at this height will ensure that a small child cannot crawl under the beam undetected. **(See Picture 17, Appendix A)**

10.7 ATTIC INSULATION

General Comments: INSPECTED - Exceptions may be listed

COMMENT: The garage attic insulation is about 10 inches thick or approximately R-30.

Note: There are no minimum insulation requirements for garages.

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using.

REFERENCES

Reported Items

11.0 Contractors / Service Providers

General Comments: INFORMATIONAL - Reference/Other Information

Listed below are contractors and services RLM & Associates, LLC is providing as a resource to aid you in narrowing your search when looking for trades, and not as a warranted referral service. Always do your own research and ask for references before you hire a contractor, even if they are found here.

COMPANY	SERVICES	PHONE
Shawn O'Neal Builders	General Contractor, Residential/Commercial	(573) 368-3907
Mike Hall Builders LLC	General Contractor, Residential/Commercial	(573) 364-0870
Stratman Construction	Building Remodeling & Repair, Residential/Commercial	(573) 578-4839
PRO Turf Excavating LLC	Landscaping, Concrete Sidewalks/Driveways, Residential/Commercial	(573) 578-1705
Wilson Electric	Electrical Contractor, Residential/Commercial	(573) 364-3105
Schaefferkoetter Electric	Electrical Contractor, Residential/Commercial	(573) 465-0540
Hartley's Climate Control	HVAC Contractor, Residential/Commercial	(573) 261-3163
James Construction & Backhoe	Septic Tanks & Wastewater Treatment, Residential/Commercial	(573) 364-0184
J P S Pumping & Hauling	Septic Tank Pumping, Residential/Commercial	(573) 368-9571
Miller Door Co	Garage Doors Installation/Repair, Residential/Commercial	(573) 364-4027
Wisdom Roofing	New Roof Installation and Repair, Residential/Commercial	(573) 341-5823
Phelps County Pest Control	Pest Control, Residential/Commercial	(573) 364-7374
R J Pest Control	Pest Control, Residential/Commercial	(573) 364-0853
R&D Cleaning	Carpet Cleaning, Residential/Commercial	(573) 364-5913
Newkirk Plumbing	Plumbing & Drain Cleaning, Residential/Commercial	(573) 364-1953
Ashley McSooty's Chimney Services	Chimney Sweep, Residential/Commercial	(800) 346-3454
Hansen's Lawn Care	Lawn Care, Residential/Commercial	(573) 201-8816
Hughes Well Drilling	Water Wells & Pump Service, Residential/Commercial (573) 265-7862	(573) 265-7862
Culligan	Water softeners & Filtration systems, Residential/Commercial	(573) 201-6048
American Insulation	Insulation Contractor, Residential/Commercial	(573) 364-9226
Sanden Handyman Services	Handyman Services, Carpentry, Painting, Plumbing & Electrical	(573) 465-0241
Troy Mitchell Masonry	Masonry Construction and Repair, Residential/Commercial	(573) 364-7003

LIFE EXPECTANCY

Reported Items

12.0 Average Life Expectancies

General Comments: INFORMATIONAL - Reference/Other Information

The following material was developed for the National Association of Home Builders (NAHB) Economics Department based on a survey of manufacturers, trade associations and product researchers. Many factors affect the life expectancy of housing components and need to be considered when making replacement decisions, including the quality of the components, the quality of their installation, their level of maintenance, weather and climatic conditions, and intensity of their use. Some components remain functional but become obsolete because of changing styles and tastes or because of product improvements. Note that the following life expectancy estimates are provided largely by the industries or manufacturers that make and sell the components listed.

Appliances	**Life in years**
Compactors	10
Dishwashers	10
Dryers	14
Disposal	10
Freezers, standard	16
Microwave ovens	11
Electric ranges	17
Gas ranges	19
Gas ovens	14
Refrigerators, standard	17
Washers, automatic and compact	13
Exhaust fans	20
Bathrooms	**Life in years**
Cast iron bathtubs	50
Fiberglass bathtub and showers	10-15
Shower doors, average quality	25
Toilets	50
Cabinetry	**Life in years**
Kitchen cabinets	15-20
Medicine cabinets and bath vanities	20
Countertops	**Life in years**
Laminate	10-15
Ceramic tile, high-grade installation	70+
Wood/butcher block	20+
Granite	20+
Doors	**Life in years**
Screen	25-50
Interior, hollow core Less than	30
Interior, solid core	30-70
Folding	30-70
Garage doors	20-50
Garage door opener	10
Electrical	**Life in years**

(HVAC)	**Life in years**
Central air conditioning unit	15
Window unit	10
Air conditioner compressor	15
Humidifier	8
Electric water heater	14
Gas water heater (average)	10-13
Forced air furnaces, heat pump	15
Boilers, hot water or steam	30
Furnaces, gas- or oil-fired	18
Radiant heaters, electric	10
Radiant heaters, hot water or steam	25
Baseboard systems	20
Diffusers, grilles, and registers	27
Centrifugal fans	25
Axial fans	20
DX, water, and steam coils	20
Heat Exchangers, shell-and-tube	24
Pumps, sump and well	10
Home security appliances	**Life in years**
Intrusion systems	14
Smoke detectors	10
Carbon Monoxide detectors	10
Insulation	**Life in years**
For roofs, ceilings, walls, and floors	70+
Landscaping	**Life in years**
Wooden decks	15
Brick and concrete patios	24
Concrete walks	24
Gravel walks	4
Asphalt driveways	10
Swimming pools	18
Sprinkler systems	12
Fences	12
Masonry	**Life in years**

Copper wiring	100+	Chimney, fireplace, and brick veneer	100+
Armored cable (BX)	70+	Brick and stone walls	100+
Conduit	70+	Stucco	100+
Waterproofing Finishes Life in years		**Paints and stains Life in years**	
Paint, plaster, and stucco	3-5	Exterior paint on wood, brick, and aluminum	7-10
Sealer, silicone, and waxes	1-5	Interior wall paint	5-10
Floors Life in years		Interior trim and door paint	5-10
Oak or pine	70+	Wallpaper	7
Slate flagstone	100+	**Plumbing Life in years**	
Vinyl sheet or tile	20-30	Waste piping, cast iron	75-100
Terrazzo	100+	Sinks, enamel steel	5-10
Carpeting (depends on traffic, and quality)	11	Sinks, enamel cast iron	25-30
Footings and foundation Life in years		Sinks, china	25-30
Poured footings and foundations	200	Faucets, low quality	13-15
Concrete block	100	Faucets, high quality	15-20
Waterproofing, bituminous coating	10	**Roofing Life in years**	
Termite proofing	5	Asphalt and wood shingles and shakes	15-30
Windows Life in years		Tile (depends on quality of tile and climate)	50
Window glazing	20	Slate (depends on grade)	50-100
Wood casement	20-50	Sheet metal (depends on gauge)	20-50+
Aluminum and vinyl casement	20-30	Built-up roofing, asphalt	12-25
Screen	25-50	Asphalt composition shingle	15-30
Siding Life in years		**Rough structure Life in years**	
Gutters and downspouts	30	Basement floor systems	100+
Siding, wood (depends on maintenance)	10-100	Framing, exterior and interior walls	70+
Siding, steel	50-70	**Shutters Life in years**	
Siding, aluminum	20-50	Wood, exterior	15-20
Siding, vinyl	50	Vinyl plastic, exterior	10-15

APPENDIX A

Reported Items

13.0 Inspection Photos

General Comments: PHOTOGRAPHS - Selected photos from inspection

Your report may include many photographs. Some pictures are intended as a courtesy and are added for your information only. Some are to help clarify where the inspector has been, what was looked at, and the condition of the system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas. These are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. Some issues may be difficult to photograph or too numerous so not all problem areas or conditions will be supported with photos.

13.0 Picture 1 - Foundation corner crack

13.0 Picture 2 - Static water pressure 66 psi

13.0 Picture 3 - Thermal seal broke

13.0 Picture 4 - The door jamb/trim has moisture damage

13.0 Picture 5 - Exterior GFCI outlet defective

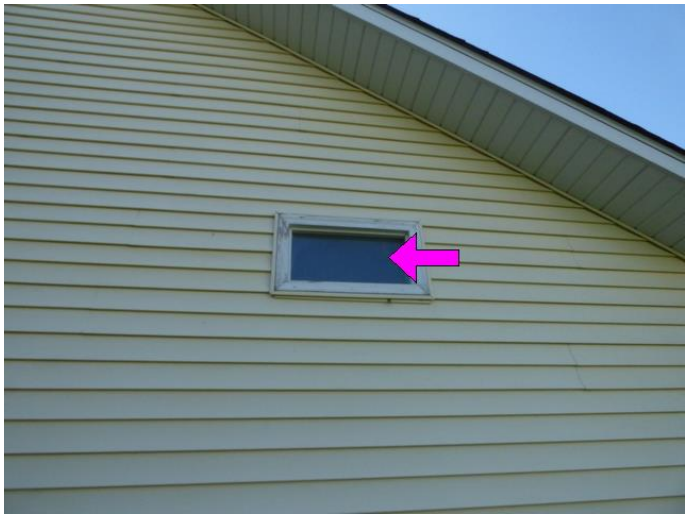
13.0 Picture 6 - Heat warped from BBQ grill

13.0 Picture 7 - Downspout disconnected

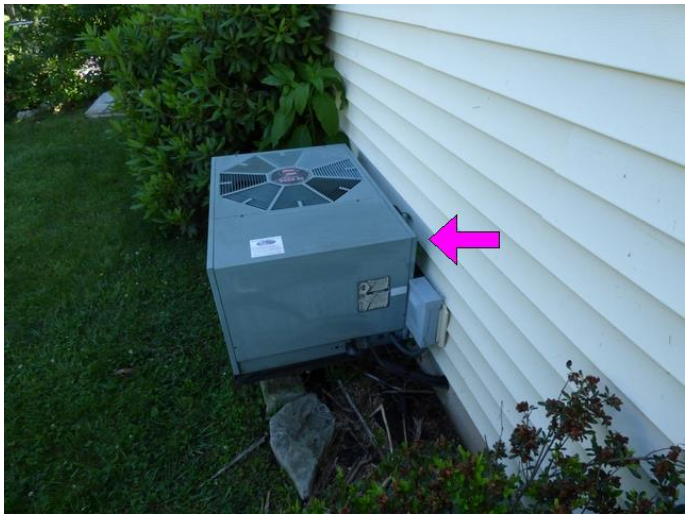
13.0 Picture 8 - Steps sag in the center

13.0 Picture 9 - Gate post rusted through

13.0 Picture 10 - Corner post rusted through



13.0 Picture 11 - Thermal seal broke



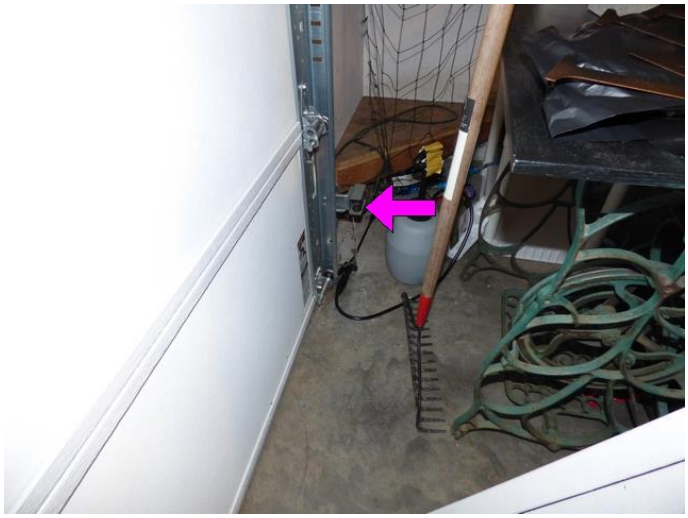
13.0 Picture 12 - Inadequate clearance

13.0 Picture 13 - Defective light switch

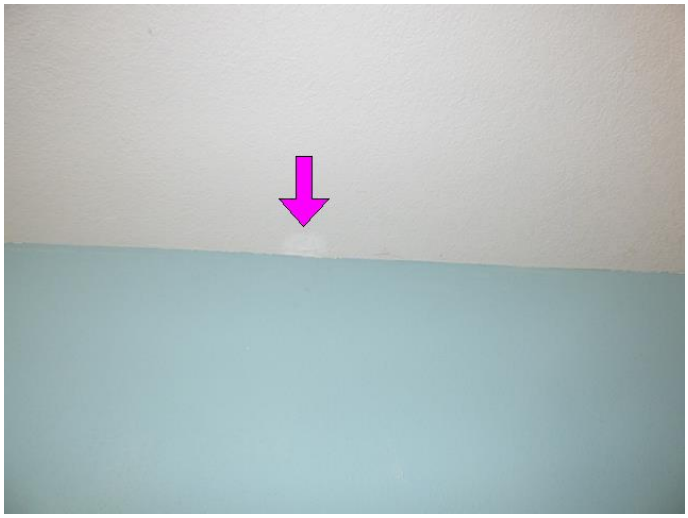
13.0 Picture 14 - Hot water 142.1 degrees

13.0 Picture 15 - Loose hinges

13.0 Picture 16 - Subpanel not flush with wall



13.0 Picture 17 - Door sensor too high

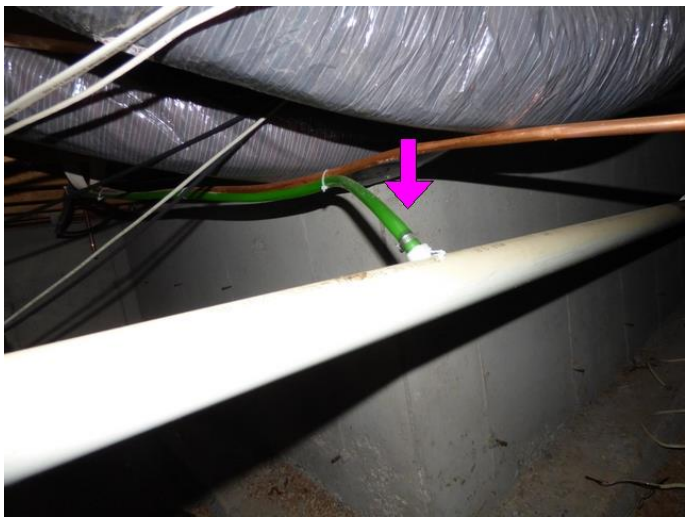


13.0 Picture 18 - Numerous nail pops

13.0 Picture 19 - Wall crack

13.0 Picture 20 - Toilet leaked in the past

13.0 Picture 21 - Main water valve



13.0 Picture 22 - Water softener drain connected to sewer pipe