



A to Z Home Inspections

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Report Information



Client Information

Client Name	Mark Kesner
Client Phone	(457) 876-8876

Property Information

Property Address	332 W Main Street Springfield, MO
Approximate Year Built	1983
Approximate Square Footage	1,500
Number of Bedroom/Bath	3/2
Direction House Faces	East

Inspection Information

Inspection Date	3/6/09
Inspection Start/End Time	9:00am - 12:00pm
Weather Conditions	Dry
Outside Temperature	60°F
Price for Inspection(s)	\$250

A to Z Home Inspections

Report Summary Page

Overall Summary

The home was in average condition for it's age. There appeared to be many updates to the home including central heat/air, newer roofing, and a newer hot water heater. There were no carbon monoxide detectors noted in the home. It is recommended they be installed for safety reasons because of the gas appliances. It is also recommended that the smoke detectors be tested upon move in. Please read the entire report for a complete list of discrepancies.

Section	Item#	Comments
Exterior	3.1.4	The basement steps were missing a safety rail. This is a safety hazard because someone may fall if they don't see the drop off. It is recommended that a handrail be added, contact a general contractor for repair.
Exterior	3.3.3	There was a broken window on the North side of the house. This may pose a safety hazard and could allow water to get inside the home. It is recommended that a general contractor be contacted for repair.
Roofing	4.2.2	The chimney was badly deteriorated in the attic area. This may pose a fire hazard and has the potential to collapse and cause damage to the home or injury to occupants. It is recommended a general contractor be contacted for repair.
Electrical	6.2.5	There were burnt/charred wires in the electrical panel. Charred wires are an indication of overheating and a fire hazard. It is recommended that a certified electrician be contacted for repair.
Plumbing	7.1.3	There was a leak in the main line near the well tank in the basement. It is recommended that a plumber be contacted for repair.
Basement	11.1.5	The stairs leading to the basement were missing handrails. This may pose a fall hazard. It is recommended they be installed for safety reasons, contact a general contractor for repair.

A to Z Home Inspections

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NI = Not Inspected	RI = Recommended Improvement	M = Monitor	

1 Inspection Contract

Inspection Company: A to Z Home Inspections Inspector: Rusty Craig Price of Inspection & Report _____
 Client(s) _____ Inspection Address _____

I (Client), by signing this agreement, request the inspection(s) to be done at the above Inspection Address by the Inspector/Inspection Company for the fee(s) as listed. I understand that I am bound by all the terms of this contract. I further agree that I will read this entire contract and the entire inspection report when I receive it, and promptly contact the inspector with any questions that I may have.

Client Signature _____ Date _____
 Client Signature _____ Date _____

WITHIN THE SCOPE OF THE INSPECTION

• The scope of this inspection and report is limited to a visual inspection of the systems and components as listed below, in order to identify those, if any, which may need replacement or repair. See ASHI® Standards of Practice for a detailed description of the scope of inspection. (www.ashi.org.)

Exterior:

Landscaping, Retaining Walls, Gutters, Downspouts, Sidewalks and Driveways (both the condition of and as they affect foundation drainage,) Roof, Chimney, Flashing, and Valleys, (for evidence of water penetration and a description of materials,) Siding, Fascia, Soffit, Walls, Widows, Doors, Foundation, Attached Porches/ Decks/ Balconies/ Patios/ Garages (both structural and condition of.)

Interior:

Plumbing System: Water Supply/Drains/Vents/Water Heaters/Fixtures, and Locating (But Not Testing) Shut Off Valves; Electrical System: Service Drop, Service Panel, Ground Wire, GFCI Plugs, Switches, Receptacles, Installed Fixtures, and Smoke Detectors; Heating/Cooling System: Permanent Systems, Operating Controls/Filters/Ducts, Insulation, Vapor Barrier, and Ventilation; Bathrooms/Kitchen/Other Rooms: Doors/Windows/Walls/Floors (as to general condition), Cabinets, Counter tops, and Installed Fixtures; Structure: Ceilings/Walls/Floors, Stairs/Basements/Attic/Crawl Spaces (if readily accessible)(as to evidence of water damage and general condition.)

- The scope of the inspection is limited to the description and the general condition of the above systems. Initial Here _____

OUTSIDE THE SCOPE OF THE INSPECTION

• Any area which is not exposed to view or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, lack of access or crawl spaces or any major system (water or electrical systems, heating system, or air conditioner) that is not currently functional 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 which may be required by law. Whether or not they are concealed, the following are outside the scope of the inspection;

- Building code or zoning ordinance violations - Thermostatic or time clock controls or Low Voltage wiring systems - Geological stability or soils conditions - Water softener or water purifier systems or solar heating systems - Structural stability or engineering analysis - Saunas, steam baths, or fixtures and equipment - Building value appraisal or cost estimates - Pools or spa bodies or sprinkler systems and underground piping - Radio-controlled devices, automatic gates, elevators, lifts, and dumbwaiters - Furnace heat exchanger, freestanding appliances, security alarms or personal property - Specific components noted as being excluded on the individual system inspection form - Adequacy or efficiency of any system or component - Prediction of life expectancy of any item.

- The Inspector is a home inspection generalist and is not acting as an engineer or expert in any craft or trade. If the Inspector recommends consulting other specialized experts, Clients do so at Client's expense. Initial Here: _____

CONFIDENTIAL REPORT

• The written report to be prepared by the Inspector shall be considered the final and exclusive findings of the Inspector/Inspection Company regarding the home inspection at the Inspection Address. The inspection report to be prepared for the Client is solely and exclusively for the Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person with the exception of the seller and/or the real estate agents directly involved in this transaction. Client(s) or the inspector may distribute copies of the inspection report to the seller and real estate agents directly involved in this transaction, but neither the seller nor the real estate agent are intended beneficiaries of this Agreement or the inspection report. Client agrees to indemnify, defend, and hold the Inspector/inspection Company harmless from any third party claims arising out of the Client's or Inspectors distribution of the inspection report. Initial Here: _____

DISPUTES

• Client understands and agrees that the Inspector/Inspection Company is not an insurer, that the price paid for the subject inspection and report is based solely on the service provided. Client also agrees that any claim of failure in the accuracy of the report shall be reported to the Inspector/Inspection Company within five business days of discovery and that failure to notify the inspector within that time period shall constitute a waiver of any and all claims. The Inspector/Inspection Company shall have five business days to respond to the claim. If the Inspector/Inspection Company fails to satisfy the claim, liability shall be limited to a refund of the price paid for the Inspection and Report.

Initial Here: _____

2 Grounds

2.1 Grading

2.1.1 Grading Slope Minor

2.1.2 Grading Conditions AS

2.2 Driveway/Sidewalk & Walkways

2.2.1 Driveway/Sidewalk Material(s) Asphalt

2.2.2 Driveway/Sidewalk Conditions AS

3 Exterior

3.1 Front Entrance

3.1.1 Front Entrance Type Covered Patio

3.1.2 Front Entrance Conditions AS

3.1.3 Rear Entrance Type Basement Steps

3.1.4 Rear Entrance Conditions SA Comments: The basement steps were missing a safety rail. This is a safety hazard because someone may fall if they don't see the drop off. It is recommended that a handrail be added, contact a general contractor for repair.



3.2 Exterior Walls

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4.1.2 Roof Style Gable End

4.1.3 Roof Covering Material Asphalt Shingle

4.1.4 Number of Layers Two

4.1.5 Roof Condition AS

4.1.6 Flashing Conditions AS

4.1.7 Condition of Roof Penetrations AS

4.1.8 Gutter and Downspout Conditions AS

4.2 Chimney

4.2.1 Chimney Material Brick

4.2.2 Chimney Condition SA Comments: The chimney was badly deteriorated in the attic area. This may pose a fire hazard and has the potential to collapse and cause damage to the home or injury to occupants. It is recommended a general contractor be contacted for repair.



4.3 Attic

4.3.1 Access Location Bedroom Closet

4.3.2 Method of Inspection Entered Attic

4.3.3 Roof Frame Type Rafters

4.3.4 Roof Frame Condition AS

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4.3.5 Ceiling Frame Type	Joists
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4.3.6 Ceiling Frame Condition	AS
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4.3.7 Attic Ventilation Type	Gable End
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4.3.8 Attic Ventilation Condition	AS
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4.3.9 Attic Insulation Type	Blown In
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4.3.10 Attic Insulation Condition	AS
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4.3.11 Attic Fan Condition	AS
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5 Heating/Air

5.1 Heating

5.1.1 Location of Unit	Basement
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5.1.2 Heating Type	Forced Air
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5.1.3 Energy Source	Natural Gas
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5.1.4 Unit Condition	AS
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5.1.5 Distribution Type	Registers
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5.1.6 Distribution Conditions	AS
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5.1.7 Ventilation Conditions	AS
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5.1.8 Thermostat Condition	AS
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5.2 Air Conditioning/Cooling

5.2.1 Type of Cooling System	Split System
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5.2.2 A/C Unit Power	240V
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5.2.3 A/C Unit Conditions	AS
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5.2.4 A/C Line Conditions	AS
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5.2.5 Other conditions	NA
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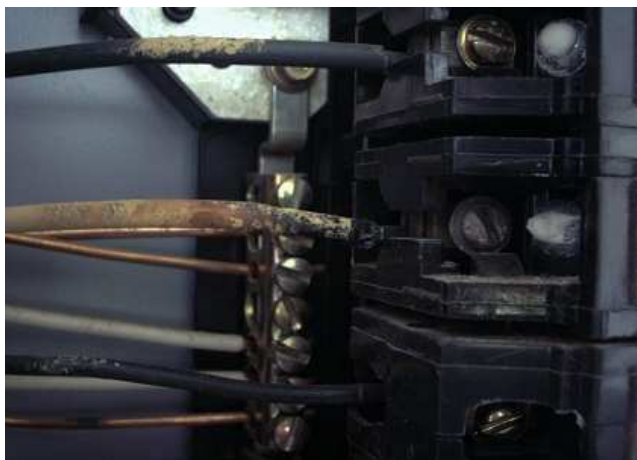
6 Electrical

6.1 Service Drop/Weatherhead

6.1.1 Electrical Service Type/Material	Overhead Aluminum
6.1.2 Number of Conductors	Three
6.1.3 Electrical Service Condition	AS
6.1.4 Grounding Conditions	AS

6.2 Main Electrical Panel

6.2.1 Main Disconnect Location	At Main Panel
6.2.2 Electric Panel Location	Basement
6.2.3 Panel Amperage Rating	200 Amp
6.2.4 Circuit Protection Type	Breakers
6.2.5 Electric Panel Conditions	SA Comments: There were burnt/charred wires in the electrical panel. Charred wires are an indication of overheating and a fire hazard. It is recommended that a certified electrician be contacted for repair.



6.3 Wiring/Conductors

6.3.1 Conductor Type	Copper
6.3.2 Wiring Method	Plastic Sheathed Cable

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7 Plumbing

7.1 Water Main Line

7.1.1 Main Shut-off Location Near Water Heater

7.1.2 Main Line Material Plastic

7.1.3 Main Line & Valve Conditions NR Comments: There was a leak in the main line near the well tank in the basement. It is recommended that a plumber be contacted for repair.



7.2 Water Supply Lines

7.2.1 Supply Line Material Copper

7.2.2 Supply Line Conditions AS

7.3 Drain/Waste Lines

7.3.1 Drain Line Material Cast Iron

7.3.2 Drain Line Conditions AS

7.4 Plumbing Vent System

7.4.1 Plumbing Vent Pipe Material Galvanized Steel

7.4.2 Plumbing Vent Condition AS

7.5 Gas/Oil Fuel Systems

7.5.1 Main Shut-off Location At Meter

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7.5.2 Fuel Line Material	Black Steel
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7.5.3 Fuel Line Conditions	AS
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7.5.4 Fuel Storage Tank Condition	AS
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7.6 Water Heater(s)

7.6.1 Water Heater Type	Electric
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7.6.2 Water Heater Location	Basement
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7.6.3 Water Heater Capacity	40 Gallon
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7.6.4 Water Heater Condition	AS
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8 Interiors**8.1 Walls/Ceilings/Floors**

8.1.1 Wall Conditions	AS
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8.1.2 Ceiling Conditions	AS
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8.1.3 Floor Conditions	AS
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8.1.4 Closet Conditions	AS
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8.1.5 Heating Source Conditions	AS
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8.1.6 Other Conditions	NA
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8.2 Windows/Doors

8.2.1 Interior Window Conditions	AS
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8.2.2 Interior Door Conditions	AS
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8.3 Electrical Conditions

8.3.1 Electrical Conditions	AS
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8.3.2 Lighting Conditions	AS
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8.3.3 Ceiling Fan Conditions	AS
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8.3.4 Smoke Detectors Present?	Yes but not tested
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9 Kitchen

9.1 Walls/Ceilings/Floors

9.1.1 Wall Conditions AS

9.1.2 Ceiling Conditions AS

9.1.3 Floor Conditions AS

9.1.4 Closet Conditions AS

9.1.5 Heat Source Conditions AS

9.2 Windows/Doors

9.2.1 Kitchen Window Conditions AS

9.2.2 Kitchen Door Conditions AS

9.3 Electrical Conditions

9.3.1 Electrical Conditions AS

9.3.2 Lighting Conditions AS

9.3.3 Ceiling Fan Conditions AS

9.4 Kitchen Sink/Counter Tops/Cabinets

9.4.1 Counter Condition AS

9.4.2 Cabinet Conditions AS

9.4.3 Sink Plumbing Conditions AS

9.4.4 Sink Faucet Condition AS

9.4.5 Garbage Disposal Condition AS

9.5 Appliances

9.5.1 Stove/Range Type Electric

9.5.2 Stove/Range Condition AS

9.5.3 Hood/Fan Conditions AS

9.5.4 Dishwasher Condition AS

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9.5.5 Refrigerator Condition

AS

10 Bath(s)**10.1 Walls/Ceilings/Floors**

10.1.1 Wall Conditions

AS

10.1.2 Ceiling Conditions

AS

10.1.3 Floor Conditions

AS

10.1.4 Closet Conditions

AS

10.1.5 Heat Source Conditions

AS

10.2 Windows/Doors10.2.1 Bathroom Window
Conditions

AS

10.2.2 Bathroom Door Conditions

AS

10.3 Electrical Conditions

10.3.1 Electrical Conditions

AS

10.3.2 Lighting Conditions

AS

10.3.3 Ventilation Fan Conditions

AS

10.4 Bathroom Sink

10.4.1 Counter/Cabinet Conditions

AS

10.4.2 Sink Plumbing Conditions

AS

10.4.3 Sink Faucet Condition

AS

10.5 Shower/Tub/Toilet

10.5.1 Shower Enclosure Condition

AS

10.5.2 Tub Condition

AS

10.5.3 Faucet Condition

AS

10.5.4 Toilet Condition

AS

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12.1.3 Roof Conditions (if detached)

AS

12.1.4 Wall Conditions

AS

12.1.5 Ceiling Conditions

AS

12.1.6 Floor Conditions

AS

12.1.7 Window Conditions

AS

12.1.8 Door Conditions

AS

12.1.9 Vehicle Door Conditions

AS

12.1.10 Automatic Door Opener Condition

AS

12.1.11 Electrical/Lighting

AS

12.2 Laundry Room

12.2.1 Laundry Room Location

Near Kitchen

12.2.2 Laundry Room Conditions

AS

13 Foundation/Crawl Space**13.1 Foundation**

13.1.1 Access Method

Entered Crawl Space

13.1.2 Access Condition

AS

13.1.3 Foundation Type

Basement + Crawl Space

13.1.4 Foundation Material

Poured Concrete

13.1.5 Foundation Condition

AS

13.1.6 Column Type

Steel Beam

13.1.7 Column Conditions

AS

13.1.8 Ventilation Conditions

AS

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13.2 Flooring Structure

13.2.1 Flooring Support Type

Joists

13.2.2 Floor Support Conditions

AS**13.3 Crawl Space Insulation/Vapor Barrier**

13.3.1 Insulation Conditions

AS

13.3.2 Vapor Barrier Conditions

AS**13.4 Other Conditions**13.4.1 Other Crawl Space
Conditions**AS**