



Inspection Report

Wilper Estate

Property Address:
507 Hope St
Monroe City MO 63456



Integrity Home Inspection

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11143 Hulse Dr.
Hannibal, Mo 63401
217-303-8633

Bill Penn



Table of Contents

Cover Page.....1

Table of Contents.....3

Intro Page.....4

1 Roofing.....6

2 Exterior.....7

3 Garage.....8

4 Interiors.....9

5 Structural Components.....10

6 Plumbing System.....11

7 Electrical System.....13

8 Heating / Central Air Conditioning.....15

9 Insulation and Ventilation.....16

10 Built-In Kitchen Appliances.....17

11 Enviromental.....17

General Summary.....19

Invoice.....30

Date: 6/25/2026	Time:	Report ID: 2026/6/25am
Property: 507 Hope St Monroe City MO 63456	Customer: Wilper Estate	Real Estate Professional: Jason Chinn Trophy Properties and Auction

Usage

This report has been created for the exclusive use of the above named client. Transfer of or 3rd party use of this report is prohibited.

Standards of Practice

If the inspected property is located in the state of Illinois, then the both Illinois Section 1410.200 Standards of Practice and InterNACHI's Standards of Practice will apply with the state of Illinois Standards of Practice taking precedence. All other residential inspections will follow InterNACHI's Standards of Practice. Standards of practice links may be viewed [here](#). The Standards of Practice outline what is and is not included in a home inspection and situations that may limit the ability for the inspector to inspection areas/components. If you need a hard copy, please let us know.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home/building. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor and should be completed prior to purchasing the home/building. Often times, further inspections or repair may reveal defects not visible during our inspection. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property. Any photos are considered a sample of findings and are not to be considered a complete representation of the observed issues.

Inspected (IN) = I visually observed the item, component or unit to the extent that the item, component or unit was visible and accessible at the time of inspection. Common obstructions causing inaccessibility are (but not limited to): fixed or suspended ceilings, wall and floor coverings, insulation, snow, ice, cabinets, stored items, personal items and furnishings. If no other comments were made then what was visible appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item was not located, and the component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, and/or needs specialized troubleshooting and/or corrective measures by a qualified contractor/tradesperson. Items, components or units that can be repaired to satisfactory condition may not need replacement.

If multiple similar deficiencies are found, a statement such as: several, multiple, many, etc. may be used. Mapping of each defect is not part of an inspection. Multiple deficiencies would also indicate the need for a qualified person in the appropriate trade to further assess the system or components for quantity and repair and should be completed prior to closing.

This inspection is not a guarantee or warrantee on items inspected. It is an account of the visible condition of the components/items visible on the day and time of the inspection.

An Inspection is not a code inspection, nor is it technically exhaustive. Additionally, we do not research to see if permits were issued for work done in the building. Codes change/evolve over time. What was considered a normal and accepted practice years ago, could in fact not meet code if completed today. In regards to making changes to a building, when you add to, alter, or renovate, the work should conform to current codes. Any deficiencies that are part of this report that may have occurred due to a code change, should be

considered.

Areas not able to be fully observed at the time of the inspection should be observed (if possible) prior to purchase (reinspection fee could apply).

The inspection will not include or report on minor defects, cosmetic concerns, or routine maintenance conditions. Cosmetic defects or conditions that would be obvious to a casual observer may or may not be included in the report.

Some observations may not need immediate correction and include instructions to "monitor". We cannot predict the future and "monitoring" will help keep you informed of any changes in the condition (movement, leaks, etc.) that may occur in the future. If you do not feel comfortable or qualified to "monitor", then contacting a qualified tradesperson to evaluate, monitor and/or correct, should be considered before closing.

We are not able to forecast the future and determining the remaining life on a system or component is outside the scope of an inspection. A good source for average life expectancies for systems or components can be found here: <https://www.nachi.org/life-expectancy.htm> .

If you have any questions about this inspection or report, please contact us.The home was vacant at time of inspection. The home's systems and components were operated/inspected. Sometimes, components may appear okay or operate fine for the short period of time the inspector is in the building, but fail after people move in and systems and components are subject to continual/regular use. FYI

In Attendance: Vacant (inspector only)	Type of building: Single Family (1 story) modular	Approximate age of building: Over 50 years
Temperature: Over 65	Weather: Cloudy	Ground/Soil surface condition: Damp
Rain in last 3 days: Yes	Radon Test: No	Water Test: No, testing of quality water in any form is not part of a home inspection.
Washer & Dryer Present: No	Occupied: No	

1. Roofing

As part of the inspection, the roof covering/materials; the gutters; the downspouts; the vents, flashing, skylights, chimney and other roof penetrations; and the general structure of the roof from the readily accessible panels, doors or stairs were observed. Our observations at the time of inspection are as follows:

Roof Covering: *Architectural* **Roof Visibility:** *Dry* **Viewed roof covering from:** *Walked roof* **Sky Light(s):** *None* **Chimney (exterior):** *Brick*

1.0 ROOF COVERINGS - *Inspected*

The main roof was observed and found to be in good condition. Although determining the life remaining on a roof is beyond the scope of an inspection, It appears that the roof is older and appears to have used up more than 50% of its life. Starting to save for an eventual roof replacement would be prudent. This additional information is not a warrantee, but to provide you with additional information.

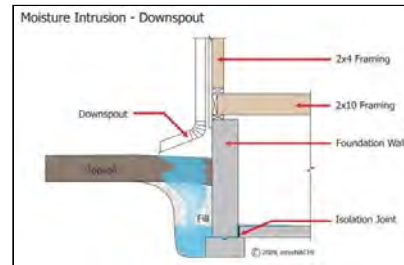
1.1 FLASHINGS - *Inspected*

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS - *Inspected*

1.3 ROOF DRAINAGE SYSTEMS - *Repair or Replace*

(1) Downspouts are dumping too close to foundation. Suggest getting water away from foundation by 5'. Water settling by the foundation could cause settling of the foundation or could find its way into the basement/crawlspace or lower level of the home.

(2) Gutter is pulling away on the front of the home and rainwater has the ability to run behind the gutter. Additionally debris was observed in the guttering.



downspouts

Nw corner



The roof of the building was inspected per applicable [Standards of Practice](#) and reported on with the above information. A roof is considered acceptable if it appears to have at least 3 years life remaining. (This is not a guarantee). While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. It is beyond the scope of this inspection to inspect or perform tests on underground drainage systems. Suggest client obtain function & location information from sellers or verify the drainage system location & that the system functions properly prior to closing. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used prior to close to further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

As part of the inspection, the following is observed: the exterior wall-covering material, flashing and trim; all exterior doors, attached decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias; and report as in need of repair any improper spacing between intermediate balusters, spindles and rails for steps, stairways, balconies and railings; a representative number of windows; the vegetation, surface drainage, and retaining walls when these are likely to adversely affect the structure; and describe the exterior wall covering.

Siding Style: *Bevel* **Siding Material:** *Composite board* **Exterior Entry Doors:** *Steel* **Appurtenance:** *Sidewalk* **Driveway:** *Concrete*

2.0 WALL CLADDING FLASHING AND TRIM - [Repair or Replace](#)

Deterioration of the siding was observed around the entire home.

2.1 DOORS (Exterior) - [Repair or Replace](#)

A sliding door has been installed on the rear of the home but it's not been finished out.

2.2 WINDOWS - [Repair or Replace](#)

Cracked glass in a East basement window was observed.

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS - [Inspected](#)

2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building) - [Repair or Replace](#)

(1) Cracks common with older concrete was observed. Sealing the cracks and separations could help keep moisture from intruding and extend the life of the concrete before replacement. Leveling of the concrete should be considered if there is a difference of over 1/2" as this could be a trip hazard.

(2) Small trees/shrubs are beginning to grow next to the foundation. Suggest removal before the trees have a chance to cause damage.

2.5 EAVES, SOFFITS AND FASCIAS - [Repair or Replace](#)

Aluminum fascia is missing from the West Gable.



Ne corner



Front of garage



West side of the garage



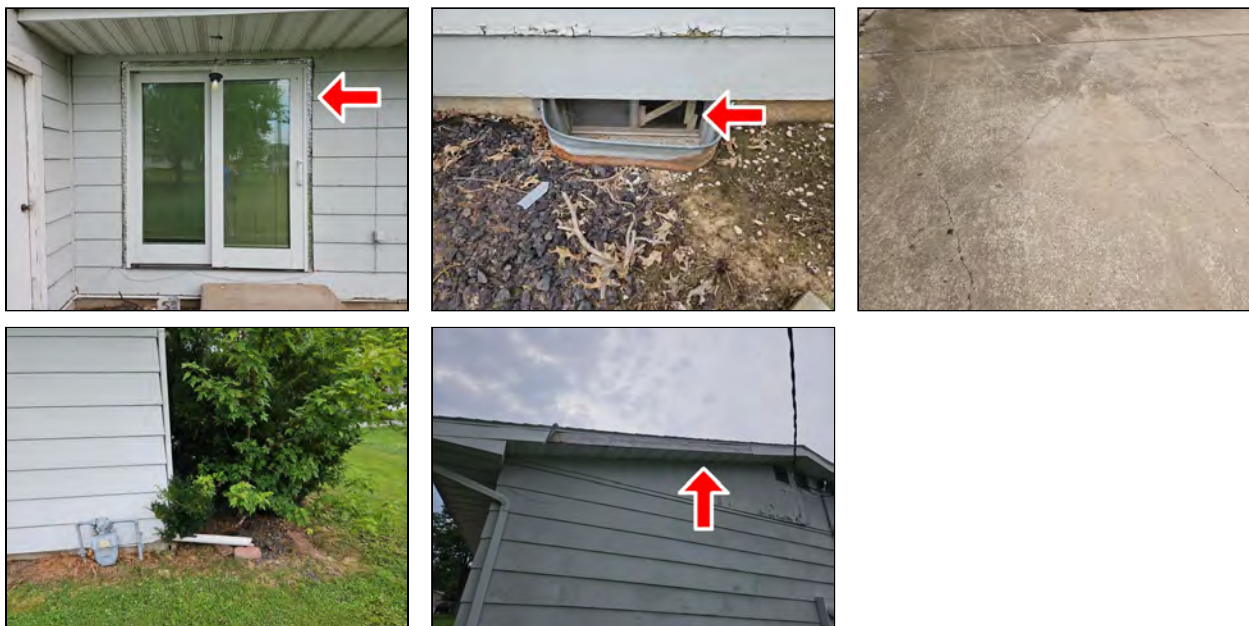
rear of garage



Rear of garage



East side



East side of the home

The exterior of the building was inspected per applicable [Standards of Practice](#) and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used prior to close to further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

As part of the inspection, I inspect garage doors and garage door openers by operating using the installed automatic door control; and report as improper any photoelectric safety sensor that fails to respond adequately to testing.

Garage Type: *Attached* **Garage Door Type:** *One manual One automatic* **Garage Door Material:** *Insulated Metal* **Auto-opener Manufacturer:** *OVERHEAD DOOR* **Garage accessibility:** *Average stored items* **Overall Condition:** *Appears structurally sound* **Automatic closure on door between house and garage:** *No*

3.0 GARAGE CEILINGS - *Inspected*

3.1 GARAGE WALLS - *Inspected*

3.2 GARAGE FLOOR - *Inspected*

Typical cracking of garage floors was observed.

3.3 GARAGE DOOR (S) - *Inspected*

3.4 GARAGE WINDOWS - *Inspected*

3.5 OCCUPANT DOOR FROM GARAGE TO INSIDE HOME - *Inspected*

The door between the garage and the home most likely would not provide a 20 minute protection in the event of a garage fire. Although most likely not a major concern at the time of construction, current standards suggest solid wood doors not less than 13/8 inches in thickness, solid or honeycomb core steel doors not less than 13/8 inches thick, or 20-minute fire-rated doors. If doors have windows, the glass should be fire-rated.

3.6 GARAGE DOOR OPERATORS - *Repair or Replace*

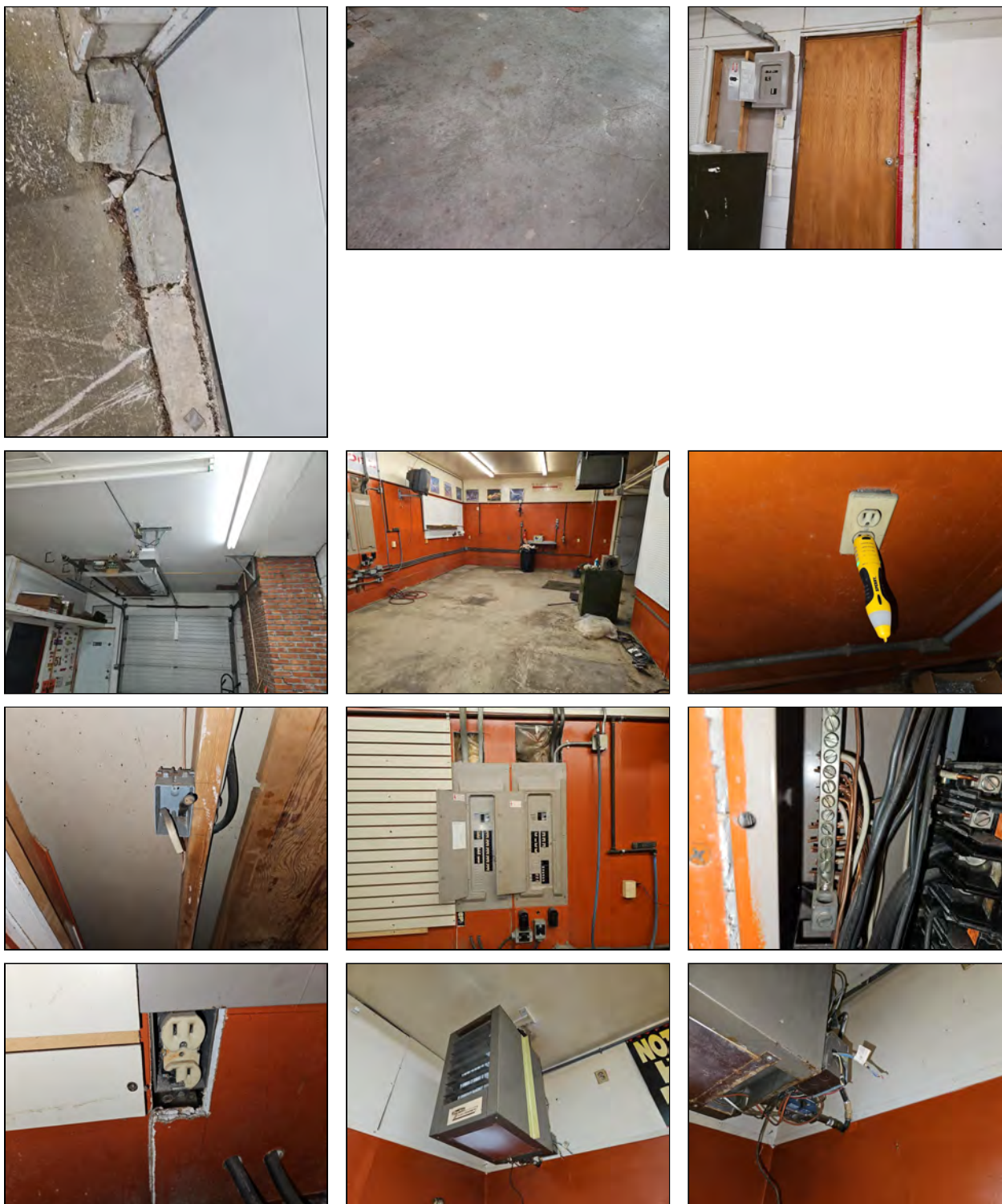
The garage door opener did not operate using the controls by the door to the home.

3.7 GARAGE ELECTRICAL - *Repair or Replace*

Improperly discontinued electrical circuits, damaged receptacles, and a lack of GFCI protection were observed in the garage. These conditions may present shock, fire, and safety hazards. Recommend further evaluation of the garage electrical system and correction of all identified deficiencies by a qualified licensed electrician.

3.8 GARAGE HEATING SYSTEM - *Repair or Replace*

The furnace was not operated. Exposed wires are sticking through the junction box. Recommend evaluation prior to usage.



The Garage was inspected per applicable [Standards of Practice](#) and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving stored items or accessing areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used prior to close to further inspection or repair issues as it relates to the comments in this inspection report. Monthly testing of the garage door opener safety features is recommended (if equipped).

4. Interiors

As part of the home inspection, I : open and close a representative number of doors and windows; inspect the walls, ceilings, steps, stairways and railings; and report as in need of repair any improper spacing between intermediate balusters, spindles and rails for steps, stairways and railings; and report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

Page 10 of 30

5.3 FLOORS (Structural) - Inspected**5.4 BASEMENT FLOOR - Inspected****5.5 CEILINGS (structural) - Inspected****5.6 ROOF STRUCTURE AND ATTIC - Inspected**

The structure of the building was inspected per applicable [Standards of Practice](#) and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspector is not a structural engineer and cannot state or certify that a structure or part of the structure is structurally sound. A structural engineer should be consulted if you desire a thorough structural evaluation. Lack of recent rains or conditions that could allow moisture/water into the building may not have been present at the time of inspection and the inspector cannot predict future water intrusion occurrences. It is beyond the scope of this inspection to inspect or perform tests on underground drainage systems. Suggest client ask seller for information on any prior moisture intrusions into the basement or crawlspace areas and also obtain function & location information from sellers or verify the drainage system location & that the system functions properly prior to closing. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used prior to close to further inspection or repair issues as it relates to the comments in this inspection report.

6. Plumbing System

As part of the home inspection, I : determine and report whether the water supply is public or private; observe the water heating equipment, including venting connections, energy source supply system, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves; observe toilets for proper operation; water-test sinks, tubs and showers for functional drainage; observe the interior water supply, including all fixtures and faucets; observe the drain, waste and vent systems, including all fixtures; describe any visible fuel-storage systems; observe the drainage sump pumps, and operate pumps with accessible floats; observe and describe the location of the main water supply and main fuel shut-off valves; observe and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously; observe and report as in need of repair any mechanical drain stops that are missing or do not operate if installed in sinks, lavatories and tubs; and observe and report any evidence that toilets are damaged, have loose connections to the floor, leak, or have tank components that do not operate.

Water Source: *Public* **Plumbing Water Supply (into building):** *Copper* **Plumbing Water**

Distribution (inside building): *Copper* **Washer Drain Size:** *1 1/2" Diameter (could cause overflows in newer washing machines)* **Plumbing Waste:** *ABS* **Water Heater Power Source:** *Gas (quick recovery)*

Water Heater Capacity: *40 Gallon (1-2 people)* **Manufacturer:** *RHEEM* **Water Heater Location:** *Utility Closet* **Water Heater Age (Approx.):** *Over 20 years* *Age is over national life expectancy averages.*

Saving for eventual replacement suggested. Extra Info : 2003

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS - Inspected**6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES - Repair or Replace**

- (1) The hose bib on the rear of the home is missing it's handle and could not be operated.
- (2) The hot water side of the kitchen faucet head slow water flow.

6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS - Repair or Replace

The gas was turned off to the water heater and it could not be operated. Please see comments about brass corrugated connectors.

6.3 MAIN WATER SHUT-OFF DEVICE (Describe location) - Inspected

The main water shut off is located on the south side of the basement.

6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks) - Repair or Replace

An older type appliance connector was observed. Suggest replacement. From NICOR GAS CO: Appliance connectors are corrugated metal tubes used to connect gas appliances to fuel gas supply pipes in our home or business. Some older brass connectors have a serious flaw in how their tubing was joined to their end pieces. Over time, the end pieces can separate from the tubing and cause a serious gas leak, explosion or fire. To our knowledge, these dangerous uncoated brass connectors have not been made for more than 20 years, but many of them are still in use. The older these connectors get, the greater the possibility of failure. Although not all uncoated connectors have this flaw, it is very difficult to tell which ones do. Therefore, any uncoated brass connector should be replaced immediately with either a new plastic-coated brass or a new stainless steel connector. Connectors can wear out from too much moving, bending or corrosion. Connectors should always be replaced whenever the appliance is replaced or moved from its location. If you believe that you have an older connector in your home, have a qualified contractor inspect the connector and replace it if necessary. Do not attempt to check connectors yourself. Moving the appliance, even slightly, whether to clean behind it or to inspect its gas connector, can cause the complete failure of one of these older weakened connectors, possibly resulting in a deadly fire or explosion. Be sure to follow these appliance connector safety guidelines: • Make sure that connectors are installed where no one will step, sit, lean or place a heavy object on them • Never have a connector installed through a wall, floor or ceiling • An appliance connector should not be more than six feet long • Each appliance should have a shut-off valve installed on the house piping before the connector

6.5 MAIN FUEL SHUT OFF (Describe Location) - *Inspected*

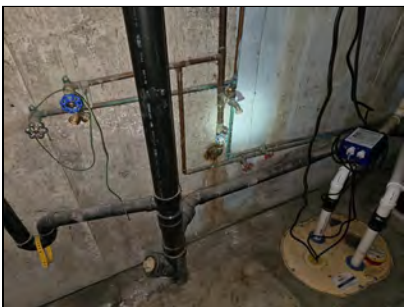
The main fuel shut off is at gas meter outside At the northeast corner of the home.

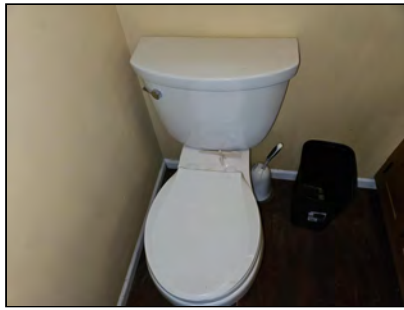
6.6 SUMP PUMP - *Inspected*

The Sump pump and back up sump pump were operated. The back up sump pump is Battery operated. Both operated as expected for the short duration that the floats were activated.

6.7 TUB, SHOWER & COMMODE - *Repair or Replace*

- (1) The toilet in the master bathroom is broken.
- (2) The toilet had a loose connection to the floor. Suggest corrective measures be taken. Additionally, it appears that the water to the toilet has been turned off





hallway toilet

The plumbing in the building was observed per applicable [Standards of Practice](#) and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. During the home inspection water is ran, however it is not always possible to identify potential water supply and waste and drain issues that may occur. Determining the water quality, potability or reliability of the water supply or source is outside the scope of an inspection. The volume of water used by occupants is greater than the volume of water ran during an inspection. In older homes the customer may desire to have the waste lines further evaluated (including video scoping) by a plumber to ensure damaged or blocked (tree roots, excessive sediment etc) waste lines are not present between the building and the discharge into the sewer. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. Mapping of each defect is not part of an inspection. Multiple deficiencies would indicate the need for a qualified person in the appropriate trade to further assess the system or components for quantity and repair. It is recommended that qualified contractors be used prior to close to further inspection or repair issues as it relates to the comments in this inspection report. NOTE: When temperatures are at or below freezing, outside plumbing fixtures will not be operated.

7. Electrical System

As a professional inspector, I observe: the service drop/lateral; the meter socket enclosures; the means for disconnecting the service main; and describe the service disconnect amperage rating, if labeled; panelboards and over-current devices (breakers and fuses); and report on any unused circuit breaker panel openings that are not filled; the service grounding and bonding; a representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter or AFCI-protected using the AFCI test button, where possible; and test all ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and report the presence of solid conductor aluminum branch circuit wiring, if readily visible; and report on any tested receptacles in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the receptacle was not grounded or was not secured to the wall; the service entrance conductors and the condition of the conductor insulation; and report the absence of smoke detectors; and service entrance cables, and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances from grade and rooftops.

Electrical Service Conductors: *Below ground* **Panel capacity:** *200 AMP* **Panel Type:** *Circuit breakers*
Electric Panel Manufacturer: *CUTLER HAMMER* **Panel Circuits Labeled:** *Labels are legible* **Panel Cover Screws:** *Missing Screw(s)* **Predominant Wiring Types:** *Romex (non-metallic sheathed electrical cable)*

7.0 SERVICE ENTRANCE CONDUCTORS - *Inspected*

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS - *Repair or Replace*

Double tapping in the panel was observed. Current requirements state Neutrals & Neutral /Ground combinations should not share the same connection hole/screw. Although many electricians do not follow this rule and local municipal inspectors "OK" this infraction, it is still considered unsafe. Suggest corrective measures be considered in the near future. It has been required by manufacturer's instructions and Underwriters Laboratories Standard 67 for panelboards for some time. See this link for a narrative description of the reason for single neutral wire - single screw.

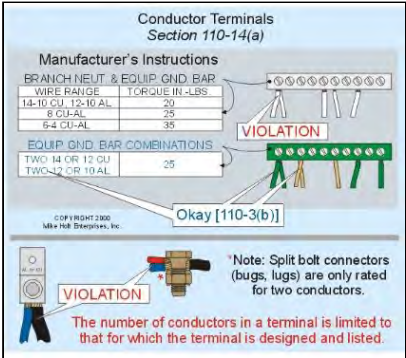
<http://b4uclose.tripod.com/Reports/neutralterminationsqd.pdf>

7.2 LOCATION OF MAIN AND DISTRIBUTION PANELS - *Inspected*

The main panel is located in the stairway.

- 7.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE - Repair or Replace
- Connections or wiring termination made outside of junction boxes and/or boxes without covers were observed. Suggest corrective action be taken. Some locations identified are noted in the accompanying photos.
- 7.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches) - Repair or Replace
- (1) A light fixture on the rear of the home and the basement stairway has not been properly installed.

(2) Cover(s) are missing from receptacle(s) and/or switch(es). Suggest covers be installed for safety.
- 7.5 POLARITY AND GROUNDING OF RECEPTACLES - Inspected
- 7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) - Repair or Replace
- No GFCI requirements existed prior to 1971. The common accepted practice is to upgrade the receptacles to GFCI as renovations occur. The following dates indicate when the requirement for certain areas required GFCI. Exterior - 71'; Bathroom - 75'; Garage - 78'; Jetted or Hot tub - 81; Kitchen (within 6' of the sink edge) & Unfinished basements - 87'. In 1996, all Kitchen counter top area and all bathroom receptacles must have GFCI protection. Areas that lack GFCI protection are noted in the photos. Not every deficient receptacle is photographed. A qualified electrician should be consulted to further evaluate and determine which receptacles should be upgraded. Suggest upgrading when possible. Some locations or areas are indicated in the accompanying photos.
- 7.7 SMOKE DETECTORS - Repair or Replace
- Smoke detectors are missing or disconnected in the home.



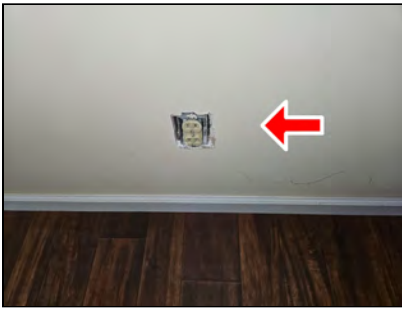
Furnace

double tap ill.



Living room

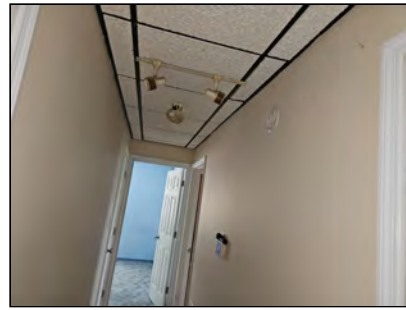




Dining room



exterior rear of home



The electrical system of the building was inspected per applicable [Standards of Practice](#) and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. Mapping of each defect is not part of an inspection. Multiple deficiencies would indicate the need for a qualified person in the appropriate trade to further assess the system or components for quantity and repair. It is recommended that qualified contractors be used prior to close to further inspection or repair issues as it relates to the comments in this inspection report. It is difficult to determine age/remaining life of smoke or Carbon monoxide detectors. If you are unsure of the age I recommend installing new when moving in and test monthly for proper operation.

8. Heating / Central Air Conditioning

As part of the inspection, I observe: the heating & or central cooling systems, using normal operating controls, and describe the energy source and heating method; and report as in need of repair heating and or cooling systems that do not operate; and report if the heating systems are deemed inaccessible

Heat Type: *Forced Air* **Energy Source:** *Natural gas* **Number of Heat Systems (excluding wood):** *One*
Heat System Brand: *AMERICAN STANDARD* **Heating Size:** *80,000 BTU* **Heat System Age (Approx.):**
10 - 15 years **Thermostat Location:** *Hallway* **Ductwork:** *Non-insulated* **Filter Type:** *Disposable* **Filter**
Size: *4" thick* **Cooling Equipment Type:** *Air conditioner unit* **Cooling Equipment Energy Source:**
Electricity **Cooling Size:** *3 Ton* **Central Air Manufacturer:** *AMERICAN* **Cooling System Age (Approx.):**
10 - 15 years **Extra Info :** *2015* **Types of Fireplaces:** *Solid Fuel*

8.0 HEATING EQUIPMENT - *Inspected*

The furnace operated as expected. As a matter of maintenance, it is advised to have the furnace maintained and serviced a minimum of once a year.

8.1 NORMAL OPERATING CONTROLS - *Inspected*

8.2 AUTOMATIC SAFETY CONTROLS - *Inspected*

8.3 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, insulation, air filters, registers) - *Inspected*

8.4 PRESENCE OF INSTALLED HEAT SOURCE IN LIVABLE ROOMS - *Inspected*

8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems) - *Repair or Replace*

The base of the chimney has settled in the garage and a large crack is present. Recommend corrective measures as needed.

8.6 SOLID FUEL HEATING DEVICES (Fireplaces, Woodstove) - *Inspected*

The fire place and accessible, visible areas of the chimney was inspected. This inspection does not include lighting a fire in the fireplace to check for proper operation. As a matter of annual maintenance, the fireplace and chimney should be inspected and cleaned prior to each heating season. Cleaning of the chimney may reveal defects not visible at time of inspection. A more intrusive inspection can be completed by a certified chimney sweep offering different inspection options.

8.7 COOLING AND AIR HANDLER EQUIPMENT - *Repair or Replace*

The AC did not operate when tested.



The heating and cooling system of the building was inspected per applicable [Standards of Practice](#) and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Issues not observed at the time of inspection may occur after system(s) have run for a greater length of time. The inspection is not meant to be technically exhaustive. If a technically exhaustive inspection is desired, a qualified HVAC tech should be contacted prior to closing. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used prior to close to further inspection or repair issues as it relates to the comments in this inspection report. It is also recommended that heating and cooling systems be maintained and inspected prior to it's seasonal use. Chimneys should be inspected at least once a year.

9. Insulation and Ventilation

As part of the home inspection, I observe: the insulation in unfinished spaces; for the presence of attic ventilation; mechanical ventilation systems; and report on the general absence or lack of insulation in unfinished spaces.

ENERGY STAR Recommends bringing the insulation levels for existing homes to R49 to R60 for attics and R25 to R30 for Floors. Properly installing additional insulation could help with the comfort level of your home and decrease heating and cooling costs.

Attic Insulation: *Blown Cellulose R-25 - R-30* **Ventilation:** *Ridge vents Soffit Vents* **Exhaust Fans:** *Fan only* **Dryer Power Source:** *220 Electric* **Attic Access Door:** *Not insulated*

9.0 INSULATION IN ATTIC - *Inspected*

9.1 VENTILATION OF ATTIC AREA - *Inspected*

9.2 VENTING SYSTEMS (Kitchens, baths and laundry) - *Repair or Replace*

The vent for the bathroom does not vent to the outside. Venting into the attic can cause moisture build up which can damage insulation and possibly promote mold growth.



outside venting

The insulation and ventilation of the building was inspected per applicable [Standards of Practice](#) and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used prior to close to further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

As part of the inspection, I observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven.

Dishwasher Brand: BOSCH **Disposer Brand:** KITCHEN AIDE **Exhaust/Range hood:** WITH BUILT IN
MICROWAVE RE-CIRCULATE FRIGIDAIRE **Range/Oven:** ELECTRIC FRIGIDAIRE **Refrigerator:** FREEZER
TEMP BELOW 32 DEGREES Drinking water in door did not function. FRIGIDAIRE

10.0 DISHWASHER - [Repair or Replace](#)

The drain for the dishwasher does not "high loop" above the tub. Without a high loop, waste water could back up into the dishwasher. A few dishwasher models have a high loop built in to the side making an additional high loop unnecessary. The dishwasher would likely have to be removed to verify. FYI

The dishwasher is missing part of its control panel.

10.1 RANGES/OVENS/COOKTOPS - [Inspected](#)

10.2 RANGE HOOD - [Inspected](#)

The microwave / vent combination does not have a minimum clearance of 15".

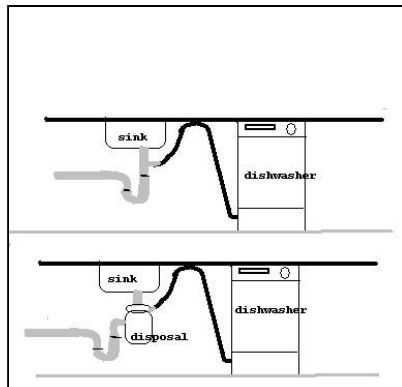
10.3 FOOD WASTE DISPOSER - [Repair or Replace](#)

The disposal did not operate when the switch was turned on.

10.4 BUILT IN MICROWAVE COOKING EQUIPMENT - [Inspected](#)

10.5 MISC. - [Repair or Replace](#)

The water in the refrigerator door did not operate.



highloopimage



The built-in appliances of the home was inspected per applicable [Standards of Practice](#) and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used prior to close to further inspection or repair issues as it relates to the comments in this inspection report.

11. Enviromental

11.0 Radon - [Not Inspected](#)

11.1 Mold - [Not Inspected](#)

Signs of possible fungi growth (mold) is present. A mold inspection/testing was not requested and this is a courtesy observation. Therefore the findings are limited and not conclusive. Mold spores are present in all buildings. Mold could be also present in any unobserved areas We did not inspect, test or determine if this growth is or is not a health hazard. Long term contact with mold can damage some surfaces and building materials. The underlying cause is moisture. An air sample test can be taken to determine what types of mold and at what level of spore count exists in the building. A swab sample will only indicate the type of mold preset at the test site. Please let us know if you would like us to conduct either of these test for you. More information on Mold can be found at: <http://www.epa.gov/mold/>.



Stairway to basement.



Basement

General Summary



Integrity Home Inspection

**11143 Hulse Dr.
Hannibal, Mo 63401
217-303-8633**

Customer
Wilper Estate

Address
507 Hope St
Monroe City MO 63456

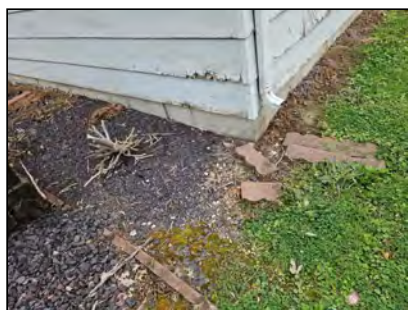
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report. It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals PRIOR TO THE CLOSE OF ESCROW. Further evaluation PRIOR to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

1. Roofing

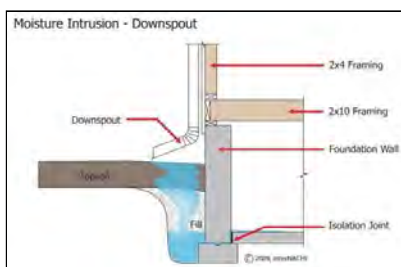
1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace

(1) Downspouts are dumping too close to foundation. Suggest getting water away from foundation by 5'. Water settling by the foundation could cause settling of the foundation or could find its way into the basement/crawlspace or lower level of the home.



Nw corner



downspouts

(2) Gutter is pulling away on the front of the home and rainwater has the ability to run behind the gutter. Additionally debris was observed in the guttering.



2. Exterior

2.0 WALL CLADDING FLASHING AND TRIM

Repair or Replace

Deterioration of the siding was observed around the entire home.



Ne corner



Front of garage



West side of the garage



rear of garage



Rear of garage



East side

2.1 DOORS (Exterior)

Repair or Replace

A sliding door has been installed on the rear of the home but it's not been finished out.



2.2 WINDOWS

Repair or Replace

Cracked glass in a East basement window was observed.



2.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (With respect to their effect on the condition of the building)

Repair or Replace

(1) Cracks common with older concrete was observed. Sealing the cracks and separations could help keep moisture from intruding and extend the life of the concrete before replacement. Leveling of the concrete should be considered if there is a difference of over 1/2" as this could be a trip hazard.



(2) Small trees/shrubs are beginning to grow next to the foundation. Suggest removal before the trees have a chance to cause damage.



East side of the home

2.5 EAVES, SOFFITS AND FASCIAS

Repair or Replace

Aluminum fascia is missing from the West Gable.



3. Garage

3.6 GARAGE DOOR OPERATORS

Repair or Replace

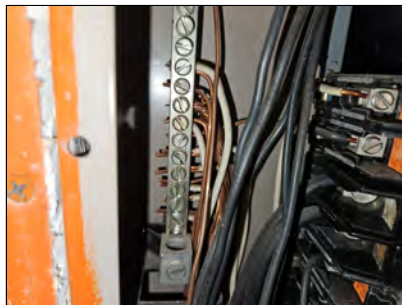
The garage door opener did not operate using the controls by the door to the home.



3.7 GARAGE ELECTRICAL

Repair or Replace

Improperly discontinued electrical circuits, damaged receptacles, and a lack of GFCI protection were observed in the garage. These conditions may present shock, fire, and safety hazards. Recommend further evaluation of the garage electrical system and correction of all identified deficiencies by a qualified licensed electrician.



3.8 GARAGE HEATING SYSTEM

Repair or Replace

The furnace was not operated. Exposed wires are sticking through the junction box. Recommend evaluation prior to usage.

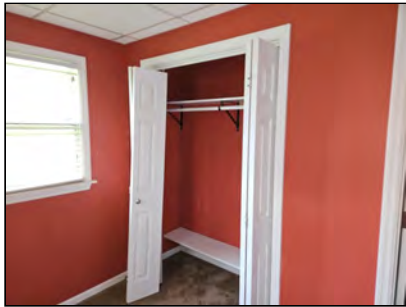


4. Interiors

4.3 DOORS (REPRESENTATIVE NUMBER)

Repair or Replace

The closet doors in the Southeast bedroom are off track.



4.4 WINDOWS (REPRESENTATIVE NUMBER)

Repair or Replace

A window has been removed on the west side of the dining room but has not been properly completed out on the garage side. Should they fire occur in the garage this would be a weak point in the wall.



6. Plumbing System

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Repair or Replace

(1) The hose bib on the rear of the home is missing its handle and could not be operated.



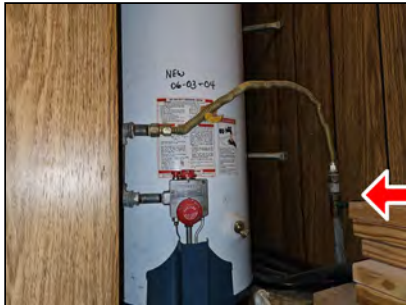
(2) The hot water side of the kitchen faucet head shows slow water flow.



6.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Repair or Replace

The gas was turned off to the water heater and it could not be operated. Please see comments about brass corrugated connectors.



6.4 FUEL STORAGE AND DISTRIBUTION SYSTEMS (Interior fuel storage, piping, venting, supports, leaks)

Repair or Replace

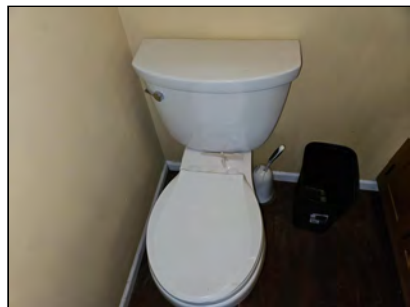
An older type appliance connector was observed. Suggest replacement. From NICOR GAS CO: Appliance connectors are corrugated metal tubes used to connect gas appliances to fuel gas supply pipes in our home or business. Some older brass connectors have a serious flaw in how their tubing was joined to their end pieces. Over time, the end pieces can separate from the tubing and cause a serious gas leak, explosion or fire. To our knowledge, these dangerous uncoated brass connectors have not been made for more than 20 years, but many of them are still in use. The older these connectors get, the greater the possibility of failure. Although not all uncoated connectors have this flaw, it is very difficult to tell which ones do. Therefore, any uncoated brass connector should be replaced immediately with either a new plastic-coated brass or a new stainless steel connector. Connectors can wear out from too much moving, bending or corrosion. Connectors should always be replaced whenever the appliance is replaced or moved from its location. If you believe that you have an older connector in your home, have a qualified contractor inspect the connector and replace it if necessary. Do not attempt to check connectors yourself. Moving the appliance, even slightly, whether to clean behind it or to inspect its gas connector, can cause the complete failure of one of these older weakened connectors, possibly resulting in a deadly fire or explosion. Be sure to follow these appliance connector safety guidelines: • Make sure that connectors are installed where no one will step, sit, lean or place a heavy object on them • Never have a connector installed through a wall, floor or ceiling • An appliance connector should not be more than six feet long • Each appliance should have a shut-off valve installed on the house piping before the connector



6.7 TUB, SHOWER & COMMODE

Repair or Replace

(1) The toilet in the master bathroom is broken.



(2) The toilet had a loose connection to the floor. Suggest corrective measures be taken. Additionally, it appears that the water to the toilet has been turned off



hallway toilet

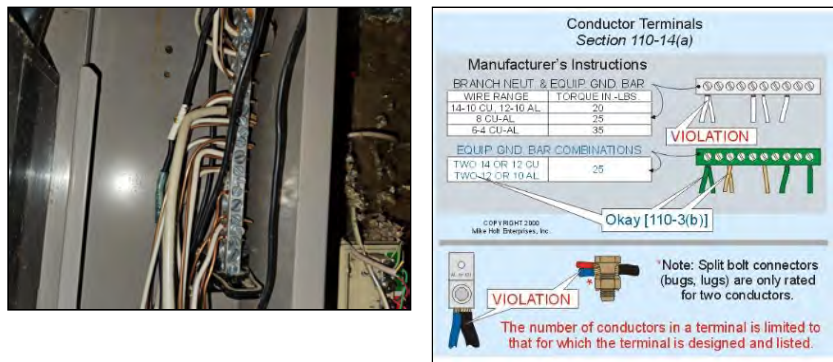
7. Electrical System

7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Repair or Replace

Double tapping in the panel was observed. Current requirements state Neutrals & Neutral /Ground combinations should not share the same connection hole/screw. Although many electricians do not follow this rule and local municipal inspectors "OK" this infraction, it is still considered unsafe. Suggest corrective measures be considered in the near future. It has been required by manufacturer's instructions and Underwriters Laboratories Standard 67 for panelboards for some time. See this link for a narrative description of the reason for single neutral wire - single screw.

<http://b4uclose.tripod.com/Reports/neutralterminationsqd.pdf>



double tap ill.

7.3 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATIBILITY OF THEIR AMPERAGE AND VOLTAGE

Repair or Replace

Connections or wiring termination made outside of junction boxes and/or boxes without covers were observed. Suggest corrective action be taken. Some locations identified are noted in the accompanying photos.



Furnace



Living room

7.4 CONNECTED DEVICES AND FIXTURES (Observed from a representative number operation of ceiling fans, lighting fixtures, switches)**Repair or Replace**

(1) A light fixture on the rear of the home and the basement stairway has not been properly installed.



(2) Cover(s) are missing from receptacle(s) and/or switch(es). Suggest covers be installed for safety.



Dining room

7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)**Repair or Replace**

No GFCI requirements existed prior to 1971. The common accepted practice is to upgrade the receptacles to GFCI as renovations occur. The following dates indicate when the requirement for certain areas required GFCI. Exterior - 71'; Bathroom - 75'; Garage - 78'; Jetted or Hot tub - 81'; Kitchen (within 6' of the sink edge) & Unfinished basements - 87'. In 1996, all Kitchen counter top area and all bathroom receptacles must have GFCI protection. Areas that lack GFCI protection are noted in the photos. Not every deficient receptacle is photographed. A qualified electrician should be consulted to further evaluate and determine which receptacles should be upgraded. Suggest upgrading when possible. Some locations or areas are indicated in the accompanying photos.

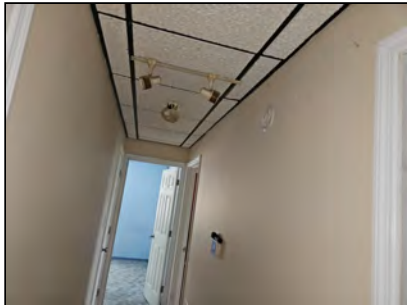


exterior rear of home

7.7 SMOKE DETECTORS

Repair or Replace

Smoke detectors are missing or disconnected in the home.



8. Heating / Central Air Conditioning

8.5 CHIMNEYS, FLUES AND VENTS (for fireplaces, gas water heaters or heat systems)

Repair or Replace

The base of the chimney has settled in the garage and a large crack is present. Recommend corrective measures as needed.



8.7 COOLING AND AIR HANDLER EQUIPMENT

Repair or Replace

The AC did not operate when tested.

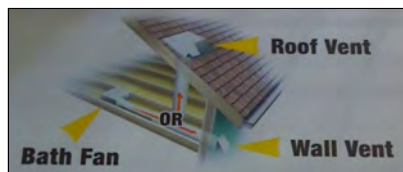


9. Insulation and Ventilation

9.2 VENTING SYSTEMS (Kitchens, baths and laundry)

Repair or Replace

The vent for the bathroom does not vent to the outside. Venting into the attic can cause moisture build up which can damage insulation and possibly promote mold growth.



outside venting

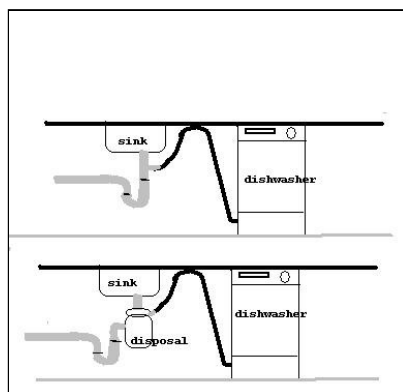
10. Built-In Kitchen Appliances

10.0 DISHWASHER

Repair or Replace

The drain for the dishwasher does not "high loop" above the tub. Without a high loop, waste water could back up into the dishwasher. A few dishwasher models have a high loop built in to the side making an additional high loop unnecessary. The dishwasher would likely have to be removed to verify. FYI

The dishwasher is missing part of its control panel.



highloopimage

10.3 FOOD WASTE DISPOSER

Repair or Replace

The disposal did not operate when the switch was turned on.



10.5 MISC.

Repair or Replace

The water in the refrigerator door did not operate.



Inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, asbestos, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components.

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INVOICE

Integrity Home Inspection
11143 Hulse Dr.
Hannibal, Mo 63401
217-303-8633
Inspected By: Bill Penn

Inspection Date: 6/25/2026
Report ID: 2026/6/25am

Customer Info:	Inspection Property:
Wilper Estate	507 Hope St Monroe City MO 63456
Customer's Real Estate Professional: Jason Chinn Trophy Properties and Auction	

Inspection Fee:

Service	Price	Amount	Sub-Total
Heated Sq Ft 0 - 2,000 single family	450.00	1	450.00
			Tax \$0.00
			Total Price \$450.00

Payment Method:
Payment Status: Awaiting Payment
Note: