

Property Condition Report



160 Hickory Ln
Eolia, MO 63344

Prepared for: Pamela Duff

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Missouri Property Inspections

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Pamela Duff
160 Hickory Ln

Marginal Summary

The Marginal summary is not the entire report and not intended to reflect the overall condition of the property. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. Trim: Wood - Several areas of the wood trim is cracked and peeling. I recommend scraping & painting all exterior wood trim components to preserve wood trim.

Garage/Carport

2. Attached Garage Ceiling: Unpainted Drywall - Loose or missing tape on tape joints was observed. I recommend repairs by a qualified contractor.

Heating System

3. Basement Heating System Design Life 20 Years - The unit is beyond its design life of (20) years. It was operational at the time of inspection. I recommend further evaluation by a qualified HVAC contractor if needed.

Electrical

4. Smoke Detectors I recommend installing smoke detectors to each lower bedroom.

Plumbing

5. Sewage: Septic - Appears functional and serviceable. However, the septic system does not meet current state standards. See the separate State septic inspection report for additional information.

Kitchen

6. Main Floor Kitchen Ceiling: Painted Drywall - Water stains present. Refer to the attic section of this report (Page 11; line 7) for further comments regarding water stains.

Living Space

7. Lower Level Family Room Living Space Ceiling: Suspended ceiling - Water stains present

Bedroom

8. Lower Northwest Bedroom Ceiling: Suspended ceiling - Water stains present

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Defective Summary

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Basement

1. Main, Unfinished area of lower level Basement Insulation: *Batting - Exposed insulation present - insulation should be removed or covered with a fire-rated drywall or other approved material. Exposed insulation with paper backing is considered a fire/safety hazard. Therefore, corrections should be performed by a qualified contractor.*

Bathroom

2. Primary Bathroom Toilets: *Standard - Toilet loose on floor. Recommend qualified plumber for repairs to prevent future leaks.*
3. Lower Level Bathroom Electrical: *110 VAC - Non-GFCI outlet. I recommend GFCI circuit/outlet be installed by a qualified electrician.*
4. Lower Level Bathroom Toilets: *Standard - Toilet loose on floor. Recommend qualified plumber for repairs.*

Laundry Room/Area

5. Main Floor Laundry Room/Area Dryer Vent: *Vent to garage - Dryer vents into the garage. I recommend venting to the exterior.*

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

Acceptable	The item/system was performing the intended function at the time of inspection
Marginal	The item/system was marginally acceptable. (It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement)
Not Inspected	Item/system was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection
Not Present	Item/system does not exist, or was not found and/or was concealed at the time of inspection
Defective	Item/system needs immediate repair or replacement. it is unable to perform its intended function, was deficient, unsafe, or was hazardous to operate at the time of inspection

General Information

Thank you for choosing Missouri Property Inspections. As an independently owned Home Inspection Company, we value you as a customer and are proud to serve. Please let us know if you have any questions regarding the format or content of this report. The terms and conditions crucial to the interpretation of this report are outlined in the Pre-Inspection Agreement (PIA), which you have reviewed and signed. By accepting this report you are again agreeing to and recognizing the terms of the PIA. The following paragraphs include SOME but not all of the points made in the PIA.

This report and inspection conform to the Standards of Practice of the American Society of Home Inspectors (ASHI). These standards are widely recognized as the accepted guidelines for the home inspection industry. The ASHI standards are available at www.ashi.org. The inspection is an examination of the overall condition of the major systems. As inspectors we are generalists not specialists. System specialists (e.g. plumbers, electricians, carpenters, roofers, engineers, etc.) could all be consulted but at a considerably higher price. Our visual and limited inspection provides the broadest overview of the property at less cost. Equipment used during inspection may include, but not limited to: TIF 8800 Combustible Gas Detector, IDEAL SureTest Arc Receptacle Tester, Aquant Protimeter for moisture testing, Raytek MiniTemp Non-Contact Thermometer, GB Circuit Alert, GB GET-206 Voltage Tester, UEI Pocket Thermometer

This home is a ranch built on a basement foundation. Walls are 2 x 4 wood construction with F/G batt type insulation. Based on the nature of the findings, every effort has been made to provide a comprehensive overview relative to this structure. However, minor details may have been inadvertently overlooked. We sincerely regret any inconvenience these oversights may cause. This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

The contents of this report are for the sole use of the client named above and no other person or party may rely on this report for any reason or purpose whatsoever without the prior written consent of the inspector who authored the report. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of the inspector does so at their own risk and by doing so without the prior written consent of the inspector waives any claim of error or deficiency in this report.

Condos: Common areas (e.g., walls, foundation, roof, garage, laundry, etc.), shared by more than one unit, common mechanical systems (e.g., water heater, plumbing, etc.) used by more than one unit, and areas typically under the jurisdiction of the homeowners' association (e.g., exterior grounds, exterior structure, and exterior systems) will not be inspected.

All recommendations and/or referrals within this Inspection Report for repair, replacement, and/or evaluation stated in the specific sections of this report are recommended to be completed by specifically licensed contractors with respect to the individual component being addressed for repair, replacement or evaluation prior to the close of escrow.

The summary is not the entire report. The complete report may include additional information of concern to the buyer. Any/all photos included are considered to be part of the summary/report. Cosmetic issues are not part of the general home inspection. Trees are not part of the general home inspection unless these are likely to adversely affect the building. Some/all electrical outlets, HVAC vents, and windows may not be tested due to access being denied by furniture or personal belongings of the current home owner in all rooms. Stored items restrict viewing of all closet interior and sink areas.

We make no representations about the property's performance with zoning or building codes. Although we are familiar with many codes and these codes may correspond with some of the recommendations in this report, this is not a code inspection. Code enforcement is the responsibility of a government authority and varies throughout the area in terms of what and how these codes are enforced. The inspection is based on the inspector's professional and unbiased opinion. We pride ourselves in our experience and ongoing education, but even professional opinions will vary. This inspection should not be considered a guarantee or warranty of any kind. The report is based on conditions existing and apparent at the time and date of the inspection. Not all conditions may be present or reported due to weather conditions, storage items, inaccessibility, etc. The final walk through is a valuable opportunity for you to evaluate the property.

In the event that any dispute arises out of, or relates to, the Home Inspection performed or Home Inspection Report, it is mandatory that such dispute be submitted to arbitration for resolution. Election to submit any claim to arbitration must be given, in writing, to Missouri Property Inspections within one (1) year of the Home Inspection. The arbitration shall be conducted pursuant to the Construction Industry Arbitration Rules as set out by the "American Arbitration Association." In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator shall be final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction.

When Things Go Wrong

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

General Information (Continued)

Intermittent Or Concealed Problems:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things:

Some say we are inconsistent because our reports identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions to purchase.

Contractor's Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory:

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best:

There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

Why Didn't We See It?

Contractors often say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these apparent oversights: Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the Standards of Practice of The American Society of Home Inspectors. The Standards of Practice specifically state what's included and excluded from the standard home inspection. Most contractors have no clue this document exists and many of them have a tendency to "blame the Home Inspector" for any issue found, regardless of whether the issue is within the "scope" of the standard home inspection.

Conditions During The Inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight: When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look: If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists: We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

An Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance: In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

We Hope This Is Food For Thought!

Thank you again for the opportunity to serve and please let us know if you have any questions regarding the content and format of this report or future questions about the ownership and maintenance of your home.

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General Information (Continued)

Property Information

Client Name *Pamela Duff*
Property Address *160 Hickory Ln*
Property City *Eolia* State *MO* Zip *63344*

Client Information

Inspection Company

Inspector Name *Chris Lucke*
Company Name *Missouri Property Inspections*
Estimated Age *26* Entrance Faces *South*
Temperature *71*
Weather *Overcast, Rain* Soil Conditions *Wet*

Conditions

Inspection Date *2026-08-06*
Start Time *9:00 AM* End Time *11:30 AM*
Electric On *Yes*
Gas/Oil On *Not Applicable*
Water On *Yes*
Space Below Grade *Walkout Basement*
Building Type *Ranch* Garage *Attached*
Sewage Disposal *Septic System* How Verified *Visual*
Water Source *Public* How Verified *Visual*
Additions/Modifications *Finished Lower Level*
Agent Name *Richard Evans*
Agent's Phone *(636) 578-3159* Agent's Email *revans@trophypa.com*
Agent's Company *160 Hickory Ln*
Others Present *Home Owner* Property Occupied *Occupied*
Address *PO Box 160*
City *Cottleville* State *Mo* Zip *63338*
Phone *636-528-1554* Fax -
E-Mail *missouri.inspector@gmail.com*
File Number *260806AC*

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Lots and Grounds

1. *Acceptable*

Driveway: *Gravel, Concrete*

2. *Acceptable*

Walks/Steps: *Concrete*

3. *Acceptable*

Porch: *Concrete*



4. *Acceptable*

Patio: *Concrete*



5. *Acceptable*

Deck: *Treated wood, Stained wood - Recommend stain/seal to preserve deck material.*



6. *Acceptable*

Grading: *Positive Slope*



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Exterior Surface and Components

Client understands that the integrity and moisture content of framing and sheathing behind finished coverings (exterior siding, cement stone coverings, fiber cement siding, drywall, etc.) is not visible to inspect and beyond the scope of our services and is excluded within our inspection. The lack of proper detailing and flashing may result in water penetration behind siding resulting in water penetration and structural damage which Missouri Property Inspections LLC makes no guarantee, warranty, or implied in this inspection.

South Exterior Surface

1. Acceptable

Type: Vinyl Siding



2. Marginal

Trim: Wood - Several areas of the wood trim is cracked and peeling. I recommend scraping & painting all exterior wood trim components to preserve wood trim.



3. Acceptable

Fascia: Aluminum

4. Acceptable

Soffits: Aluminum

5. Acceptable

Entry Doors: Metal

6. Acceptable

Patio Door: French door - Deadbolt does not align to the latch plate. I recommend repairing as needed.



7. Acceptable

Windows: Vinyl Insulated Double Hung

8. Acceptable

Window Screens: Vinyl mesh

9. Acceptable

Exterior Lighting: Surface mount

10. Acceptable

Exterior Electric Outlets: GFCI

11. Acceptable

Hose Bibs: Rotary

12. Not Inspected

Gas Meter: On LP tank - LP Gas supply system is beyond the scope of this inspection and should be evaluated by a qualified contractor if required.

Roof

This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Underlying materials should be viewed during the course of repairs and additional repairs made as needed. Comments below are made based on clues present. Due to the fact that there are many different material manufacturers and differing opinions when it comes to roof repairs, and costs can increase quickly, I strongly recommend having a roofer evaluate the entire system if repair or further evaluation is recommended below.

1. *Comment: Leaks are not always detectable*

Main Roof Surface

2. Method of Inspection: *Visual From ground, Binoculars*

3. *Not Inspected* Unable to Inspect: 50% - *Could not walk the roof due to: Wet/Raining, While no reportable issues were observed, the roof system was not completely inspected. It is recommended to have a roofing contractor evaluate for a more comprehensive condition report.*

4. *Acceptable* Material: *Asphalt/Composition, Architectural*

5. Type: *Gable*

6. *Acceptable* Number of Layers *1*

7. Approximate Age: *4*

8. *Acceptable* Flashing: *Aluminum*

9. *Acceptable* Valleys: *Asphalt shingle*

10. *Acceptable* Plumbing Vents: *PVC*

11. *Acceptable* Electrical Mast: *Underground utilities*

12. *Acceptable* Gutters: *Aluminum*

13. *Acceptable* Downspouts: *Aluminum*

14. *Acceptable* Splash Block/Drain Tube *Buried drain tubes*

Wood Burning Stoves Chimney

15. *Comment: The inside of the flue is not inspected. Annual cleaning is recommended*

16. *Acceptable* Chimney: *Framed with Stone Veneer*



17. *Acceptable* Flue/Flue Cap: *Meta l*

18. *Acceptable* Chimney Flashing: *Meta l*

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Structure

1. *Acceptable* StructureType: *Roof is constructed of engineered trusses. Interior walls are 2 x 4 wood frame construction. Exposed exterior wall is 2 x 6 wood with F/G batt type insulation.*
2. *Acceptable* Foundation: *Poured Concrete - Limited inspection due to finished basement. No reportable concerns were observed with the readily visible portions of the foundation at time of inspection. However, our service does not guarantee or warrant against future leaks, cracks, settlement, movement, and/or other foundation failures. As with all systems and components of the home, continued routine inspections, maintenance, and monitoring are recommended.*
3. *Acceptable* Beams: *Steel I-Beam, Engineered I-joists*
4. *Acceptable* Bearing Walls: *Interior walls are 2 x 4 wood frame construction. Exposed exterior wall is 2 x 6 wood construction.*
5. *Acceptable* Joists/Trusses: *Roof is constructed of engineered trusses.*
6. *Acceptable* Piers/Posts: *Steel posts supporting the steel "I" beams*
7. *Acceptable* Floor/Slab: *4" concrete slab in basement*
8. *Acceptable* Stair to Lower Level: *Open Stairs to Lower Finished Level*
9. *Acceptable* Subfloor: *OSB - Limited inspection due to finished basement.*



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Attic

Attic over the main living area of the home Attic

1. Method of Inspection: *Physical Entry from garage scuttle*



2. *Acceptable*

Roof Framing: *Wood truss construction*



3. *Acceptable*

Sheathing: *OSB*

4. *Acceptable*

Ventilation: *Gable, Soffit & Ridge*

5. *Acceptable*

Insulation: *Cellulose*



6. *Acceptable*

Insulation Depth: *8-10"*

7. *Acceptable*

Moisture Penetration: *None observed at time of inspection. Previous water stains observed in kitchen, lower bedroom, lower fireplace area, and primary closet - stains appear to be old and not the result of active leaks. Stains tested OK with moisture meter, also no anomalies observed with thermal camera despite running water faucets and heavy rains during the previous 24 hours. No water intrusion observed during inspection.*

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Attic (Continued)

Moisture Penetration: (continued)



8. *Acceptable*

Bathroom Fan Venting: *Vented thru soffit*

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Basement

Main, Unfinished area of lower level Basement

- 1. *Acceptable* Ceiling: *Exposed framing*
- 2. *Acceptable* Walls: *Exposed framing*



- 3. *Acceptable* Floor: *Poured Concrete*
- 4. *Acceptable* Doors: *Wood*
- 5. *Acceptable* Electrical: *110 VAC outlets and lighting circuits*
- 6. *Acceptable* HVAC Source: *Central Air Registers*
- 7. *Defective* Insulation: *Batting - Exposed insulation present - insulation should be removed or covered with a fire-rated drywall or other approved material. Exposed insulation with paper backing is considered a fire/safety hazard. Therefore, corrections should be performed by a qualified contractor.*
- 8. *Not Present* Sump Pump: *No sump was observed in the home.*

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Garage/Carport

Attached Garage

1. Type of Structure: *Attached* Car Spaces: *Two* Car
2. *Acceptable* Garage Doors: *(2), Insulated Metal*



3. *Acceptable* Door Operation: *Mechanized*
4. *Acceptable* Door Opener: *Lift Master*
5. *Acceptable* Service Doors: *Metal*
6. *Marginal* Ceiling: *Unpainted Drywall - Loose or missing tape on tape joints was observed. I recommend repairs by a qualified contractor.*



7. *Acceptable* Walls: *Unpainted Drywall*



8. *Acceptable* Floor/Foundation: *Poured concrete*
9. *Acceptable* Electrical: *110 VAC outlets and lighting circuits*

Heating System

Keeping HVAC equipment clean and in good working order are the primary tasks a homeowner should perform. Change filters frequently, and have regularly scheduled preventive maintenance inspections, cleanings, and service by a qualified licensed HVAC professional. This will insure optimum performance of your system, and will encourage long life. Any deficiencies noted are based only on visual inspection; no comment is made regarding electrical, gauge, or pressure performance of the equipment. It is beyond the scope of this inspection to determine the degree of air quality.

Only gas furnace access panels are opened, if safe conditions exist. Electric furnace panels are not removed for safety reasons. Due to the ambient temperatures, we may run the furnace and not the A/C or visa versa.

For more information visit: http://www.energysavers.gov/your_home/space_heating_cooling/index.cfm/mytopic=12610

1. *Comment: Heat Exchanger - Unable to detect cracks/holes without dismantling the unit*

Basement Heating System

2. *Acceptable* Heating System Operation: *Appears functional*
3. Manufacturer: *Carrier*



4. Model Number: *58MCA100-16* Serial Number: *2000A02153*
5. Type: *Forced air* Capacity: *100,000 BTU*
6. Area Served: *Whole building* Approximate Age: *26*
7. *Marginal* Design Life *20 Years* - *The unit is beyond its design life of (20) years. It was operational at the time of inspection. I recommend further evaluation by a qualified HVAC contractor if needed.*
8. Fuel Type: *Propane gas*
9. *Acceptable* Heat Exchanger: *5 Burner, Sealed Burners* - *The inside of the combustion chambers were not inspected. Combustion chambers can only be inspected by dismantling a portion of the furnace. Therefore, it is recommended to have a qualified HVAC contractor evaluate for condition if needed.*
10. Unable to Inspect: *N/A*
11. *Acceptable* Blower Fan/Filter: *Direct drive with disposable filter* - *Change/clean filter monthly*
12. *Acceptable* Distribution: *Metal duct*
13. *Acceptable* Flue Pipe: *Direct Vent, PVC*
14. *Acceptable* Thermostats: *Individual*
15. Tank Location: *Rear yard*
16. Suspected Asbestos: *No*

Air Conditioning

Keeping HVAC equipment clean and in good working order are the primary tasks a homeowner should perform. Change filters frequently, and have regularly scheduled preventive maintenance inspections, cleanings, and service by a qualified licensed HVAC professional. This will insure optimum performance of your system, and will encourage long life. Any deficiencies noted are based only on visual inspection; no comment is made regarding electrical, gauge, or pressure performance of the equipment. It is beyond the scope of this inspection to determine the degree of air quality.

Only gas furnace access panels are opened, if safe conditions exist. Electric furnace panels are not removed for safety reasons. Due to the ambient temperatures, we may run the furnace and not the A/C or visa versa.

For more information visit: http://www.energysavers.gov/your_home/space_heating_cooling/index.cfm/mytopic=12610

Main AC System

1. *Acceptable* A/C System Operation: *Functional*
2. *Acceptable* Condensate Removal: *PVC*
3. *Acceptable* Exterior Unit: *Pad mounted*
4. Manufacturer: *Bosch*



5. Model Number: *BOVA-60HD91-M18M* Serial Number: *399A-919-000853-7739832070*
6. Area Served: *Whole building* Approximate Age: *7*
7. *Acceptable* Design Life *20 Years*
8. Fuel Type: *220-240 VAC* Temperature Differential: *15*
9. Type: *Central A/C, Heat pump* Capacity: *5 Ton*
10. *Acceptable* Visible Coil: *Aluminum*
11. *Acceptable* Refrigerant Lines: *Low pressure and high pressure, Serviceable condition*
12. *Acceptable* Electrical Disconnect: *Breaker disconnect*
13. *Acceptable* Exposed Ductwork: *Metal*
14. *Acceptable* Blower Fan/Filters: *Direct drive with disposable filter*
15. *Acceptable* Thermostats: *Individual*

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Electrical

Maintaining an electrical system is primarily a matter of routine inspection and keeping connections tight and clean, as well as having necessary repairs done promptly and professionally. Have your electrical system inspected every six (6) months. Child protection devices should be used to cover electrical openings (i.e., receptacles) when needed. NOTE: Sealed boxes are not opened. Electromagnetic fields (EMF) are not checked. Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire building should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem. Any aluminum wiring requires periodic inspection and maintenance by a licensed electrician. During the inspection, inoperative light fixtures are assumed to have burned out bulbs. Light bulbs are not changed during the inspection, and fixtures are not removed. If the problem is not a bad bulb, it is normally necessary to contact an electrician. Any ceiling fans are checked for general operation only. Smoke Alarms should be tested regularly.

1. Service Size Amps: 200 Volts: 110-240 VAC

2. *Acceptable* Service: *Copper*



3. *Acceptable* 120 VAC Branch Circuits: *Copper*

4. *Acceptable* 240 VAC Branch Circuits: *Copper*

5. *Acceptable* Conductor Type: *Romex*

6. *Acceptable* Ground: *Rod in ground only*

7. *Marginal* Smoke Detectors *I recommend installing smoke detectors to each lower bedroom.*

8. *Acceptable* Carbon Monoxide

Garage, Main Panel Electric Panel

9. *Acceptable* Manufacturer: *Square D*



10. Maximum Capacity: 200 Amps

11. *Acceptable* Main Breaker Size: 200 Amps

12. *Acceptable* Breakers: *Copper*

13. *Acceptable* GFCI: *Jacuzzi Tub*

14. Is the panel bonded? Yes

Plumbing

Main utility line, septic systems, and gray water systems are excluded from this inspection. Missouri Property Inspections LLC cannot guarantee that the home had previous problems or could in the future have problems with water or drainage. Pipes within a house that cannot be seen, and those located under concrete slabs or underground, cannot be seen or inspected, and therefore cannot be reported on. Inferences are drawn based on visual clues. Have your plumbing system and equipment inspected yearly as a preventative measure. It is beyond the scope of this visual inspection to assess/identify environmental hazards or determine the degree of salinity, quality, or volume of any water supply, or to report on the operational effectiveness of any water treatment equipment. Water quality and/or other testing can be performed for an additional charge, contact Missouri Property Inspections. Determination of leakage is limited to areas where pipes are visible and accessible.

1. *Acceptable*
2. *Acceptable*
3. *Acceptable*
- Water Service: *Public*
Main Supply Line: *Copper*
Main Water Shutoff: *Basement*



4. *Acceptable*
- Water Lines: *Copper, PEX*



5. *Acceptable*
6. *Acceptable*
7. *Acceptable*
8. *Not Inspected*
- Drain Pipes: *PVC*
Service Caps: *Accessible*
Vent Pipes: *PVC*
Gas Service Lines: *Black Iron Pipe*

Basement Water Heater

9. *Acceptable*
- Water Heater Operation: *Functional at time of inspection*

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Plumbing (Continued)

10. Manufacturer: *Bradford-White*



11. Model Number: *RG2PV50T6X19* Serial Number: *WK46690286*

12. Type: *Natural gas* Capacity: *50 Gal.*

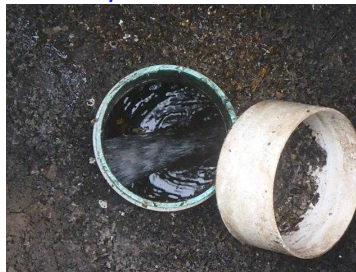
13. Approximate Age: *6* Area Served: *Whole building*

14. *Acceptable* Design Life *12-15 Years*

15. *Acceptable* Flue Pipe: *PVC*

16. *Acceptable* TPRV and Drain Tube: *PEX*

17. *Marginal* Sewage: *Septic* - *Appears functional and serviceable. However, the septic system does not meet current state standards. See the separate State septic inspection report for additional information.*



18. *Acceptable* Tank Backup During Hydraulic Load Test *No*

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Kitchen

The continued operation of all motor driven appliances is dependant on many internal factors which cannot be measured by a visual inspection. Proper operation of oven timers or range and oven temperature controls is not verified, due to time constraints. It is beyond the scope of this visual inspection to determine air quality or assess/identify environmental hazards. Mold, lead paint, asbestos, and "meth lab" is beyond the scope of this inspection. IMPORTANT: Inspector will NOT move furnishings, carpet, rugs, or other stored items to improve access; viewing of interior areas will be restricted.

Main Floor Kitchen

- 1. *Acceptable*
- 2. *Marginal*

Cooking Appliances: *Electric*

Ceiling: *Painted Drywall - Water stains present. Refer to the attic section of this report (Page 11; line 7) for further comments regarding water stains.*

- 3. *Acceptable*

Walls: *Painted Drywall*



- 4. *Acceptable*
 - 5. *Acceptable*
 - 6. *Acceptable*
 - 7. *Acceptable*
 - 8. *Acceptable*
 - 9. *Acceptable*
 - 10. *Acceptable*
 - 11. *Acceptable*
 - 12. *Acceptable*
 - 13. *Acceptable*
 - 14. *Acceptable*
 - 15. *Acceptable*
- Floor: *Vinyl floor covering*
Exhaust Fan Over the Stove
Dishwasher: *Built in*
Refrigerator: *Whirlpool*
Microwave: *Built In*
Sink: *Stainless Steel*
Electrical: *110 VAC outlets and lighting circuits & 110 VAC GFCI*
Plumbing/Fixtures: *Stainless Steel*
Counter Tops: *Formica*
Cabinets: *Wood*
Windows: *Vinyl Insulated Double Hung*
HVAC Source: *Heating system register*

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Living Space

This inspection is done to a generalist level, and does not include an all-exhaustive punch list of minor problems and maintenance needs. It is beyond the scope of this visual inspection to determine air quality or assess/identify environmental hazards. Mold, lead paint, asbestos, and "meth lab" is beyond the scope of this inspection. IMPORTANT: Inspector will NOT move furnishings, carpet, rugs, or other stored items to improve access; viewing of interior areas will be restricted.

Den Living Space

1. *Acceptable*
2. *Acceptable*

Ceiling: *Painted Drywall*
Walls: *Painted Drywall*



3. *Acceptable*
4. *Acceptable*
5. *Acceptable*
6. *Acceptable*
7. *Acceptable*

Floor: *Carpet*
Doors: *French, Wood and Glass*
Windows: *Vinyl Insulated Double Hung*
Electrical: *110 VAC outlets and lighting circuits*
HVAC Source: *Central Air*

Great Room Living Space

8. *Acceptable*
9. *Acceptable*

Ceiling: *Painted Drywall*
Walls: *Painted Drywall*



10. *Acceptable*
11. *Acceptable*
12. *Acceptable*
13. *Acceptable*

Floor: *Hardwood*
Windows: *Vinyl Insulated Double Hung*
Electrical: *110 VAC*
HVAC Source: *Central Air*

Lower Level Family Room Living Space

14. *Marginal*
15. *Acceptable*

Ceiling: *Suspended ceiling - Water stains present*
Walls: *Painted Drywall*



16. *Acceptable*
17. *Acceptable*

Floor: *Vinyl floor covering*
Doors: *Wood*

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Living Space (Continued)

- | | |
|-----------------------|---|
| 18. <i>Acceptable</i> | Windows: <i>Vinyl Insulated Double Hung</i> |
| 19. <i>Acceptable</i> | Electrical: <i>110 VAC</i> |
| 20. <i>Acceptable</i> | HVAC Source: <i>Central Air</i> |
| 21. <i>Acceptable</i> | Smoke Detector: <i>Present</i> |

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Bedroom

Lower Northwest Bedroom

- 1. *Acceptable*
- 2. *Marginal*
- 3. *Acceptable*

Closet: *Large*
Ceiling: *Suspended ceiling - Water stains present*
Walls: *Painted Drywall*



- 4. *Acceptable*
- 5. *Acceptable*
- 6. *Acceptable*
- 7. *Acceptable*
- 8. *Acceptable*

Floor: *Carpet*
Doors: *Wood*
Windows: *Vinyl Insulated Slider*
Electrical: *110 VAC outlets and lighting circuits*
HVAC Source: *Central Air*

Lower Northeast Bedroom

- 9. *Acceptable*
- 10. *Acceptable*
- 11. *Acceptable*

Closet: *Large*
Ceiling: *Suspended ceiling*
Walls: *Painted Drywall*



- 12. *Acceptable*
- 13. *Acceptable*
- 14. *Acceptable*
- 15. *Acceptable*
- 16. *Acceptable*

Floor: *Carpet*
Doors: *Wood*
Windows: *Vinyl Insulated Double Hung*
Electrical: *110 VAC outlets and lighting circuits*
HVAC Source: *Central Air*

Primary Bedroom

- 17. *Acceptable*
- 18. *Acceptable*
- 19. *Acceptable*

Closet: *Bathroom Walk-in*
Ceiling: *Painted Drywall*
Walls: *Painted Drywall*



Bedroom (Continued)

- | | |
|-----------------------|--|
| 20. <i>Acceptable</i> | Floor: <i>Carpet</i> |
| 21. <i>Acceptable</i> | Doors: <i>Wood</i> |
| 22. <i>Acceptable</i> | Windows: <i>Glass Door</i> |
| 23. <i>Acceptable</i> | Electrical: <i>110 VAC outlets and lighting circuits</i> |
| 24. <i>Acceptable</i> | HVAC Source: <i>Central Air</i> |
| 25. <i>Acceptable</i> | Smoke Detector: <i>Present</i> |

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Bathroom

Primary Bathroom

- 1. *Acceptable*
- 2. *Acceptable*

Ceiling: *Painted Drywall*
Walls: *Painted Drywall*



- 3. *Acceptable*
 - 4. *Acceptable*
 - 5. *Acceptable*
 - 6. *Acceptable*
 - 7. *Acceptable*
 - 8. *Acceptable*
 - 9. *Acceptable*
 - 10. *Acceptable*
- Floor: *Vinyl floor covering*
Doors: *Wood*
Windows: *Vinyl Insulated Double Hung*
Electrical: *110 VAC outlets and lighting circuits & 110 VAC GFCI*
Counter/Cabinet: *Wood*
Sink/Basin: *Molded single bowl*
Faucets/Traps: *Chrome fixtures with a PVC trap*
Shower/Surround: *Fiberglass pan and fiberglass surround*



- 11. *Acceptable*
- Spa Tub/Surround: *Fiberglass Tub - GFCI protected, breaker in main panel box.*



- 12. *Defective*
 - 13. *Acceptable*
 - 14. *Acceptable*
- Toilets: *Standard - Toilet loose on floor. Recommend qualified plumber for repairs to prevent future leaks.*
HVAC Source: *Central Air*
Ventilation: *Electric ventilation fan and window*

Lower Level Bathroom

- 15. *Acceptable*

Ceiling: *Suspended ceiling*

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Bathroom (Continued)

16. *Acceptable*

Walls: *Painted Drywall*



17. *Acceptable*

Floor: *Vinyl floor covering*

18. *Acceptable*

Doors: *Wood*

19. *Defective*

Electrical: 110 VAC - *Non-GFCI outlet. I recommend GFCI circuit/outlet be installed by a qualified electrician.*



20. *Acceptable*

Counter/Cabinet: *Wood*

21. *Acceptable*

Sink/Basin: *Molded single bowl*

22. *Acceptable*

Faucets/Traps: *Chrome fixtures with a PVC trap*

23. *Acceptable*

Tub/Surround: *Fiberglass tub and fiberglass surround*

24. *Acceptable*

Shower/Surround: *Fiberglass pan and fiberglass surround*

25. *Defective*

Toilets: *Standard - Toilet loose on floor. Recommend qualified plumber for repairs.*

26. *Acceptable*

Ventilation: *Electric ventilation fan*

Main Level 1/2 Bath Bathroom

27. *Acceptable*

Ceiling: *Painted Drywall*

28. *Acceptable*

Walls: *Painted Drywall*



29. *Acceptable*

Floor: *Vinyl floor covering*

30. *Acceptable*

Doors: *Wood*

31. *Acceptable*

Electrical: *110 VAC outlets and lighting circuits & 110 VAC GFCI*

32. *Acceptable*

Sink/Basin: *Pedestal*

Bathroom (Continued)

- | | |
|-----------------------|---|
| 33. <i>Acceptable</i> | Faucets/Traps: <i>Chrome fixtures with a PVC trap</i> |
| 34. <i>Acceptable</i> | Toilets: <i>Standard</i> |
| 35. <i>Acceptable</i> | HVAC Source: <i>Central Air</i> |
| 36. <i>Acceptable</i> | Ventilation: <i>Electric ventilation fan</i> |

Laundry Room/Area

Main Floor Laundry Room/Area

- 1. *Acceptable* Ceiling: *Painted Drywall*
- 2. *Acceptable* Walls: *Painted Drywall*



- 3. *Acceptable* Floor: *Vinyl floor covering*
- 4. *Acceptable* Doors: *Wood*
- 5. *Acceptable* Electrical: *110 VAC outlets and lighting circuits*
- 6. *Acceptable* HVAC Source: *Central Air*
- 7. *Acceptable* Laundry Tub: *Stainless Steel*
- 8. *Acceptable* Laundry Tub Drain: *PVC*
- 9. *Acceptable* Washer Hose Bib: *Rotary*
- 10. *Acceptable* Washer and Dryer Electrical: *110-240 VAC*
- 11. *Acceptable* Dryer Source *Electric - 4-prong 220VAC*
- 12. *Defective* Dryer Vent: *Vent to garage - [Dryer vents into the garage. I recommend venting to the exterior.](#)*



- 13. *Acceptable* Washer Drain: *Wall mounted drain*

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Fireplace/Wood Stove

We cannot inspect the interiors of vent systems, flues and chimneys that are not readily accessible. We recommend you contact a Class II chimney sweep to perform a through cleaning & inspection of the interior of the flue prior to the close of escrow.

Living Room Fireplace

1. *Not Inspected* Freestanding Stove: *Wood burning*



2. Type: *Free standing*

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Invoice

Inspector performing this inspection was Chris Lucke - ASHI#251932.

Last Page of Report Invoice

Inspector Name *Chris Lucke*
Company Name *Missouri Property Inspections*

Client Name: Pamela Duff
Property Address: 160 Hickory Ln
Property City: Eolia
Client Phone: (636) 578-3159
Client Email:

1. Agreement *Yes Signed online*

Payment Credit Card *PAID IN FULL - THANK YOU!*

THANK YOU!

We value the opportunity to provide you with a comprehensive inspection report essential to your purchasing decision.

*If you have any questions about your home inspection, please call us at 636-528-1554
Missouri Property Inspections, LLC
PO Box 538
Troy, Mo. 63379*