Inspection Report

Beverly Curry

Property Address:
26523 Route N
Monroe City MO 63456

Integrity Home Inspection

Bill Penn Il 450.010426
309 W Edwards St.
Payson, IL 62360
217-303-8633

Bill Penn

HomeGauge

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Date: 2/26/2026	**Time:**	**Report ID:** 2026/2/26pm
Property: 26523 Route N Monroe City MO 63456	**Customer:** Beverly Curry	**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 simular 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 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)

Approximate age of building:
About 20 Years

Temperature:
About 65

Weather:
Clear

Ground/Soil surface condition:
Dry

Rain in last 3 days:
No

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* **Chimney (exterior):** *Metal Flue Pipe*

1.0 ROOF COVERINGS *- Inspected*

The main roof was observed and found to be in average condition. Although determining the life remaining on a roof is beyond the scope of an inspection, It appears that the roof is in average condition and is past midway through its life. This additional information is not a warrantee, but to provide you with additional information.

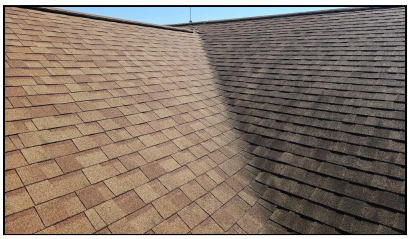
1.1 FLASHINGS *- Repair or Replace*

The roof boot(s) are deteriorating around the plumbing vent stacks. During a rain, water could enter the building. Suggest replacement.

1.2 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS *- Inspected*

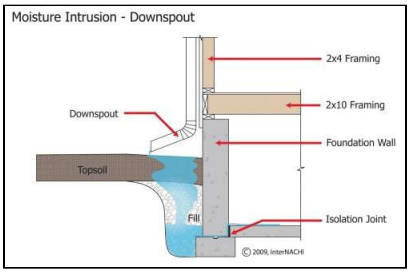
1.3 ROOF DRAINAGE SYSTEMS *- Repair or Replace*

Downspouts are disconnected from the underground drains (likely due to settling). Water could leak out of the open connection and cause water to run down along the foundation. 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 building.



Se corner

North side



downspout image

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 Brick* **Siding Material:** *Vinyl Full brick* **Exterior Entry Doors:** *Fiberglass* **Appurtenance:** *Covered porch* **Driveway:** *Concrete Gravel* **Outbuilding(s):** *Inspection of an outbuilding was not requested at time of booking.*

2.0 WALL CLADDING FLASHING AND TRIM *- Inspected*

2.1 DOORS (Exterior) *- Inspected*

2.2 WINDOWS *- Inspected*

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS *- Repair or Replace*

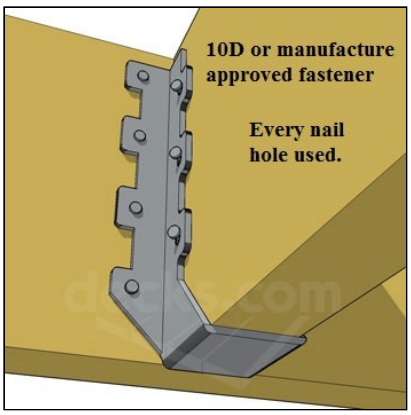
(1) Joist hangers used in the construction of the deck are not properly installed. Roofing nails, drywall screws & deck screws should not be used and every available nail hole should be filled with a proper hanger rated fastener.

The deck band is not attached properly to the wall or band of the home. Improper fastener size (less than 1/2" or equivalent) and quantity (bolt spacing) could contribute to the deck separating from the home in the future.

(2) Damage was observed in a few locations on the deck.

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

2.5 EAVES, SOFFITS AND FASCIAS *- Inspected*



joist hangers

TABLE R502.2.2.1
FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER AND A 2-INCH NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST[1,2,3]
(Deck Live Load = 40 psf, Deck Dead Load = 10 psf)

Joist Span	6'-0" and Less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"	16'-1" to 18'-0"
Connection Details	On-Center Spacing of Fasteners[4,5]						
1/2" diameter lag screw with 15/32" maximum sheathing[6]	30	23	18	15	13	11	10
1/2" diameter bolt with 15/32" maximum sheathing	36	36	34	29	24	21	19
1/2" diameter bolt with 15/32" maximum sheathing and ½" stacked washers[6,7]	36	36	29	24	21	18	16

Ledger spacing

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:** *Two automatic* **Garage Door Material:** *Insulated Metal* **Auto-opener Manufacturer:** *GENIE* **Garage accessability:** *Empty* **Overall Condition:** *Appears structurally sound* **Automatic closure on door between house and garage:** *No*

3.0 GARAGE CEILINGS *- Inspected*

Cracking of the garage ceiling was observed. Common causes can be Improper installation, humidity, wide spans and vibration caused by the garage door opener.

3.1 GARAGE WALLS *- Inspected*

3.2 GARAGE FLOOR *- Inspected*

3.3 GARAGE DOOR (S) *- Inspected*

3.4 GARAGE WINDOWS *- Inspected*

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

3.6 GARAGE DOOR OPERATORS *- Inspected*

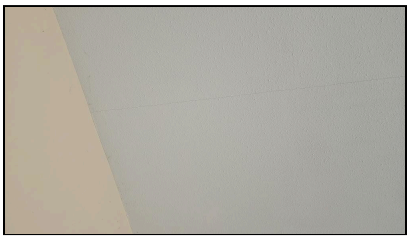
3.7 GARAGE ELECTRICAL *- Repair or Replace*

No GFCI requirements existed prior to 1971. The common accepted practice is to upgrade the receptacles to GFCI as renovations occur. GFCI protection was required starting in 1978 for garages. No GFCI protection was observed in the garage. Suggest upgrading in the near future.

3.8 GARAGE FOUNDATION *- Inspected*

3.9 GARAGE HEATING SYSTEM *- Inspected*

The garage heater operated as expected



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.

Ceiling Materials: *Gypsum Board* **Wall Material:** *Gypsum Board* **Floor Covering(s):** *Carpet Hardwood T&G Tile* **Interior Doors:** *Hollow core* **Window Types:** *Double-hung* **Cabinetry:** *Wood* **Countertop:** *Solid Surface*

4.0 CEILINGS *- Inspected*

4.1 WALLS *- Inspected*

4.2 FLOORS *- Inspected*

4.3 DOORS (REPRESENTATIVE NUMBER) *- Inspected*

4.4 WINDOWS (REPRESENTATIVE NUMBER) *- Inspected*

4.5 STEPS, STAIRWAYS, BALCONIES AND RAILINGS *- Inspected*

4.6 COUNTERS AND A REPRESENTATIVE NUMBER OF CABINETS *- Inspected*

The interior of the building was inspected per applicable Standards of Practice and reported on with the above information. Although blemishes (cracks, nail pops and irregularities) are not desirable in walls or ceilings, they are commonly observed, particularly in buildings as they age. These blemishes may have been present but would only be commented on if the inspector felt the underlying cause is in need of further investigation or repair. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or 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.

5. Structural Components

As part of the inspection, I observe: the basement; the foundation; the crawlspace; the visible structural components; and report on the location of under-floor access openings; and report any present conditions or clear indications of active water penetration; for wood in contact with or near soil; and report any general indications of foundation movement and report on any cutting, notching and boring of framing members that may present a structural or safety concern.

Foundation Material: *Poured concrete* **Foundation Type(s):** *Basement* **Interior of foundation exposed for inspection:** *Partially covered, Some areas exposed, limited visibility* **Floor Structure:** *Engineered floor joists* **Wall Structure:** *Wood* **Columns or Piers:** *Steel columns* **Ceiling Structure:** *Integral to roof trusses* **Roof Structure:** *Engineered wood trusses* **Roof-Type:** *Gable* **Method used to observe attic:** *From Entry. Insulation, duct work, low construction design, peripheral areas too low, lack of*

walkway were present and did not allow for full observation. **Attic info:** *Scuttle hole From garage* **Non pressure treated wood in contact with soil?:** *None observed*

5.0 FOUNDATIONS, BASEMENTS AND CRAWLSPACES *- Inspected*

What would be considered minor cracks in the foundation was observed. Just because a wall has cracked doesn't mean that it has failed or that remedial action is required. If the crack is narrow (1/8 inch or less), is nearly vertical, has no lateral separation between the adjacent portions of the wall, and no water is leaking through the crack, no action generally is required. Monitoring for future movement and moisture intrusion is recommended.

5.1 WALLS (Structural) *- Inspected*

Most of the walls and ceilings are covered and structural members are not visible. I could not see behind these coverings/ insulation. Damage not visible may be present. I cannot comment on the condition of unseen areas.

5.2 COLUMNS, PIERS Or SUPPORTING WALLS (flooring system support) *- Inspected*

5.3 FLOORS (Structural) *- Inspected*

5.4 BASEMENT FLOOR *- Inspected*

Settlement has occurred at the southeast Corner in front of the door. Corrective measures as desired.

5.5 CEILINGS (structural) *- Inspected*

5.6 ROOF STRUCTURE AND ATTIC *- Inspected*

East side

Se corner

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):** *Black Poly* **Plumbing Water Distribution (inside building):** *Copper PEX* **Plumbing Waste:** *PVC* **Water Heater Power Source:** *Propane (quick recovery)* **Water Heater Capacity:** *Tankless* **Water Heater Location:** *Basement* **Water Heater Age (Approx.):** *Unknown - Could not determine*

6.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS *- Inspected*

6.1 PLUMBING WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES *- Inspected*

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

The T&P (Temperature and Pressure) valve on water heater needs a 3/4 pipe to extend within 6 inches of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.

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

The main water shut off is located in the southwest corner of the basement.

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

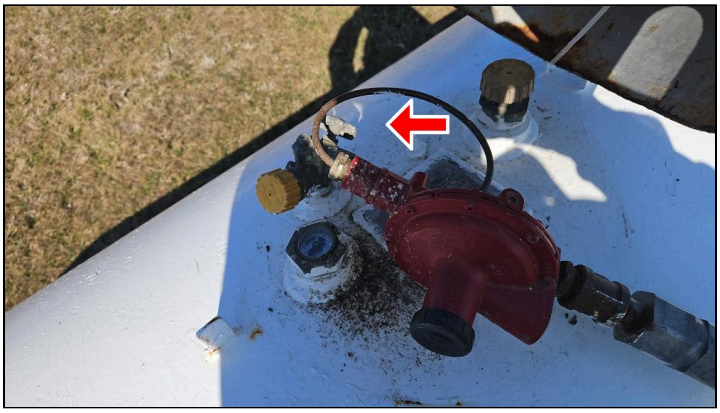
6.5 MAIN FUEL SHUT OFF (Describe Location) *- Inspected*

The main fuel shut off is at propane tank outside.

6.6 TUB, SHOWER & COMMODE *- Inspected*

6.7 INJECTOR PUMP (below grade lift station) *- Repair or Replace*

The Injector pump is not properly connected to the home's waste system. The drain enters horizontally. The accepted configuration is to have the discharge drop in from from above. Although incorrect, the current configuration is working.



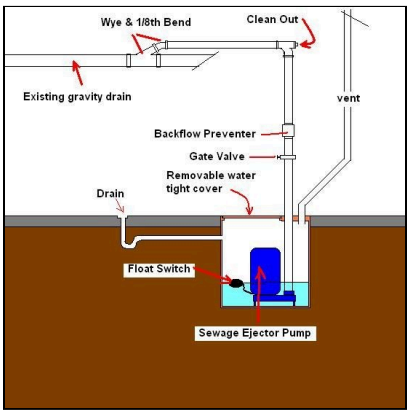


Illustration Injector Pump

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:** *SIEMENS* **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 on the west side of the basement off bathroom.

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

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

(1) The moisture resistant cover is missing from the receptacle on the south side of the home.
(2) The two covers on the front porch receptacle are broken.
(3) Bare electrical wires and an improperly installed light were observed in the downstairs Cedar closet.

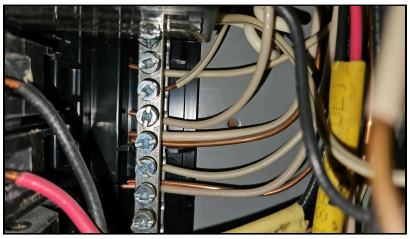
7.5 POLARITY AND GROUNDING OF RECEPTACLES *- Inspected*

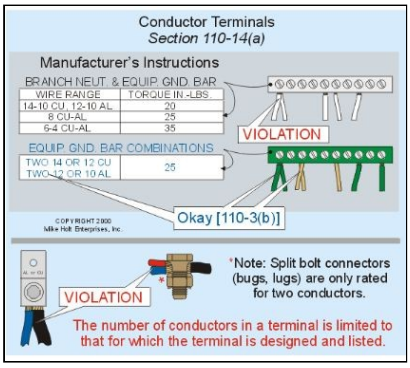
7.6 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS) *- Repair or Replace*

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.

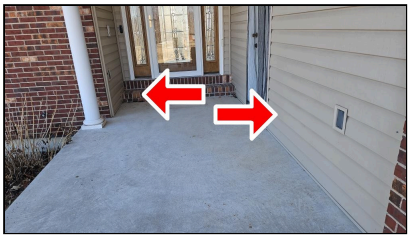
7.7 SMOKE DETECTORS *- Inspected*

Smoke detector(s) are present. It is difficult to tell the age of the unit(s). It is commonly recommended to replace smoke detector(s) that are not functioning or older than 10 years. The smoke detector should be tested at common hallway to bedrooms upon moving in to home. According to the U.S. Fire Administration (USFA), smoke detectors should be tested at least once a month.

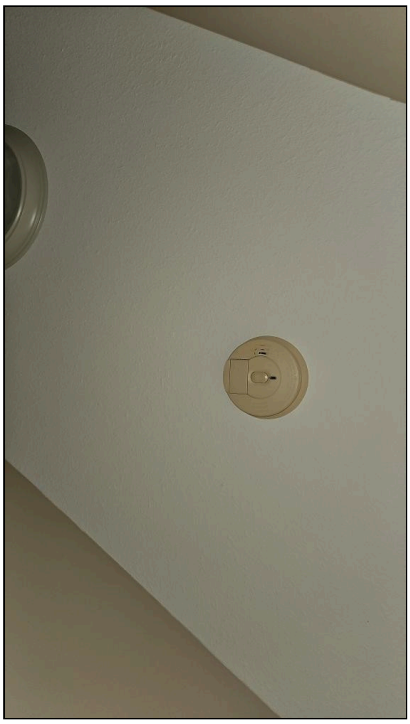




double tap ill.



Ne corner of the 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:** *Propane* **Number of Heat Systems (excluding wood):** *One* **Heat System Brand:** *GOODMAN* **Heating Size:** *100,000 BTU* **Heat System Age (Approx.):** *15 - 20 years Age is at or near national life expectancy averages. Saving for eventual replacement suggested. Extra Info : 2007* **Thermostat Location:** *Hallway* **Ductwork:** *Non-insulated* **Filter Type:** *Disposable* **Filter Size:** *4" thick 20x25* **Cooling Equipment Type:** *Air conditioner unit* **Cooling Equipment Energy Source:** *Electricity* **Cooling Size:** *4 ton* **Central Air Manufacturer:** *GOODMAN* **Temps on both sides of indoor coil:** *45 61* **Cooling System Age (Approx.):** *15 - 20 years Age is at or near national life expectancy averages. Saving for eventual replacement suggested. Extra Info : 2008* **Types of Fireplaces:** *Vented gas logs*

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) *- Inspected*

8.6 GAS/LP FIRELOGS AND FIREPLACES *- Inspected*

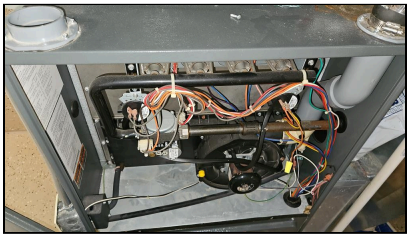
The fire place and accessible, visible areas of the chimney was inspected. As a matter of annual maintenance, the fireplace and chimney should be inspected and cleaned prior to each heating season. As a matter of safety, it is advisable to install a CO detector near a fireplace to alert you should elevated levels of carbon monoxide be produced. A more intrusive inspection can be completed by a certified chimney sweep offering different inspection options.

8.7 COOLING AND AIR HANDLER EQUIPMENT *- Inspected*

The AC operated as expected. A temperature difference across the coil of 14 degrees or more is desired. At the time of testing, the difference was 16.

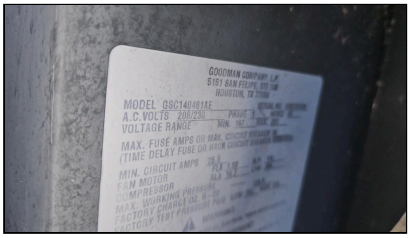
8.8 NORMAL OPERATING CONTROLS *- Inspected*

8.9 PRESENCE OF INSTALLED COOLING SOURCE IN LIVABLE ROOMS *- Inspected*



Main floor

Basement



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/ Heat/Light* **Dryer Power Source:** *220 Electric* **Floor System Insulation:** *Fiberglass* **Attic Access Door:** *Insulation containment present above access*

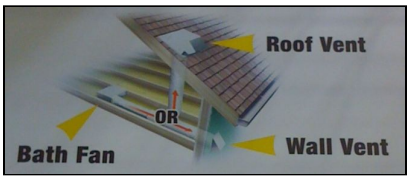
9.0 INSULATION IN ATTIC *- Inspected*

9.1 INSULATION UNDER FLOOR SYSTEM *- Inspected*

9.2 VENTILATION OF ATTIC AREA *- Inspected*

9.3 VENTING SYSTEMS (Kitchens, baths and laundry) *- Inspected*

I could not confirm that the bathroom vent - vents to the outside. Venting into the attic can cause moisture build up which can damage insulation and possibly promote mold growth.



Bath 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: *GENERAL ELECTRIC* **Disposer Brand:** *IN SINK ERATOR* **Exhaust/Range hood:** *WITH BUILT IN MICROWAVE VENTED FRIGIDAIRE* **Range/Oven:** *ELECTRIC FRIGIDAIRE* **Refrigerator:** *FREEZER TEMP BELOW 32 DEGREES*

10.0 DISHWASHER *- Inspected*

10.1 RANGES/OVENS/COOKTOPS *- Inspected*

10.2 RANGE HOOD *- Inspected*

10.3 FOOD WASTE DISPOSER *- Inspected*

10.4 BUILT IN MICROWAVE COOKING EQUIPMENT *- Inspected*

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 *- Inspected*

11.1 Mold *- Not Inspected*

General Summary

Integrity Home Inspection

309 W Edwards St.
Payson, IL 62360
217-303-8633

Customer
Beverly Curry

Address
26523 Route N
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

1.1 FLASHINGS

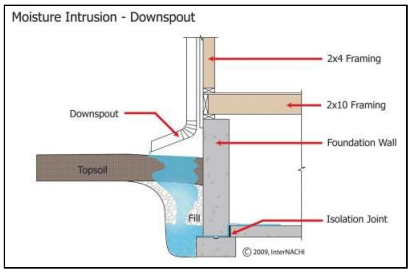
Repair or Replace
The roof boot(s) are deteriorating around the plumbing vent stacks. During a rain, water could enter the building. Suggest replacement.

1.3 ROOF DRAINAGE SYSTEMS

Repair or Replace
Downspouts are disconnected from the underground drains (likely due to settling). Water could leak out of the open connection and cause water to run down along the foundation. 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 building.

Se corner

North side



downspout image

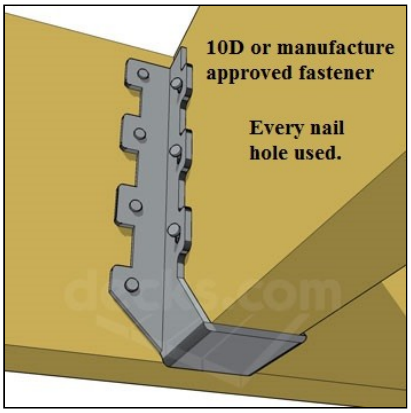
2. Exterior

2.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/ COVER AND APPLICABLE RAILINGS

Repair or Replace

(1) Joist hangers used in the construction of the deck are not properly installed. Roofing nails, drywall screws & deck screws should not be used and every available nail hole should be filled with a proper hanger rated fastener.

The deck band is not attached properly to the wall or band of the home. Improper fastener size (less than 1/2" or equivalent) and quantity (bolt spacing) could contribute to the deck separating from the home in the future.



joist hangers

TABLE R502.2.2.1
FASTENER SPACING FOR A SOUTHERN PINE OR HEM-FIR DECK LEDGER AND A 2-INCH NOMINAL SOLID-SAWN SPRUCE-PINE-FIR BAND JOIST[f, g]
(Deck Live Load = 40 psf, Deck Dead Load = 10 psf)

Joist Span	6'-0" and Less	6'-1" to 8'-0"	8'-1" to 10'-0"	10'-1" to 12'-0"	12'-1" to 14'-0"	14'-1" to 16'-0"	16'-1" to 18'-0"
Connection Details	On-Center Spacing of Fasteners[a, e]						
1/2" diameter lag screw with 15/32" maximum sheathing[d]	30	23	18	15	13	11	10
1/2" diameter bolt with 15/32" maximum sheathing	36	36	34	29	24	21	19
1/2" diameter bolt with 15/32" maximum sheathing and ½" stacked washers[b, h]	36	36	29	24	21	18	16

Ledger spacing

(2) Damage was observed in a few locations on the deck.

3. Garage

3.7 GARAGE ELECTRICAL

Repair or Replace

No GFCI requirements existed prior to 1971. The common accepted practice is to upgrade the receptacles to GFCI as renovations occur. GFCI protection was required starting in 1978 for garages. No GFCI protection was observed in the garage. Suggest upgrading in the near future.

6. Plumbing System

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

Repair or Replace

The T&P (Temperature and Pressure) valve on water heater needs a 3/4 pipe to extend within 6 inches

of floor for safety. (PVC is not approved for hot water use). I recommend repair by a qualified person.

6.7 INJECTOR PUMP (below grade lift station)

Repair or Replace

The Injector pump is not properly connected to the home's waste system. The drain enters horizontally. The accepted configuration is to have the discharge drop in from from above. Although incorrect, the current configuration is working.

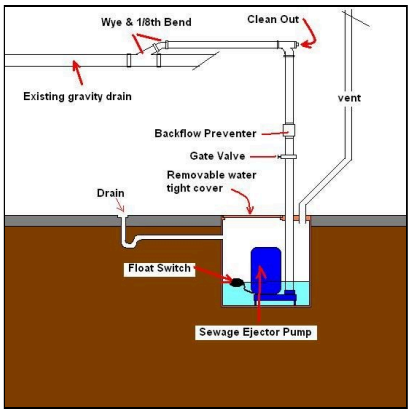


Illustration Injector Pump

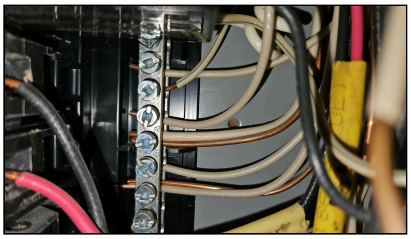
7. Electrical System

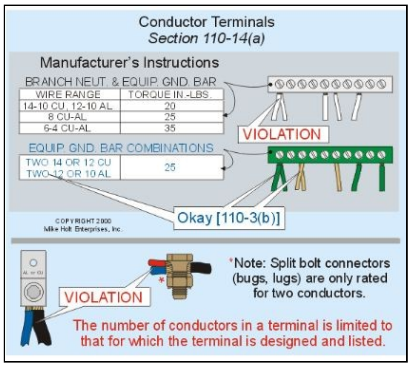
7.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

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.

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

Repair or Replace

(1) The moisture resistant cover is missing from the receptacle on the south side of the home.

(2) The two covers on the front porch receptacle are broken.

(3) Bare electrical wires and an improperly installed light were observed in the downstairs Cedar closet.

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.

Ne corner of the home

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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