



SQUARED AWAY HOME INSPECTIONS

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RESIDENTIAL INSPECTION

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09/21/2026



Inspector

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InterNACHI certified home inspector

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ROUTINE MAINTENANCE

36

RECOMMENDATION

2

MAJOR OR SAFETY ITEM

SUMMARY

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1: INSPECTION DETAILS

Information

General: In Attendance

Inspector only

General: Occupancy

Vacant

General: Type of Building

Commercial

General: Weather Conditions

Clear

What to Know: What Really Matters in a Home Inspection

Now that you've bought your home and had your inspection, you may still have some questions about your new house and the items revealed in your report. Check out this video for some insight.

Video player configuration error

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Watch video on YouTube

[Learn more](#)

Error 153

What to Know: Schedule a Home Maintenance Inspection



Even the most vigilant homeowner can, from time to time, miss small problems or forget about performing some routine home repairs and seasonal maintenance. That's why an Annual Home Maintenance Inspection will help you keep your home in good condition and prevent it from suffering serious, long-term and expensive damage from minor issues that should be addressed now.

Just as you regularly maintain your vehicle, consider getting an Annual Home Maintenance Inspection as part of the cost of upkeep for your most valuable investment your home.

Schedule next year's maintenance inspection with your home inspector today!

Every house should be inspected every year as part of a homeowner's routine home maintenance plan. Catch problems before they become major defects.

[Click here for a helpful DIY home maintenance tips.](#)

[Click here for a Home's Standard Equipment Life Expectancy Chart.](#)

What to Know: \$10,000 Honor Guarantee



InterNACHI is so certain of the integrity of our members that we back them up with our **\$10,000 Honor Guarantee**.

For details, please visit www.nachi.org/honor.

What to Know: Inspectors SOP and Limitations

[Click here to read the home inspectors Standards of Practice and Limitations.](#)

2: ROOF

		IN	NI	NP	R
2.1	Coverings	X			
2.2	Gutters	X			
2.3	Flashings	X			X
2.4	Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Inspection Method

Ladder

Coverings: Material

Asphalt

Gutters: Gutter Material

Aluminum



Observations

2.3.1 Flashings

MISSING KICK OUT FLASHING

Kick out flashing is absent at the roof-to-wall transition. This flashing diverts water away from the wall and foundation, preventing moisture intrusion. Without it, water running down the roof can channel directly into the wall cavity, causing wood rot, structural damage, and interior water damage. A roofing professional should install appropriate kick out flashing at this transition point.

Recommendation

Contact a qualified roofing professional.





3: EXTERIOR

		IN	NI	NP	R
3.1	Soffits & Fascia	X			
3.2	Outside Receptacles & GFCI	X			
3.3	Wall Coverings, Trim, & Vents	X			X
3.4	Downspouts	X			X
3.5	General	X			
3.6	Cooling Outside Unit	X			X
3.7	Cooling Outside Unit 2	X			X
3.8	Cooling Outside Unit 3	X			X
3.9	Cooling Outside Unit 4	X			X
3.10	Cooling Outside Unit 5	X			X
3.11	Outside Faucets	X			
3.12	Outside Foundation, retaining walls	X			
3.13	Electrical Service Entrance Conductors and Meter Base	X			
3.14	Exterior Windows & Screens	X			
3.15	Exterior Doors	X			X
3.16	Walkways, Patios & Driveways	X			X
3.17	Decks, Balconies, Porches & Steps	X			
3.18	Railings, Guards & Handrails	X			X
3.19	Fuel Storage & Distribution Systems	X			
3.20	Vegetation, Grading, & Drainage	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Wall Coverings, Trim, & Vents:
Siding Material
 Brick

Cooling Outside Unit: Brand
 Lennox
 Year built 1989

Cooling Outside Unit: Energy
Source/Type
Central Air Conditioner
1989



Cooling Outside Unit 2: Brand
Lennox
Year built 1989



Cooling Outside Unit 3: Energy
Source/Type
Central Air Conditioner

Cooling Outside Unit 2: Energy
Source/Type
Central Air Conditioner

Cooling Outside Unit 3: Brand
Lennox
Year built 1989



Cooling Outside Unit 4: Brand
Lennox
Year built 1989



Cooling Outside Unit 4: Energy Source/Type
Central Air Conditioner

Cooling Outside Unit 5: Brand
Fujitsu
Year built 2022



Cooling Outside Unit 5: Energy Source/Type
Mini Split

Outside Foundation, retaining walls : Material
Concrete

Electrical Service Entrance Conductors and Meter Base:
Electrical Service Conductors
Below Ground

Walkways, Patios & Driveways:
Driveway Material
Concrete

Decks, Balconies, Porches & Steps: Material
Concrete

Fuel Storage & Distribution Systems: Main Gas Shut-off Location

Gas Meter



General: Rodent Bait station

I observed rodent bait stations or traps surrounding the home. Inquire with previous owner for more information about treatment and warranty.



Observations

3.3.1 Wall Coverings, Trim, & Vents

BRICK OR MORTAR - DAMAGED

Tuckpointing to the brick is needed in one or more places as preventive maintenance. Some signs include mortar joints that are broken, cracked or partially missing. Bricks that are cracked or crumbling will also require immediate attention.



Recommendation

Contact a qualified masonry professional.



3.3.2 Wall Coverings, Trim, & Vents

BRICK - LINTELS NEED PAINTED



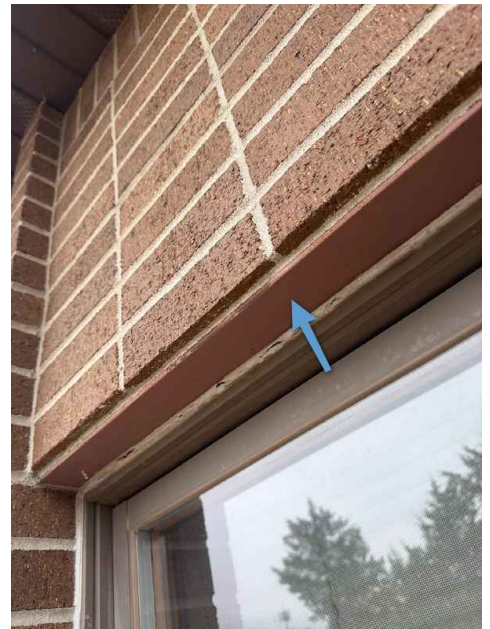
Routine Maintenance

One or more of the homes lintels (metal piece above doors and windows that support the brick) are rusting or need painted. Recommend sanding and painting.

[Here is a helpful DIY link.](#)

Recommendation

Contact a handyman or DIY project



3.4.1 Downspouts

DOWNSPOUTS DISCHARGE POINT



Routine Maintenance

The down spouts of this home drain into pipes but where they discharge to could not be verified. Recommend checking with current home owners and further analysis to ensure drains are not clogged and are discharging away from the homes foundation. Also as part of your routine maintenance consider periodically filling with water to ensure drain path is not clogged and discharging properly or observe discharge point and gutter system during heavy rain.

Recommendation

Contact a handyman or DIY project



3.6.1 Cooling Outside Unit

AIR FLOW RESTRICTED

Air flow to the air conditioner condenser was restricted by debris. This may result in inefficient operation. Recommend annual inspection and cleaning by HVAC professional.

[Check out this article for a handy homeowner DIY option.](#)

Recommendation

Contact a qualified HVAC professional.



Routine Maintenance



3.6.2 Cooling Outside Unit

INSULATION MISSING OR DAMAGED

Outside AC unit missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend replacing insulation.

Recommendation

Contact a qualified HVAC professional.



Recommendation



3.6.3 Cooling Outside Unit

FINS DAMAGED

I observed indications of damaged fins on the exterior compressor unit of the cooling system. Recommend annual cleaning, inspection and evaluation by HVAC professional.

Recommendation

Contact a qualified HVAC professional.



Recommendation



3.7.1 Cooling Outside Unit 2

AIR FLOW RESTRICTED

Air flow to the air conditioner condenser was restricted by debris. This may result in inefficient operation. Recommend annual inspection and cleaning by HVAC professional.

[Check out this article for a handy homeowner DIY option.](#)

Recommendation

Contact a qualified HVAC professional.



Routine Maintenance



3.7.2 Cooling Outside Unit 2

OLDER SYSTEM



Routine Maintenance

I observed during my inspection that the system appeared to be older and closer to the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

Recommendation

Recommend monitoring.

3.7.3 Cooling Outside Unit 2

FINS DAMAGED

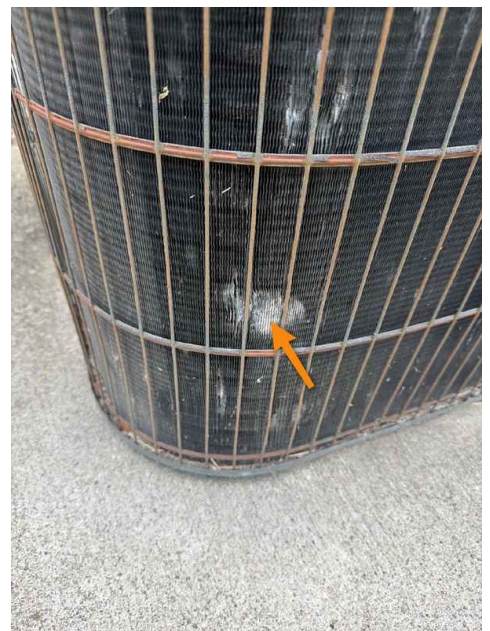


Recommendation

I observed indications of damaged fins on the exterior compressor unit of the cooling system. Recommend annual cleaning, inspection and evaluation by HVAC professional.

Recommendation

Contact a qualified HVAC professional.



3.8.1 Cooling Outside Unit 3

AIR FLOW RESTRICTED



Routine Maintenance

Air flow to the air conditioner condenser was restricted by debris. This may result in inefficient operation. Recommend annual inspection and cleaning by HVAC professional.

[Check out this article for a handy homeowner DIY option.](#)

Recommendation

Contact a qualified HVAC professional.



3.8.2 Cooling Outside Unit 3

INSULATION MISSING OR DAMAGED

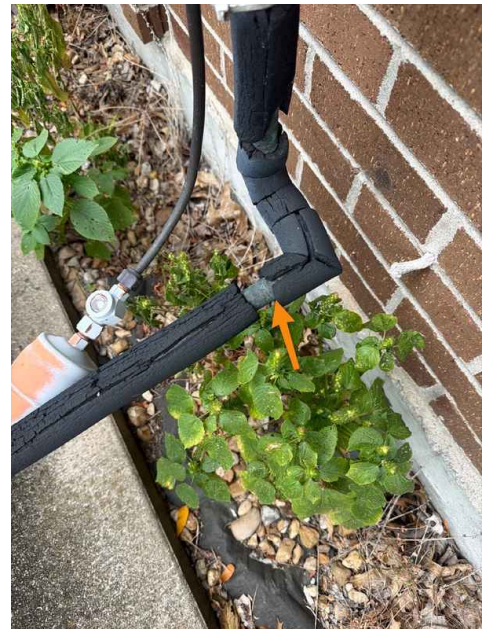


Recommendation

Outside AC unit missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend replacing insulation.

Recommendation

Contact a qualified HVAC professional.



3.8.3 Cooling Outside Unit 3

FINS DAMAGED



Recommendation

I observed indications of damaged fins on the exterior compressor unit of the cooling system. Recommend annual cleaning, inspection and evaluation by HVAC professional.

Recommendation

Contact a qualified HVAC professional.



3.9.1 Cooling Outside Unit 4

AIR FLOW RESTRICTED

Air flow to the air conditioner condenser was restricted by debris. This may result in inefficient operation. Recommend annual inspection and cleaning by HVAC professional.

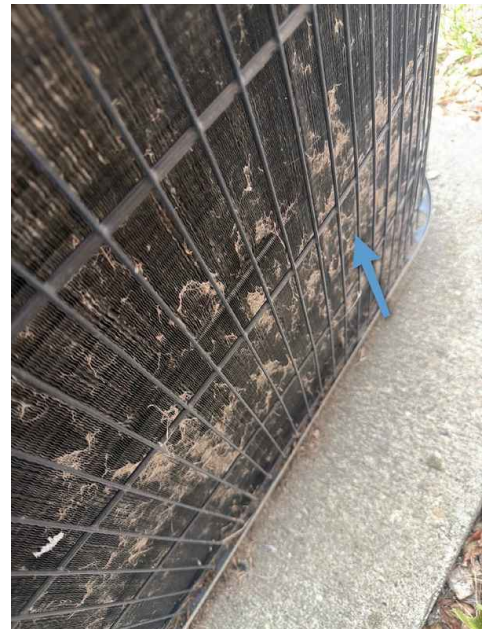
[Check out this article for a handy homeowner DIY option.](#)

Recommendation

Contact a qualified HVAC professional.



Routine Maintenance



3.9.2 Cooling Outside Unit 4

INSULATION MISSING OR DAMAGED

Outside AC unit missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend replacing insulation.

Recommendation

Contact a qualified HVAC professional.



Recommendation



3.9.3 Cooling Outside Unit 4

OLDER SYSTEM



I observed during my inspection that the system appeared to be older and closer to the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

Recommendation

Recommend monitoring.

3.9.4 Cooling Outside Unit 4

FINS DAMAGED



I observed indications of damaged fins on the exterior compressor unit of the cooling system. Recommend annual cleaning, inspection and evaluation by HVAC professional.

Recommendation

Contact a qualified HVAC professional.



3.10.1 Cooling Outside Unit 5

INSULATION MISSING OR DAMAGED



Outside AC unit missing or damaged insulation on refrigerant line can cause energy loss and condensation. Recommend replacing insulation.

Recommendation

Contact a qualified HVAC professional.



3.14.1 Exterior Windows & Screens

WINDOW CASE CAULKING

The caulking is worn, deteriorated, or missing in one or more places. Recommend replacing with new caulk to prevent moisture and insect intrusion as well as improve homes energy efficiency.

Recommendation

Contact a handyman or DIY project



3.15.1 Exterior Doors

DOOR PAINT/REFINISH NEEDED

Door finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.

Recommendation

Contact a handyman or DIY project





3.16.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR



Routine Maintenance

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal to prevent further deterioration from moisture and freezing.

Recommendation

Contact a qualified concrete contractor.



3.16.2 Walkways, Patios & Driveways

WALKWAY CRACKING - MINOR



Routine Maintenance

Minor cosmetic cracks observed. Recommend monitor and/or have concrete contractor patch/seal to prevent further deterioration from moisture and freezing.

Recommendation

Contact a handyman or DIY project



3.16.3 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MAJOR



Recommendation

Major cracks observed to the driveway and the curbs. Recommend have concrete contractor patch/seal to prevent further deterioration from moisture and freezing.

Recommendation

Contact a qualified concrete contractor.



3.18.1 Railings, Guards & Handrails

RAILING - LOOSE

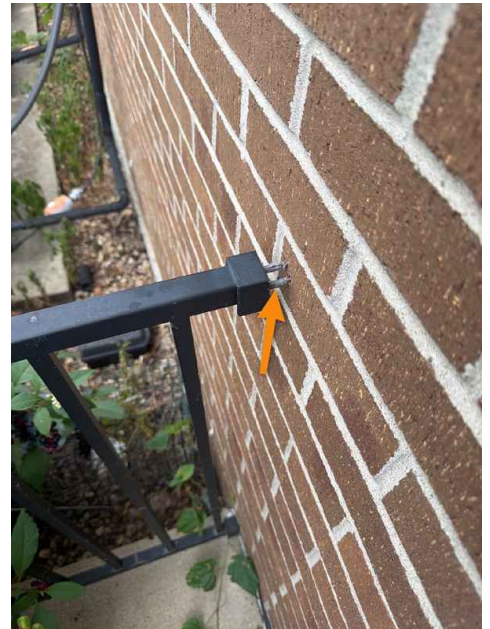


Recommendation

The railing felt less than adequate for the industry standard of 200 lbs. of horizontal force. I recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified general contractor.



3.20.1 Vegetation, Grading, & Drainage

DENSE VEGETATION NEAR HOME

Routine Maintenance

I observed dense vegetation around the house in areas. This condition limited and restricted my visual inspection. Dense vegetation and landscaping up against or near the house foundation and exterior walls may be prone to water penetration and insect infestation.

Trimming, pruning and some landscaping is recommended.

Recommendation

Contact a handyman or DIY project



3.20.2 Vegetation, Grading, & Drainage

DRAIN - CLOGGED OR DAMAGED

Recommendation

Where the water flows to the edge of the parking lot it is clogged with debris and is overgrown. Recommend further evaluation and repair

Recommendation

Contact a qualified landscaping contractor



4: BUILT-IN APPLIANCES

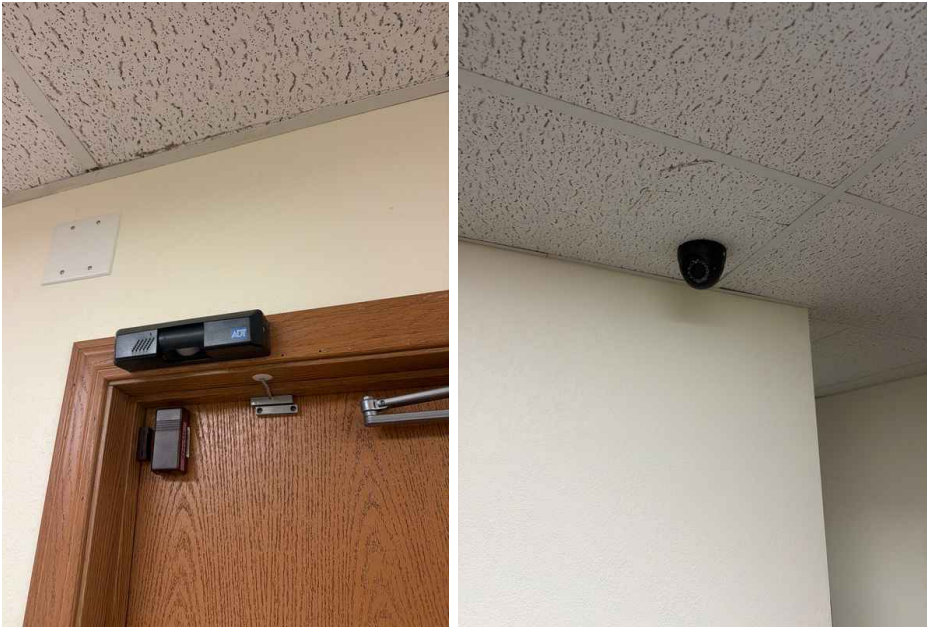
		IN	NI	NP	R
4.1	General	X			X
4.2	Garbage Disposal	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Alarm System Installed

An alarm system is not part of a visual home inspection. I recommend inquiring with current homeowner about operation and any monitoring contracts that may be in place or apps needed to run equipment.



Observations

4.1.1 General

 Recommendation

EXPIRED FIRE EXTINGUISHER

One or more fire extinguishers are out of date and no longer certified for use. An expired extinguisher may not function properly in an emergency, reducing its effectiveness in suppressing fires. The extinguisher should be replaced or recharged by a qualified professional to ensure it meets current safety standards.

Recommendation
Contact a qualified professional.



5: INTERIOR - FINISHED

		IN	NI	NP	R
5.1	General	X			
5.2	Doors	X			X
5.3	Windows & Screens	X			
5.4	Floors	X			X
5.5	Stairs, Steps, & Ramps	X			
5.6	Railings, Guards & Handrails	X			
5.7	Walls	X			
5.8	Ceilings	X			X
5.9	Countertops & Cabinets	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Observations

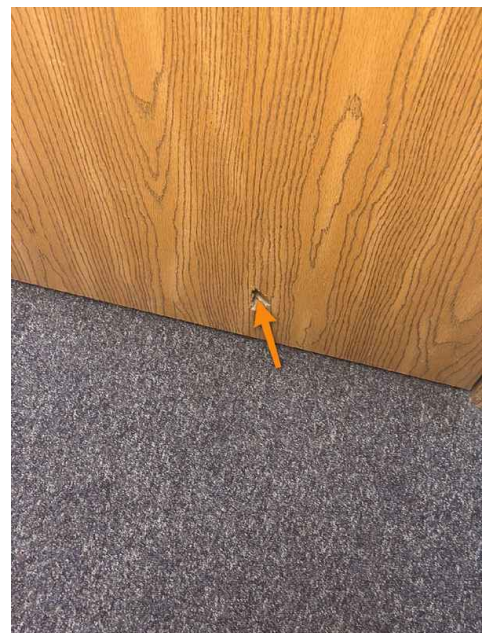
5.2.1 Doors

DAMAGE TO DOOR

There is damage to the doors in one or more places. Recommend patching, painting, staining or replacing as desired.

Recommendation

Contact a handyman or DIY project



5.2.2 Doors

LOOSE OR MISSING HARDWARE

This door has loose or missing hardware. Recommend to repair or replace for proper operation of the door.

In a lot of cases the hardware is there but just needs reinstalled.

[Here is a DIY article](#) on fixing loose hinges.

Recommendation

Contact a handyman or DIY project





5.2.3 Doors

DOOR DOESN'T LATCH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.

Recommendation

Contact a handyman or DIY project



Recommendation



Bathroom

5.4.1 Floors

CARPET NEEDS CLEANED

Carpet had areas of staining or soiling and loose. Recommend to clean repair and replace as needed.

Recommendation

Contact a qualified professional.



Recommendation



5.8.1 Ceilings

MINOR DAMAGE



Recommendation

Ceiling has minor damage in one or more locations. Recommend repairing and painting to match as desired.

Recommendation

Contact a handyman or DIY project

5.8.2 Ceilings

MOISTURE DAMAGE



Recommendation

Stains and repair on ceiling. The source of leakage should be identified and corrected. There was no moisture in areas at the time of inspection. Recommend to find leaks and the ceiling be repaired and re-painted or stained.

Recommendation

Contact a qualified general contractor.



6: ELECTRICAL

		IN	NI	NP	R
6.1	Main & Subpanels, Breakers & Fuses	X			
6.2	Wiring	X			X
6.3	Lighting & Fan Fixtures	X			X
6.4	Switches	X			
6.5	Receptacles & GFCI	X			X
6.6	Smoke & Carbon Monoxide Detectors	X			

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

Main & Subpanels, Breakers & Fuses: Main Panel Location

Kitchen, Hallway

Main & Subpanels, Breakers & Fuses: Panel Capacity

200 AMP, 200 AMP

Main & Subpanels, Breakers & Fuses: Panel Manufacturer

Square D, Square D



Main & Subpanels, Breakers & Fuses: Sub Panel Location

N/A

Wiring: Type of Wiring, If Visible

NM-B (Romex)

Lighting & Fan Fixtures: Exhaust Fans

Fan with Light

Limitations

Smoke & Carbon Monoxide Detectors

UNABLE TO TEST EVERY DETECTOR

I was unable to test every detector. We recommend testing all of the detectors. Ask the seller about the performance of the detectors and of any issues regarding them. We recommend replacing all of the detectors (smoke and carbon monoxide) with new ones just for peace of mind and for safety concerns.

Observations

6.2.1 Wiring

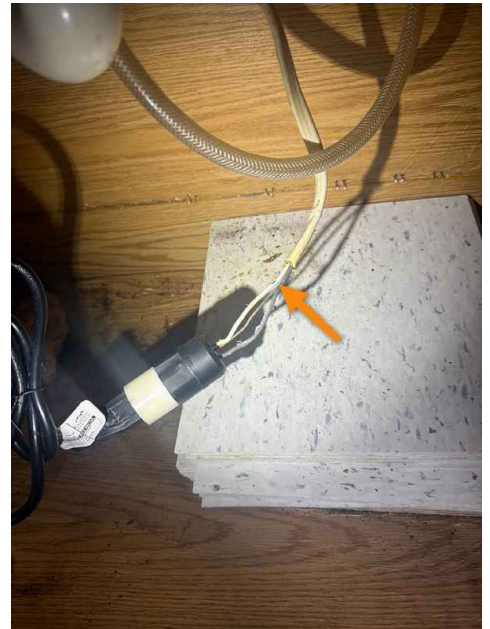
DAMAGE TO WIRES OBSERVED

Major or Safety Item

I observed damage to a wire(s). Electrical hazard. Under the breakroom sink.

Recommendation

Contact a qualified electrical contractor.



6.3.1 Lighting & Fan Fixtures

LIGHT INOPERABLE

Routine Maintenance

One or more lights are not operating. New light bulb possibly needed. Recommend further evaluation and repair.

Recommendation

Contact a handyman or DIY project



6.5.1 Receptacles & GFCI

COVER OR PLATES MISSING

Recommendation

One or more receptacles or boxes are missing a cover plate or have a cover plate of the incorrect rating for the plugs location. This could cause a short or shock risk. Recommend installation of plates and covers.

Recommendation

Contact a handyman or DIY project



6.5.2 Receptacles & GFCI

GFCI FAILED TO TRIP

These GFCI receptacles would not trip with the GFCI tester recommend replacing by an electrical contractor.

Recommendation

Contact a qualified electrical contractor.



Recommendation



6.5.3 Receptacles & GFCI

GFCI RESET ACCESSIBLE

GFCI resets inaccessible in one or more locations. When a GFCI receptacle trips, you should be able to reset it at the receptacle location. Receptacles should be in readily accessible locations, ensuring there is easy access for resetting the receptacle if it trips. Recommend installing additional GFCI resets.

In this case the batrooms reset in the single bathroom.

Recommendation

Contact a qualified electrical contractor.



Recommendation



7: PLUMBING

		IN	NI	NP	R
7.1	General	X			
7.2	Sinks	X			X
7.3	Tubs & Showers	X			
7.4	Toilets	X			X
7.5	Main Water Shut-off Device	X			
7.6	Drain, Waste, Distribution & Vent	X			X
7.7	Hot Water Systems, Controls, Flues & Vents	X			
7.8	Water Conditioning or Filtering			X	
7.9	Sump Pump			X	

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Water Source
Public

Main Water Shut-off Device:
Location
Utility Room

Hot Water Systems, Controls, Flues & Vents: Power Source/Type
Electric



Hot Water Systems, Controls, Flues & Vents: Location
Utility Room

Sump Pump: Location
N/A

Hot Water Systems, Controls, Flues & Vents: Manufacturer
State

I recommend flushing & servicing your water heater tank annually for optimal performance. Water temperature should be set to at least 120 degrees F to kill microbes and no higher than 130 degrees F to prevent scalding.
[Here is a nice maintenance guide from Lowe's to help.](#)
Year manufactured:2006

Observations

7.2.1 Sinks

NO RUNNING WATER AT SINK

I observed that there was no running water at this sink.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Bathroom

7.4.1 Toilets

TOILET - LOOSE

Toilet base is loose. Recommend further evaluation and repair to prevent water damage.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



Men's Barhroom

7.6.1 Drain, Waste, Distribution & Vent

LEAKING PIPE

The water fountain shows signs of a leak. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified plumbing contractor.



Recommendation



8: HEATING, VENTILATION AND AIR CONDITION (HVAC)

		IN	NI	NP	R
8.1	General	X			
8.2	Normal Operating Controls	X			X
8.3	Heating & Cooling Equipment Inside	X			X
8.4	Heating & Cooling Equipment Inside 2	X			X
8.5	Heating & Cooling Equipment Inside 3	X			X
8.6	Heating & Cooling Equipment Inside 4	X			X
8.7	Distribution System	X			
8.8	Ventilation- Attic Fan			X	
8.9	Humidifier	X			X

IN = Inspected NI = Not Inspected NP = Not Present R = Recommendations

Information

General: Cooling System Operational

System produced cool air on demand.

General: Heating System Operational

System produced warm air on demand.

Heating & Cooling Equipment Inside: Brand

Lennox

Year manufactured 2013

Heating & Cooling Equipment Inside: Energy Source

Natural Gas

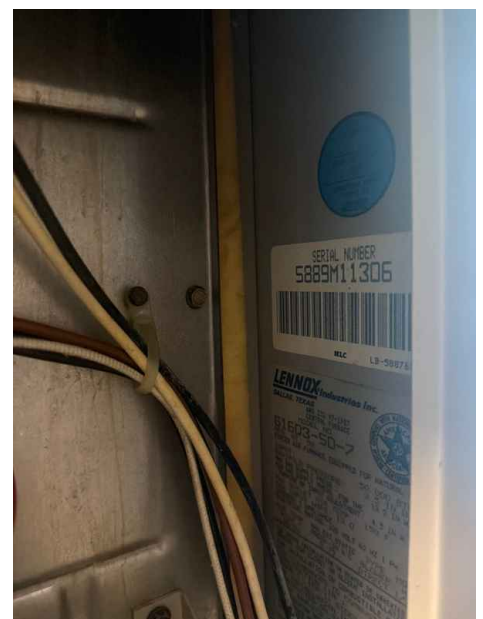
Heating & Cooling Equipment Inside: Heat Type

Forced Air

Heating & Cooling Equipment Inside 2: Brand

Lennox

Year manufactured 1989



Heating & Cooling Equipment Inside 2: Energy Source

Natural Gas

Heating & Cooling Equipment Inside 2: Heat Type

Forced Air

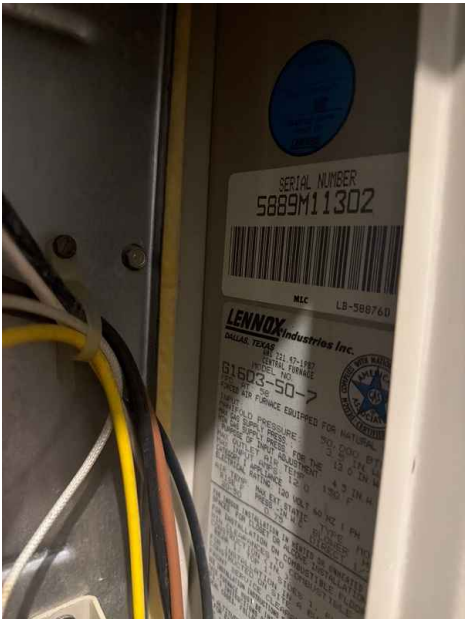
Heating & Cooling Equipment
Inside 3: Brand
Lennox
Year manufactured 1989



Heating & Cooling Equipment
Inside 3: Energy Source
Natural Gas

Heating & Cooling Equipment
Inside 3: Heat Type
Forced Air

Heating & Cooling Equipment
Inside 4: Brand
Lennox
Year manufactured 1989



Heating & Cooling Equipment
Inside 4: Energy Source
Natural Gas

Heating & Cooling Equipment
Inside 4: Heat Type
Forced Air

Humidifier: Humidifier
Thermostat Location
N/A

Heating & Cooling Equipment Inside: Filter location and Size

Here is a photo of the location and size of your filters. Check you HVAC filters regularly and replace as needed.



Heating & Cooling Equipment Inside 2: Filter location and Size

Here is a photo of the location and size of your filters. Check you HVAC filters regularly and replace as needed.



Heating & Cooling Equipment Inside 3: Filter location and Size

Here is a photo of the location and size of your filters. Check you HVAC filters regularly and replace as needed.



Heating & Cooling Equipment Inside 4: Filter location and Size

Here is a photo of the location and size of your filters. Check you HVAC filters regularly and replace as needed.



Humidifier: Humidifier Maintenance

This home is equipped with a whole house humidifier. The by-pass humidifier needs to be serviced and cleaned every year. When not in use, turn off the water valve, shut the damper closed, and turn off the humidity level control.

Observations

8.2.1 Normal Operating Controls

INOPERABLE

Thermostat/remote was inoperable for the mini split new battery's is likely needed. Recommend replacing battery's in remote.



Recommendation

Contact a qualified HVAC professional.



8.3.1 Heating & Cooling Equipment Inside



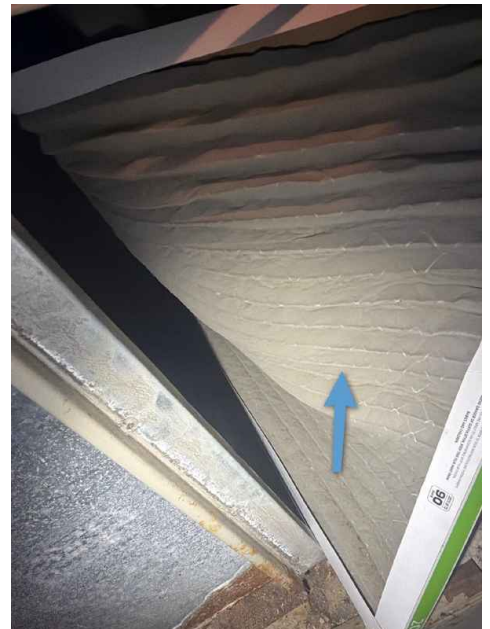
Routine Maintenance

FILTER DIRTY

The furnace filter is dirty . Filters should be replaced at least every 6 months.

Recommendation

Recommended DIY Project



8.3.2 Heating & Cooling Equipment Inside



Routine Maintenance

OLDER SYSTEM

I observed during my inspection that the system appeared to be older and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

Recommendation

Recommend monitoring.

8.3.3 Heating & Cooling Equipment Inside



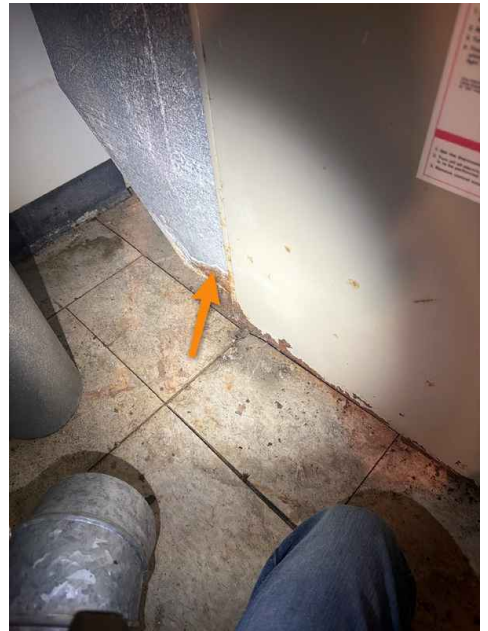
Recommendation

CORROSION

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



8.4.1 Heating & Cooling Equipment Inside 2



FILTER DIRTY

The furnace filter is dirty . Filters should be replaced at least every 6 months.

Recommendation

Recommended DIY Project



8.4.2 Heating & Cooling Equipment Inside 2

NEEDS SERVICING/CLEANING



Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

Recommendation

Contact a qualified HVAC professional.

8.4.3 Heating & Cooling Equipment Inside 2

OLDER SYSTEM



I observed during my inspection that the system appeared to be older and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

Recommendation

Recommend monitoring.

8.4.4 Heating & Cooling Equipment Inside 2



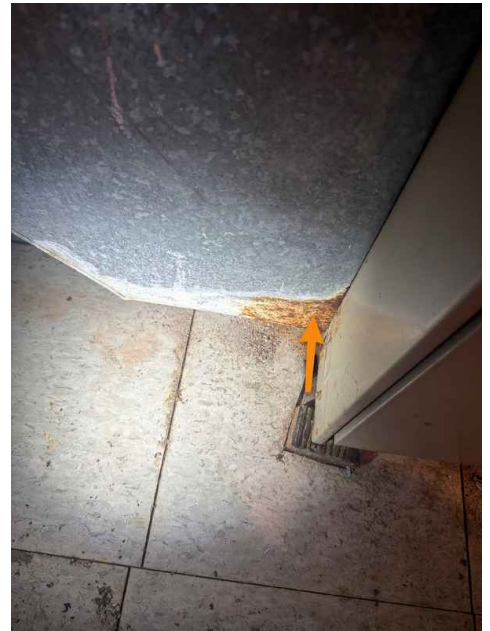
Recommendation

CORROSION

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



8.5.1 Heating & Cooling Equipment Inside 3



Routine Maintenance

FILTER DIRTY

The furnace filter is dirty . Filters should be replaced at least every 6 months.

Recommendation

Recommended DIY Project



8.5.2 Heating & Cooling Equipment Inside 3



Routine Maintenance

OLDER SYSTEM

I observed during my inspection that the system appeared to be older and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

Recommendation

Recommend monitoring.

8.5.3 Heating & Cooling Equipment Inside 3



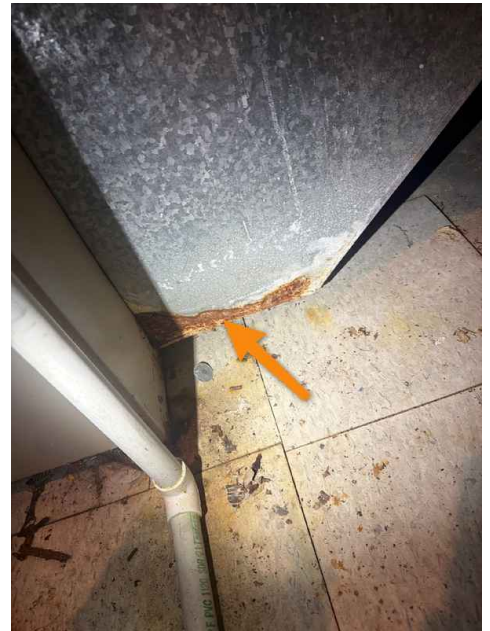
Recommendation

CORROSION

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



8.6.1 Heating & Cooling Equipment Inside 4



Routine Maintenance

FILTER DIRTY

The furnace filter is dirty . Filters should be replaced at least every 6 months.

Recommendation

Recommended DIY Project



8.6.2 Heating & Cooling Equipment Inside 4



Routine Maintenance

OLDER SYSTEM

I observed during my inspection that the system appeared to be older and at the end of its service life. It may not be reliable. Ask the homeowner or occupant about its recent performance. Regular maintenance and monitoring of its condition is recommended. Budgeting for repairs and future replacement is recommended. [InterNACHI's Standard Estimate Life Expectancy Chart for Homes](#)

Recommendation

Recommend monitoring.

8.6.3 Heating & Cooling Equipment Inside 4



Recommendation

CORROSION

Furnace was corroded in one or more areas. This could be the result of improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



8.6.4 Heating & Cooling Equipment Inside 4

HEATING AND COOLING INOP



Major or Safety Item

The heating and cooling of this unit we could not get to work. Recommend a hvac professional evaluate and repair.

Recommendation

Contact a qualified heating and cooling contractor



8.9.1 Humidifier

HUMIDIFIER LEAKING

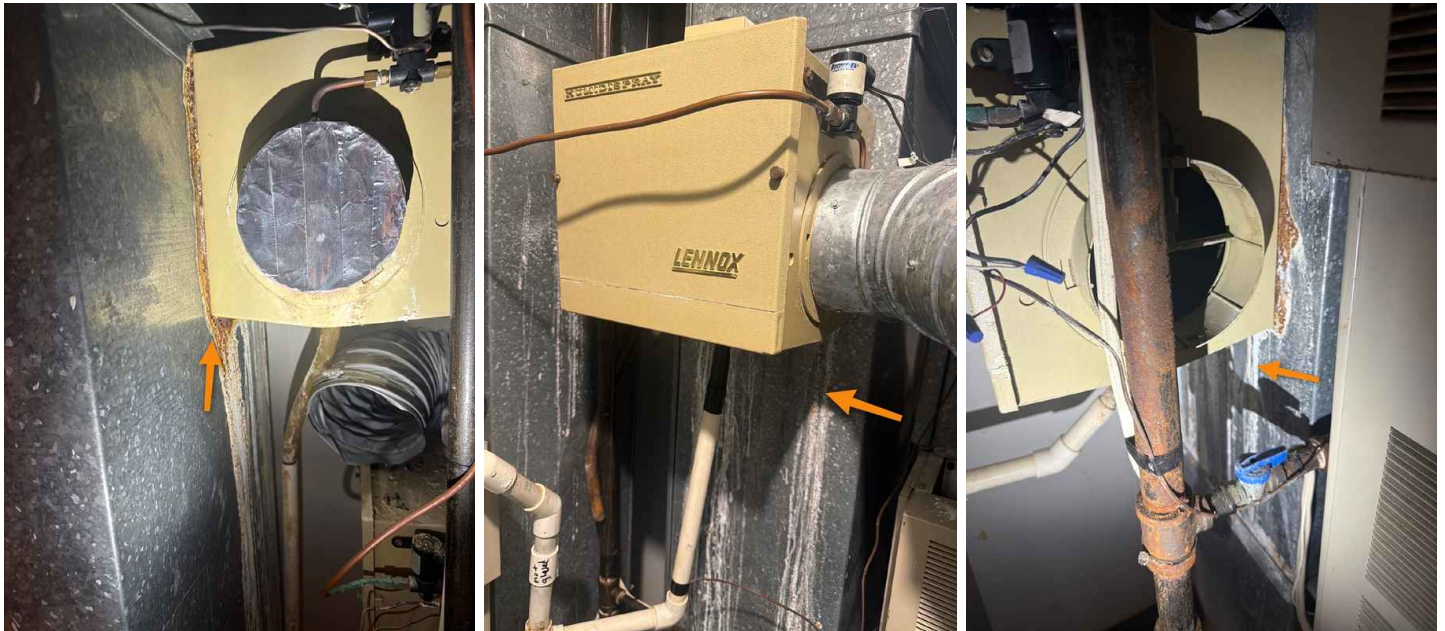


Recommendation

Observed the humidifier is leaking on all units. Recommend further evaluation and repair.

Recommendation

Contact a qualified professional.



8.9.2 Humidifier

HUMIDIFIER NOT OPERATING

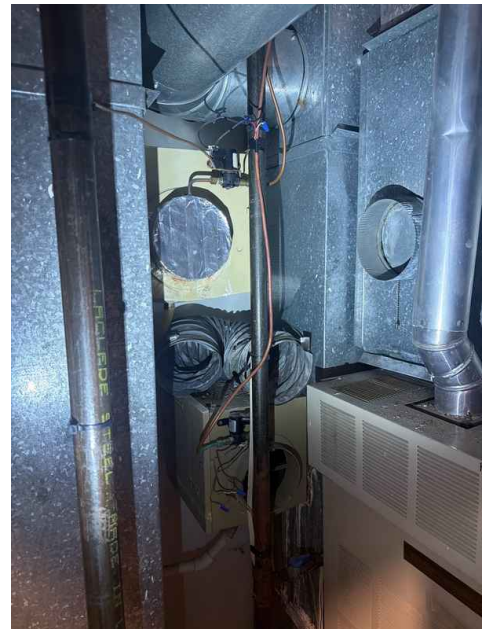


Recommendation

The humidifier is not functioning on all units. This should be evaluated by an HVAC professional to determine whether the issue is mechanical failure, control malfunction, or a simple maintenance need. Restoring proper operation will help maintain appropriate humidity levels throughout the home.

Recommendation

Contact a qualified heating and cooling contractor



9: ATTIC

		IN	NI	NP	R
9.1	General	X			
9.2	Structural Components & Observations in Attic	X			
9.3	Insulation in Attic	X			
9.4	Ventilation in Attic	X			
9.5	Mechanical Exhaust Systems	X			

IN = Inspected

NI = Not Inspected

NP = Not Present

R = Recommendations

Information

Insulation in Attic: Type of Insulation Observed

Blown Fiberglass

Insulation in Attic: Approximate Average Depth of Insulation

9-12 inches

Determining how much insulation should be installed in a house depends upon where a home is located. The amount of insulation that should be installed at a particular area of a house is dependent upon which climate zone the house is located and the local building codes.

This house is in Zone 4 so Department of Energy recommends a value of R-38 or better in the Attic.

Limitations

General

COULD NOT SEE EVERYTHING IN ATTIC

I could not see and inspect everything in the attic space. The access is restricted and my inspection is limited.