



HOME & PROPERTY

INSPECTIONS

Inspection Report

Property Address:

D2 Home and property Inspections LLC



D2 Home and property Inspections LLC

**John DeWitt
3989 North 20th
Ozark Mo. 65721**

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Date	Time:	Report ID:
Property:	Customer:	Real Estate Professional:

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. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it 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, component or unit is not in this home or building.

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

All components designated for inspection in the InterNaci Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report. It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind. Please refer to the pre-inspection contract for a full explanation of the scope of the inspection. It is recommend to buy a home warranty to cover any unexpected repairs.

Visual Inspection Only

In Attendance:

Customer representative

Type of building:

Single Family (2 story)

Approximate age of building:

Over 10 Years

Temperature:

Over 65

Weather:

Clear

Ground/Soil surface condition:

Damp

Rain in last 3 days:

No

Radon Test:

Yes

Water Test:

No

1. Roofing / Chimneys / Roof Structure and Attic

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.



Styles & Materials

Viewed roof covering from:

Ground
Extra Info : With a drone

Roof-Type:

Hip

Roof Covering:

3-Tab fiberglass

Chimney (exterior):

Metal Flue Pipe

Sky Light(s):

None

Roof Ventilation:

Passive

Method used to observe attic:

Walked

Roof Structure:

Stick-built
2 X 6 Rafters

Ceiling Structure:

2X6

Attic info:

Pull Down stairs

Attic Insulation:

Blown

Items

1.0 Roof Coverings

Comments: Inspected

(1) Right rear corner, roof covering damaged. Recommend repair by a qualified contractor.



1.0 Item 1(Picture)

(2) Shingles starting to curl. Recommend to monitor.



1.0 Item 2(Picture)

(3)

1. Roof has some nail popping.
2. Roof has some granule lost.



1.0 Item 3(Picture)

1.1 Flashings

Comments: Inspected

1.2 Roof Ventilation

Comments: Inspected

1.3 Skylights, Chimneys and Roof Penetrations

Comments: Inspected

1.4 Roof Drainage Systems (gutters and downspouts)

Comments: Inspected

1.5 Roof Structure and Attic (Report leak signs or condensation)

Comments: Inspected

Moisture stains present. This is located approximately right of the front door.



1.5 Item 1(Picture)

1.6 Ventilation Fans and Thermostatic Controls Attic fan (Attic)

Comments: Not Present

1.7 Insulation in Attic

Comments: Inspected

It is about 13 inches thick or 47.6 R-Value.



1.7 Item 1(Picture)

1.8 Visible Electric Wiring in Attic

Comments: Inspected

1.9 Bathroom/Kitchen fans vented to outside

Comments: Inspected, Repair or Replace

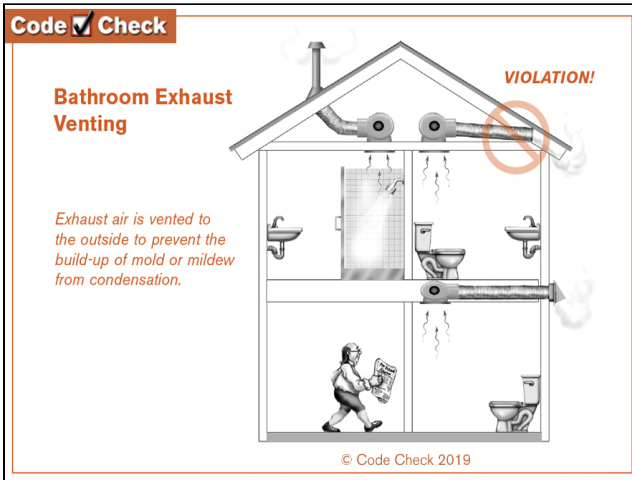
Exhaust fans are to be vented to the outside of the home with an vent cap. Bathroom vents are pulling moisture from showers including cool and warm air. When cool and warm air mix, this could cause moisture. Excessive moisture will cause condensation on roof members and insulation. This could cause mold and may leave your home unlivable. Recommend repair by qualified contractor.



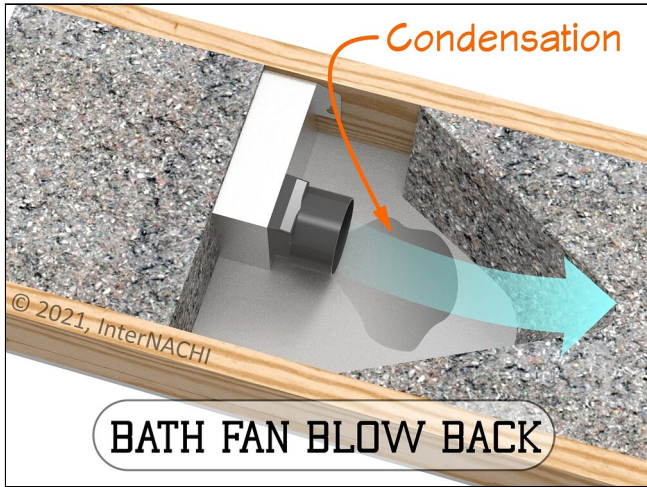
1.9 Item 1(Picture)



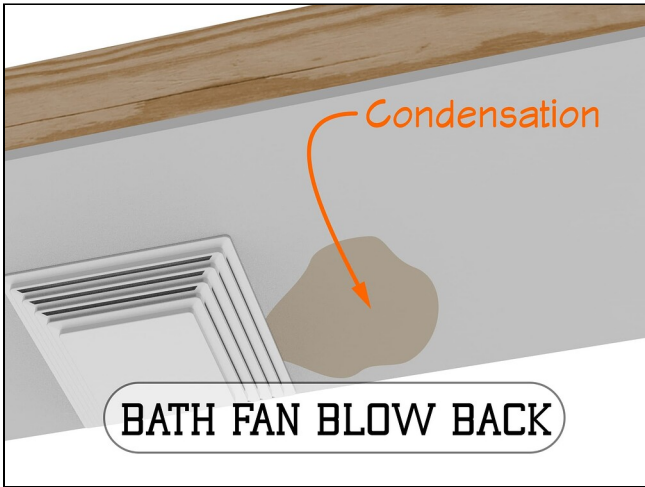
1.9 Item 2(Picture)



1.9 Item 3(Picture)



1.9 Item 4(Picture)



1.9 Item 5(Picture)

The roof of the home was inspected and reported on with the above information. 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. 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 in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.



Styles & Materials

Siding Style:

- Lap
- Rock and Mortar
- Brick

Siding Material:

- Vinyl
- Brick veneer
- Stone

Exterior Entry Doors:

- Steel

Appurtenance:

- Sidewalk

Driveway:

- Concrete

Items

2.0 Wall Cladding, Flashing and Trim

Comments: Inspected

(1) Recommend trimming trees/shrubbery away from the home. Vegetation can grow causing damage to the siding.



2.0 Item 1(Picture)

(2) The steel plate supporting the brick veneer over the garage doors is showing signs of rust. In the near future sanding and repainting may be necessary.



2.0 Item 2(Picture)

(3) In various places the siding and trim has minor damage.



2.0 Item 3(Picture)



2.0 Item 4(Picture)

(4) Barewood showing at the rear of the home. Recommend weatherproofing. No visual evidence of house wrap on the home.



2.0 Item 5(Picture)

(5) Recommend caulking where the siding meets the foundation. Barewood is showing.



2.0 Item 6(Picture)

2.1 Doors (Exterior)

Comments: Inspected

- 1. Front-facing left side, trim has minor damage around the door.
- 2. Recommend weatherproofing the trim. This will help prolong the life of the wood.



2.1 Item 1(Picture)



2.1 Item 2(Picture)

2.2 Windows

Comments: Inspected

(1) In various places the screens has minor damage.



2.2 Item 1(Picture)



2.2 Item 2(Picture)

(2) No J trim installed around the windows.



2.2 Item 3(Picture)

2.3 Decks, Balconies, Balconies, Stoops, Steps, Areaways, Fences, Porches, Patio/Cover and Applicable Railings

Comments: Inspected

The back patio has vertical cracks. Recommend maintaining a positive slope so the water will drain away from the patio.



2.3 Item 1(Picture)

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Comments: Inspected

(1) Vertical crack on the sidewalk left of the drive. Sidewalk has minor settling. Recommend maintaining a positive slope so water will drain away from the walkway.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

(2) Minor erosion around the sidewalk. Recommend adding Soil.



2.4 Item 3(Picture)

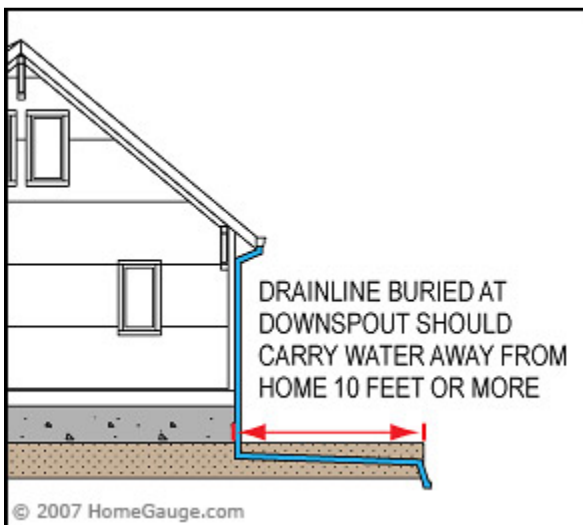
(3) The ground drain lines need extending and burying below the surface. Water should flow away from the foundation.



2.4 Item 4(Picture)



2.4 Item 5(Picture)



2.4 Item 6(Picture)

(4) Front-facing left side, patio has vertical cracks in various places. Recommend maintaining a positive slope so the water will drain away from the patio.

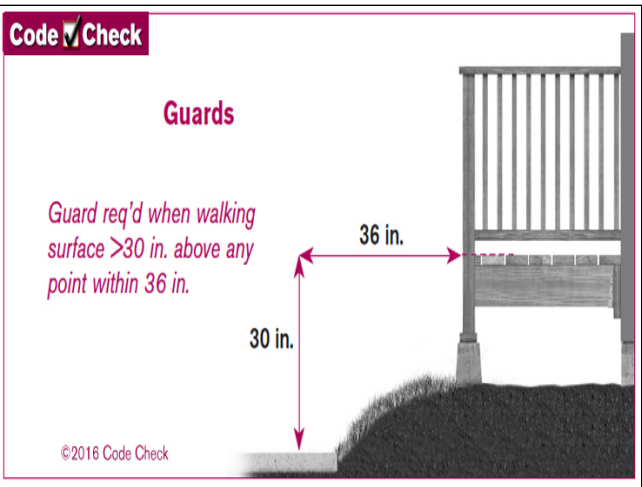


2.4 Item 7(Picture)

(5) Recommend adding a guard rail or landscaping to prevent a person from walking off causing injury.



2.4 Item 8(Picture)



2.4 Item 9(Picture)

(6) Left rear corner of the home, recommend reattaching the downspout to the underground pipe. This will help prevent erosion.

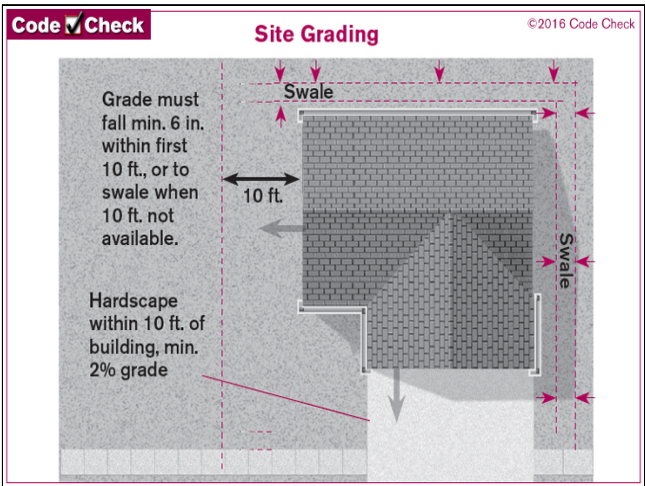


2.4 Item 10(Picture)

(7) There is a negative slope at the rear of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.



2.4 Item 11(Picture)



2.4 Item 12(Picture)

2.5 Eaves, Soffits and Fascias

Comments: Inspected

2.6 Plumbing Water Faucets (hose bibs)

Comments: Inspected

2.7 Additional Building

Comments: Not Inspected

I did not inspect any additional buildings. I only inspected the main structure. Deficiencies may exist with these structures or building (s). Our company makes no representation to the condition of these structures or building (s).



2.7 Item 1(Picture)

The exterior of the home was inspected 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 in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage



Styles & Materials

Garage Door Type:	Garage Door Material:	Auto-opener Manufacturer:
Two automatic	Metal	CHAMBERLAIN LIFT-MASTER

Items

- 3.0 Garage Ceiling

Comments: Inspected
- 3.1 Garage Walls (Including Firewall Separation)

Comments: Inspected
- 3.2 Garage Floor

Comments: Inspected
- 3.3 Garage Door (s)

Comments: Inspected
- 3.4 Occupant Door from Garage to inside home

Comments: Inspected
- 3.5 Garage Door Operators (Report whether or not doors will reverse when met with resistance)

Comments: Inspected
- 3.6 Garage door safety eye beams

Comments: Inspected

4. Kitchen Components and Appliances

The home inspector shall observe and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.



Styles & Materials

Dishwasher Brand:	Disposer Brand:	Exhaust/Range hood:
KITCHEN AIDE	BADGER	RE-CIRCULATE
Range/Oven:	Built in Microwave:	Trash Compactors:
GENERAL ELECTRIC	GENERAL ELECTRIC	NONE
Cabinetry:	Countertop:	Clothes Dryer Vent Material:
Wood	Granite	Metal
Dryer Power Source:		
220 Electric		

Items

- 4.0

Pantry/Closet Doors

Comments: Inspected
- 4.1

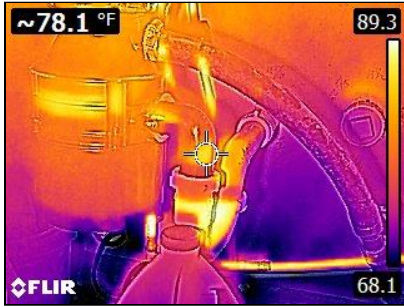
Counters and a representative number of Cabinets

Comments: Inspected
- 4.2

Plumbing Drain and Vent Systems

Comments: Inspected

Infrared shows water in yellow. No leaks found during the inspection



4.2 Item 1(Picture)



4.2 Item 2(Picture)

4.3 Plumbing Water Supply Faucets and Fixtures

Comments: Inspected

4.4 Dishwasher

Comments: Inspected

(1) Satisfactory during the inspection.

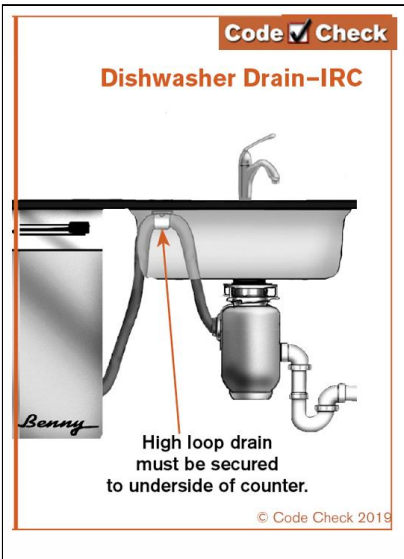


4.4 Item 1(Video)

(2) Recommend looping dishwasher drain. If drains not looped, water from the sink could possible drain back into the dishwasher.



4.4 Item 2(Picture)



4.4 Item 3(Picture)

4.5 Ranges/Ovens/Cooktops/Refrigerator

Comments: Inspected

(1) No refrigerator.



4.5 Item 1(Picture)

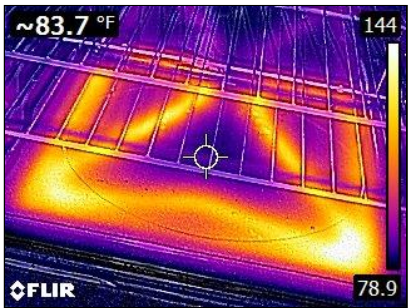
(2) Infrared shows heating in yellow. Satisfactory during the inspection.



4.5 Item 2(Picture)



4.5 Item 3(Picture)



4.5 Item 4(Picture)



4.5 Item 5(Picture)

4.6 Range Hood

Comments: Inspected

Satisfactory during the inspection. Recommend cleaning the grease screen.



4.6 Item 1(Video)

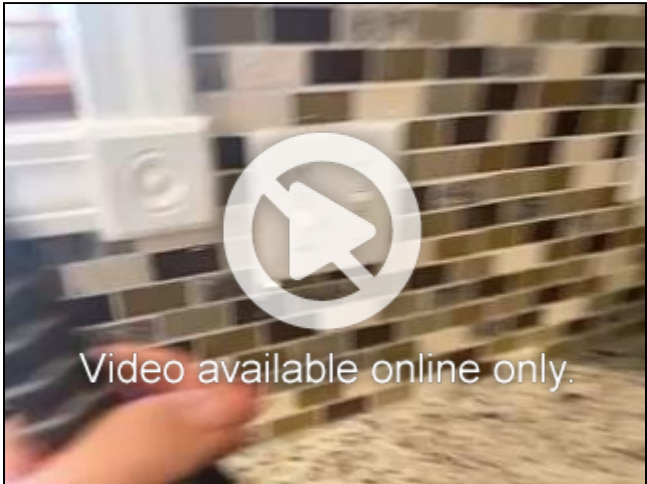
4.7 Trash Compactor

Comments: Not Present

4.8 Food Waste Disposal

Comments: Inspected

Disposal turned on and operated satisfactory during the inspection. Recommend cleaning the debris before using the disposal.



4.8 Item 1(Video)

4.9 Microwave Cooking Equipment

Comments: Inspected

Red light indicated microwave heating and satisfactory during the inspection.



4.9 Item 1(Video)

4.10 Clothes Dryer Vent Piping

Comments: Inspected

Dryer vent should be cleaned annually. If not clean this can possible cause a house fire.

The built-in appliances of the home were inspected 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 in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Rooms

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.



Styles & Materials

Ceiling Materials:

Drywall

Wall Material:

Sheetrock

Floor Covering(s):

Carpet

Laminated T&G

Tile

Interior Doors:

Hollow core

Window Types:

Thermal/Insulated

Window Manufacturer:

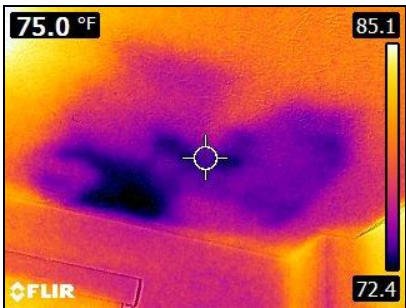
UNKNOWN

Items

5.0 Ceilings

Comments: Inspected

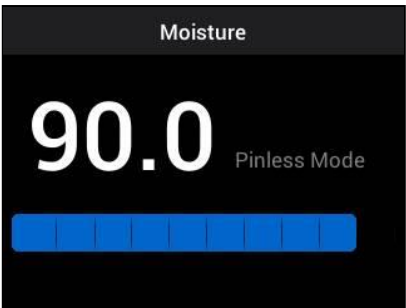
(1) Infrared shows moisture in blue. (this is located by the front door) Moisture meter shows 90% moisture present. This is considered active.



5.0 Item 1(Picture)

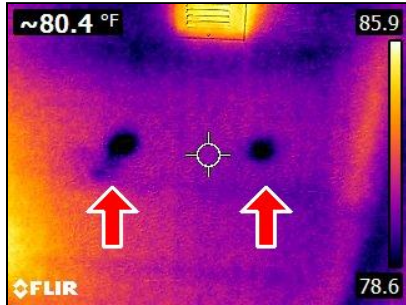


5.0 Item 2(Picture)



5.0 Item 3(Picture)

(2) In the primary bathroom down stairs, infrared shows in blue where moisture is present. This is located under the secondary bathroom where the drain was leaking.



5.0 Item 4(Picture)

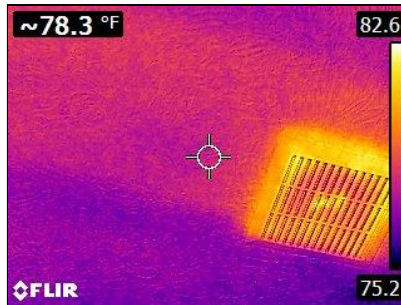


5.0 Item 5(Picture)

(3) Moisture stain present around the fan in the down stairs primary bathroom. Infrared shows no active moisture during the inspection.



5.0 Item 6(Picture)



5.0 Item 7(Picture)

5.1 Walls

Comments: Inspected

5.2 Floors

Comments: Inspected

(1) The carpet on the stairs is showing signs of wear.



5.2 Item 1(Picture)

(2) Downstairs paint on the carpet.



5.2 Item 2(Picture)

5.3 Steps, Stairways, Balconies and Railings

Comments: Inspected

The handrail going up the stairs is loose.



5.3 Item 1(Picture)

5.4 Doors (Representative number)

Comments: Inspected

In the upstairs bedroom left of the primary bathroom, the balls for the closing mechanism on the closet door are missing.



5.4 Item 1(Picture)

5.5 Windows (Representative number)

Comments: Inspected

Recommend caulking around each window as needed.



5.5 Item 1(Picture)

The interior of the home was inspected 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 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 in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Bathroom and Components

Bathtubs/sinks are filled if a stopper is available. The inspector shall test all whirlpool tub for functionality. Inspector shall note any defects if present. The inspector shall run hot water (if available) to inspect for leaks. Included but not limited to under the home if accessible.



Styles & Materials

Exhaust Fans:

Fan only

Items

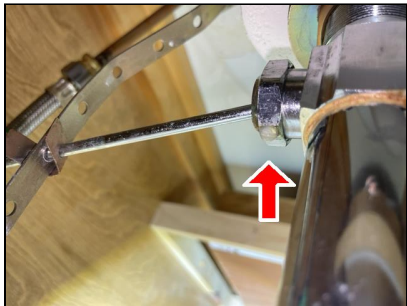
6.0 Counters and Cabinets

Comments: Inspected

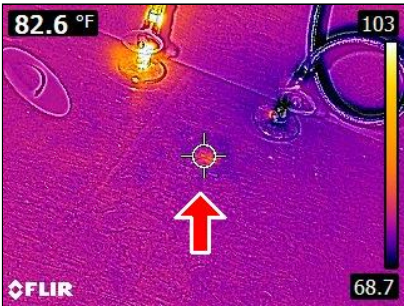
6.1 Plumbing Drain, Waste and Vent Systems

Comments: Inspected

(1) The arm for the stopper mechanism is leaking where it enters the drain. Infrared shows water in yellow. Recommend repair by a qualified contractor. (The upstairs primary bathroom.)



6.1 Item 1(Picture)

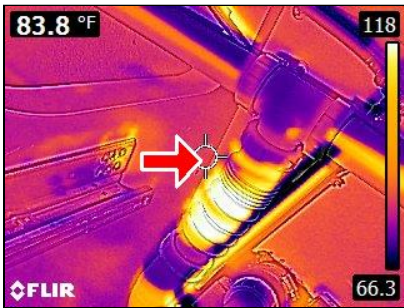


6.1 Item 2(Picture)



6.1 Item 3(Picture)

(2) The drain in the primary bathroom upstairs is leaking. Recommend repair by a qualified contractor.



6.1 Item 4(Picture)



6.1 Item 5(Picture)

(3) Infrared shows water in yellow. No leaks found during the inspection.(including the laundry room)



6.1 Item 6(Picture)



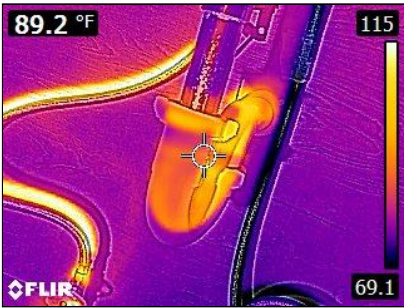
6.1 Item 7(Picture)



6.1 Item 8(Picture)



6.1 Item 9(Picture)



6.1 Item 10(Picture)



6.1 Item 11(Picture)

6.2 Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Inspected

Upstairs in the primary bathroom low water pressure on the hot water side of the sink.



6.2 Item 1(Picture)

6.3 Sink

Comments: Inspected

6.4 Toilet

Comments: Inspected

(1) The toilet is loose at the floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified contractor repair or correct as needed.(Primary bathroom downstairs.)



6.4 Item 1(Picture)

(2) The toilet is loose at the floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified contractor repair or correct as needed.(Upstairs in the primary bathroom.)



6.4 Item 2(Picture)

6.5 Shower/Tub

Comments: Inspected

(1) Recommend caulking around the base of the shower in the upstairs secondary bathroom. This will help prevent water from entering the subfloor.



6.5 Item 1(Picture)

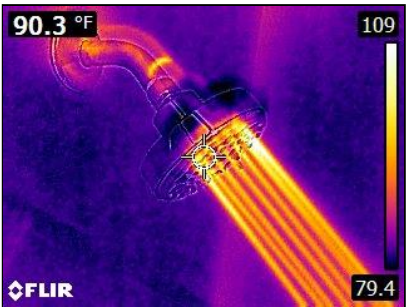
(2) Shower in all bathroom, mixing valve operating satisfactory with a temp of around 90.3 degrees. Temp top left on the photo.



6.5 Item 2(Picture)



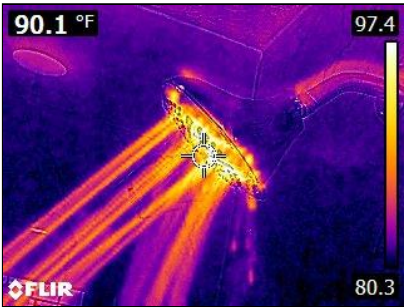
6.5 Item 3(Picture)



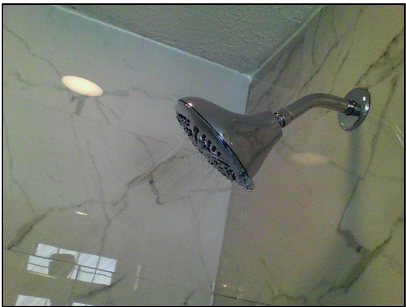
6.5 Item 4(Picture)



6.5 Item 5(Picture)



6.5 Item 6(Picture)



6.5 Item 7(Picture)

6.6 Exhaust fan

Comments: Inspected

7. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.



Styles & Materials

Foundation: Poured concrete	Method used to observe Crawlspace: Crawled	Floor Structure: 2 X 10
Wall Structure: Wood	Columns or Piers: Concrete piers	Floor System Insulation: NONE

Items

7.0 Foundations, Basements and Crawlspaces (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

Comments: Inspected

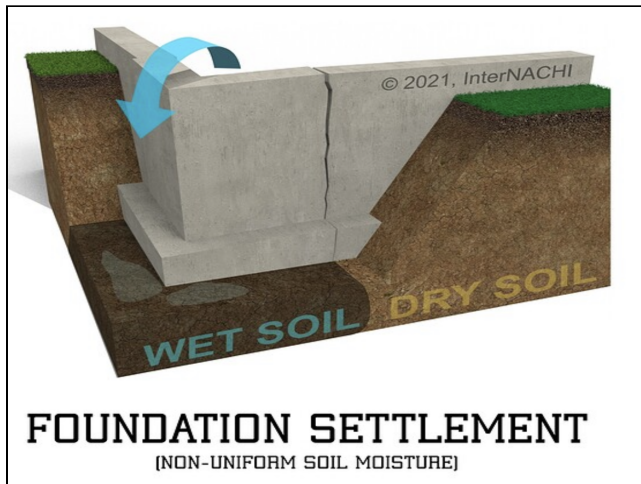
(1) A vertical crack in various places. Recommend maintaining a positive slope so water will drain away from the foundation.



7.0 Item 1(Picture)



7.0 Item 2(Picture)



7.0 Item 3(Picture)

(2) Signs of moisture intrusion at the right rear corner of the home. Recommend maintaining a positive slope so the water will drain away from the foundation.



7.0 Item 4(Picture)

(3) White efflorescence (powder substance) on block wall indicates moisture is in contact with the masonry. This does not necessarily indicate that intrusion will occur. I recommend checking the gutters and the downspout drain lines for proper operation. Also, a water proofing paint could be applied to the interior side of the block if necessary. Efflorescence is found on many homes without water intrusion occurring inside the home. But, it should alert you to the possibility that future steps may be needed.(garage)



7.0 Item 5(Picture)

7.1 Walls (Structural)

Comments: Inspected

D2 Home and property Inspections LLC

7.2 Columns or Piers

Comments: Inspected

7.3 Floors (Structural)

Comments: Inspected

7.4 Ceilings (Structural)

Comments: Inspected

7.5 Insulation under Floor System

Comments: Not Present

7.6 Vapor Retarders (On ground in crawlspace or basement)

Comments: Inspected

The vapor barrier (plastic) on the crawlspace ground is missing. A vapor barrier provides added protection to the floor system from moisture or dampness that can enter from ground. A qualified person should repair or replace as needed.



7.6 Item 1(Picture)

7.7 Ventilation of Foundation Area (crawlspace or basement)

Comments: Inspected

7.8 Signs of Wood destroying insects(termites)

Comments: Inspected, Repair or Replace

Evidence of Termites observed.

Recommend a licensed pest control operator's evaluation for the scope of treatment/costs if not currently under a warranty.



7.8 Item 1(Picture)



7.8 Item 2(Picture)



7.8 Item 3(Picture)



7.8 Item 4(Picture)

7.9 Recommend a pest treatment program(none wood destroying insects)

Comments: Inspected

Recommend a treatment for the typical household pest.

The structure of the home was inspected 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 in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.



Styles & Materials

Water Source: Public	Plumbing Water Supply (into home): PVC	Plumbing Water Distribution (inside home): PEX
Washer Drain Size: 2" Diameter	Plumbing Waste Line: PVC	Water Heater Power Source: Gas (quick recovery)
Water Heater Capacity: 50 Gallon (2-3 people)	Water Heater Manufacturer: BRADFORD-WHITE	

Items

8.0 Plumbing Drain, Waste and Vent Systems

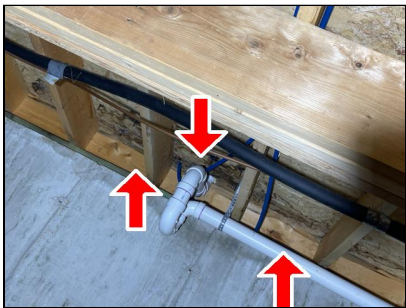
Comments: Inspected

- (1) The flange is leaking in the primary bathroom downstairs. Recommend repair by a qualified contractor.



8.0 Item 1(Picture)

(2) 2 inch drain for the laundry room is leaking. Recommend repair by a qualified contractor.



8.0 Item 2(Picture)

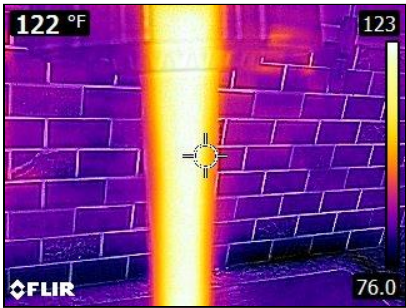
8.1 Plumbing Water Supply and Distribution Systems and Fixtures

Comments: Inspected

8.2 Hot water Temperature

Comments: Inspected

Around 122 degrees. Temp top left on the photo.



8.2 Item 1(Picture)

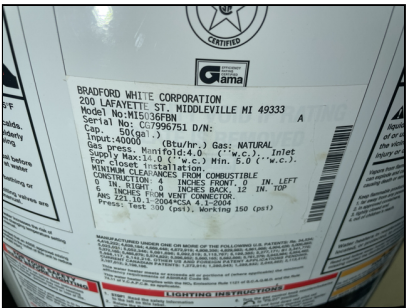
8.3 Hot Water Systems, Controls,

Comments: Inspected

(1) Information.



8.3 Item 1(Picture)



8.3 Item 2(Picture)

(2) The hot water tank is making a popping noise. This is sometimes due to debris in the tank.



8.3 Item 3(Picture)

8.4 Main Water Shut-off Device (Describe location)

Comments: Inspected

The main shut off is located outside in the ground.(at the meter)

8.5 Water PSI

Comments: Inspected

Around 41.



8.5 Item 1(Picture)

8.6 Fuels Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)

Comments: Inspected

(1) No leaks detected during the inspection.(furnace/hot water tank)



8.6 Item 1(Video)

(2) No leaks were detected during the inspection.(fireplace)



8.6 Item 2(Video)

8.7 Main Fuel Shut-off (Describe Location)

Comments: Inspected

The primary fuel shut-off is at the gas meter outside.



8.7 Item 1(Picture)

8.8 Sump Pump

Comments: Not Present

8.9 Sanitary Pump

Comments: Not Present

.....
The plumbing in the home was inspected 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 barely 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. 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 in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



Styles & Materials

Electrical Service Conductors:

Below ground

Panel capacity:

200 AMP

Panel Type:

Circuit breakers

Electric Panel Manufacturer:

SQUARE D

Branch wire 15 and 20 AMP:

Copper

Wiring Methods:

Romex

Items

9.0 Service Entrance Conductors

Comments: Inspected

9.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Comments: Inspected

Home was put under a load. Infrared shows a safe operating temp during the inspection.

91.9 °F 99.0 89.2 FLIR

90.9 °F 104 91.1 FLIR

9.1 Item 1(Picture)

9.1 Item 2(Picture)

9.1 Item 3(Picture)



9.1 Item 4(Picture)

9.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

Comments: Inspected

9.3 Breakers Double Tapped

Comments: Inspected

9.4 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: Inspected

The light in the kitchen would not turn on. Possibly the bulb is out.



9.4 Item 1(Picture)

9.5 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, and all receptacles in garage, carport and exterior walls

Comments: Inspected

9.6 Location of Main and Distribution Panels

Comments: Inspected

In the garage.



9.6 Item 1(Picture)

9.7 Smoke Detectors

Comments: Inspected

9.8 Carbon Monoxide Detectors

Comments: Inspected

The electrical system of the home was inspected 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. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Heat Type: Forced Air	Energy Source: Gas	Number of Heat Systems (excluding wood): Two
Heat System Brand: RHEEM	Ductwork: Insulated	Filter Type: Disposable
Filter Size: N/A	Types of Fireplaces: Vented gas logs	Operable Fireplaces: One
Number of Woodstoves: None	Cooling Equipment Type: Air conditioner unit	Cooling Equipment Energy Source: Electricity
Central Air Manufacturer: RHEEM	Number of AC Only Units: One	

Items

10.0 Heating Equipment
Comments: Inspected

(1) Information.



10.0 Item 1(Picture)



10.0 Item 2(Picture)

(2) The heat exchanger was satisfactory during the inspection.



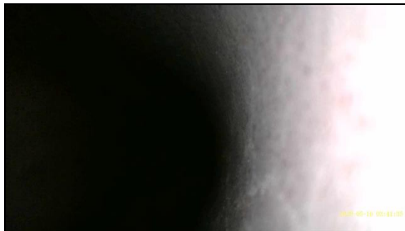
10.0 Item 3(Picture)



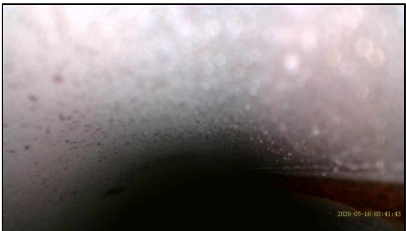
10.0 Item 4(Picture)



10.0 Item 5(Picture)



10.0 Item 6(Picture)



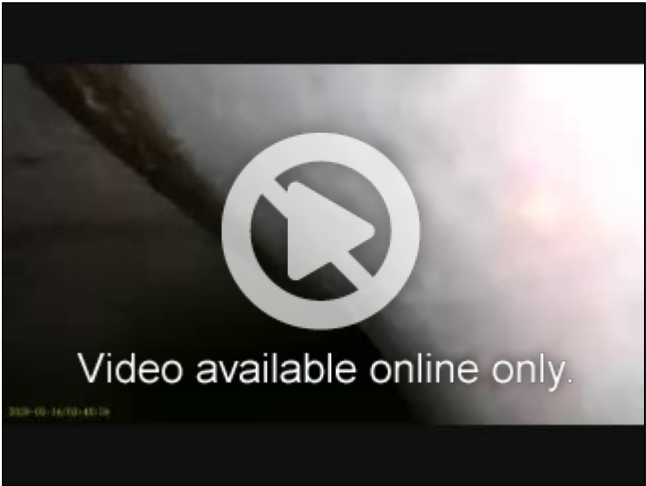
10.0 Item 7(Picture)



10.0 Item 8(Picture)



10.0 Item 9(Picture)



10.0 Item 10(Video)

10.1 Normal Operating Controls/Including Temp
Comments: Inspected

Temp reading from the duct was around 107 degrees.Temp top left on the photo. Heating system was satisfactory during the inspection. Recommend the start of the heating season(each year) a HVAC specialist service the system.



10.1 Item 1(Picture)

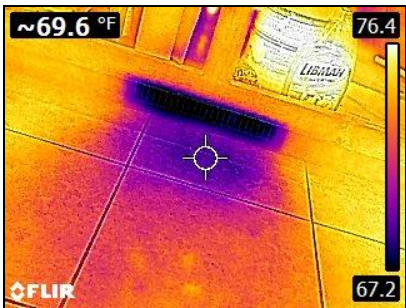
10.2 Automatic Safety Controls

Comments: Inspected

10.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: Inspected

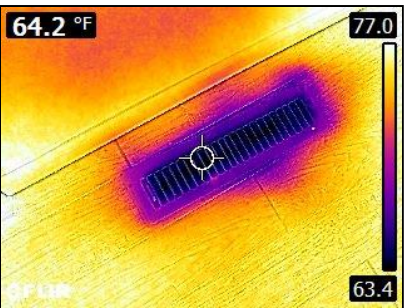
Infrared shows in blue each duct operating satisfactory during the inspection.



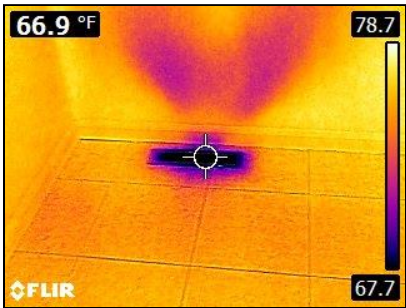
10.3 Item 1(Picture)



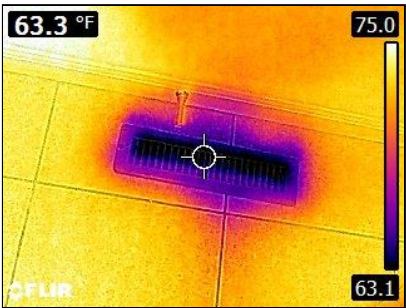
10.3 Item 2(Picture)



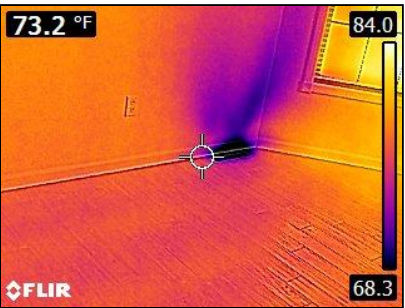
10.3 Item 3(Picture)



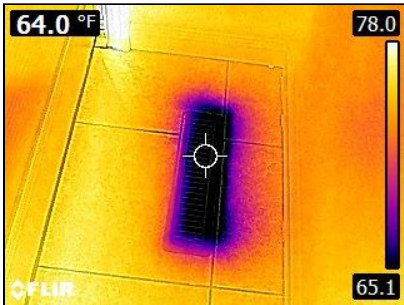
10.3 Item 4(Picture)



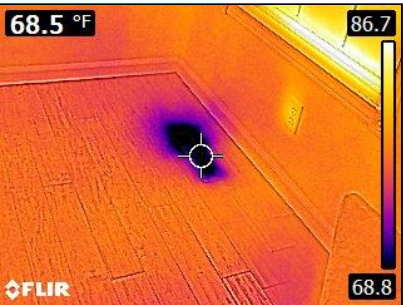
10.3 Item 5(Picture)



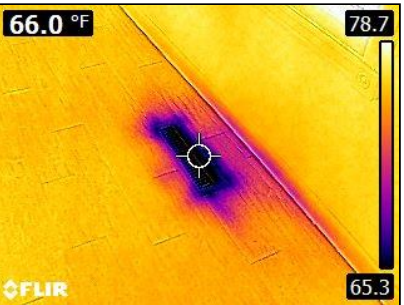
10.3 Item 6(Picture)



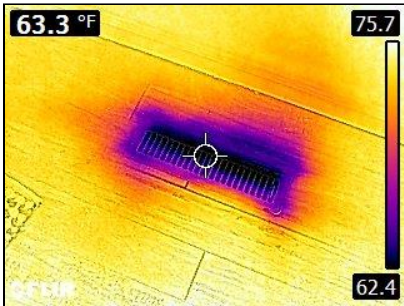
10.3 Item 7(Picture)



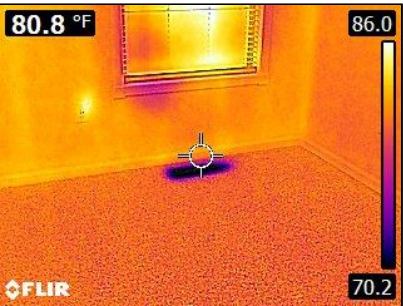
10.3 Item 8(Picture)



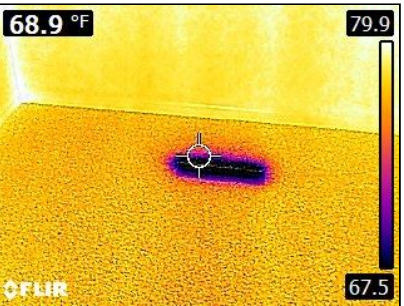
10.3 Item 9(Picture)



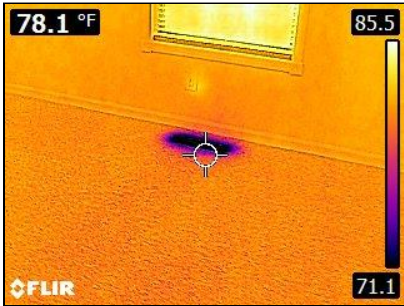
10.3 Item 10(Picture)



10.3 Item 11(Picture)



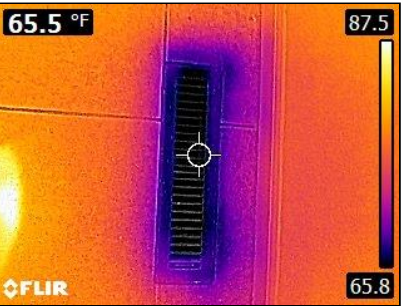
10.3 Item 12(Picture)



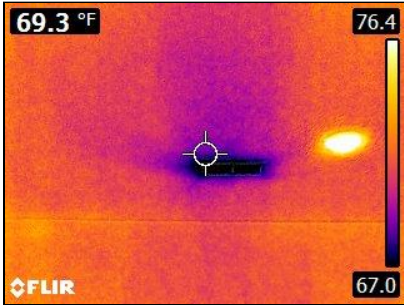
10.3 Item 13(Picture)



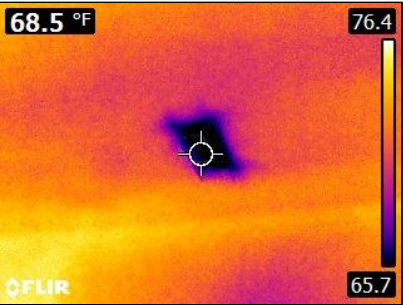
10.3 Item 14(Picture)



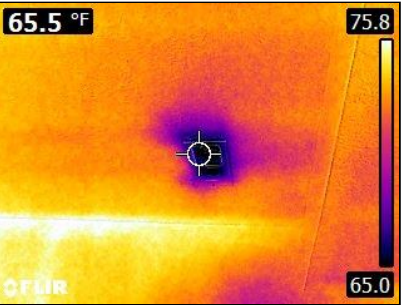
10.3 Item 15(Picture)



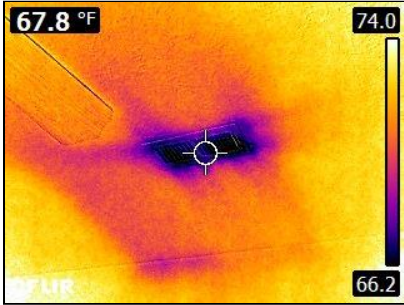
10.3 Item 16(Picture)



10.3 Item 17(Picture)



10.3 Item 18(Picture)



10.3 Item 19(Picture)

D2 Home and property Inspections LLC

10.4 Presence of installed heat source in each room

Comments: Inspected

10.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Comments: Inspected

(1) No carbon monoxide detected during the inspection.



10.5 Item 1(Video)

(2) Infrared shows a safe temp exiting the home.



10.5 Item 2(Picture)



10.5 Item 3(Picture)

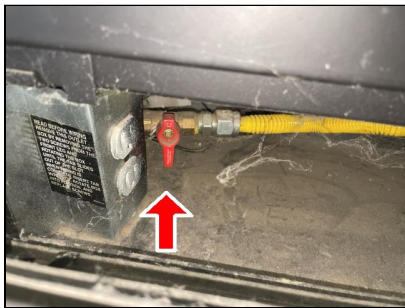
10.6 Solid Fuel heating Devices (Fireplaces, Woodstove)

Comments: Not Present

10.7 Gas/LP Firelogs/Electric Fireplaces

Comments: Inspected

Recommend asking the owners to supply fuel to the fireplace to make sure it's operational.



10.7 Item 1(Picture)

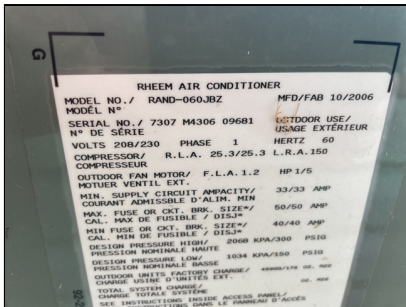
10.8 Cooling and Air Handler Equipment

Comments: Inspected

(1) Information.



10.8 Item 1(Picture)



10.8 Item 2(Picture)

(2) Recommend a cover for the main disconnect on the AC unit.



10.8 Item 3(Picture)

10.9 Normal Operating Controls/Including Temp

Comments: Inspected

The ambient air test was performed by using thermometers on the air handler of Air conditioner to determine if the difference in temperatures of the supply and return air are between 14 degrees and 22 degrees which indicates that the unit is cooling as intended. The supply air temperature on your system read 59.3 degrees, and the return air temperature was 78 degrees. This indicates the range in temperature drop is normal. Recommend the start of the season needing AC(each year) a HVAC specialist service the system.



10.9 Item 1(Picture)

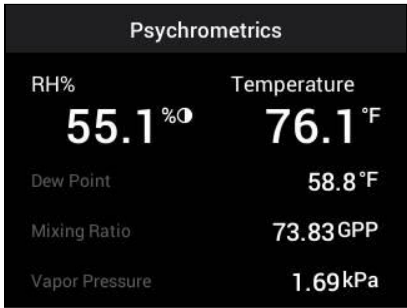
10.10 Presence of installed cooling source in each room

Comments: Inspected

10.11 Air temp from heating/cooling system per room. Including RH and DEW

Comments: Inspected

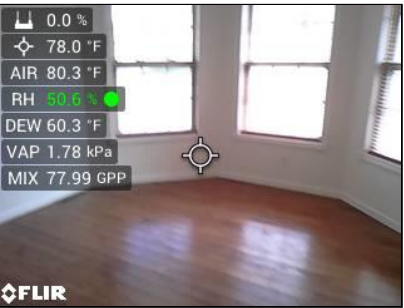
Air temp with RH and DEW in each room. Information left on the photo. This gives an insight on how the system is preforming through out the home.



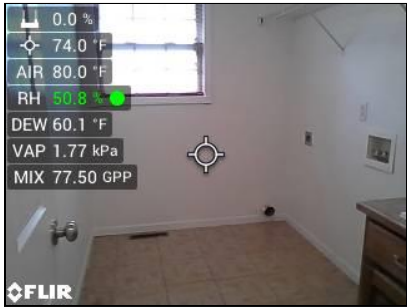
10.11 Item 1(Picture)



10.11 Item 2(Picture)



10.11 Item 3(Picture)



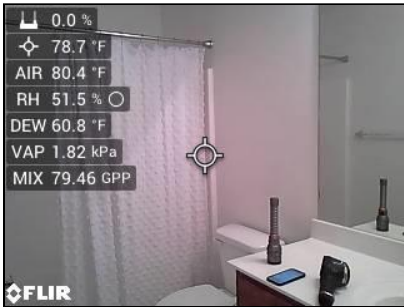
10.11 Item 4(Picture)



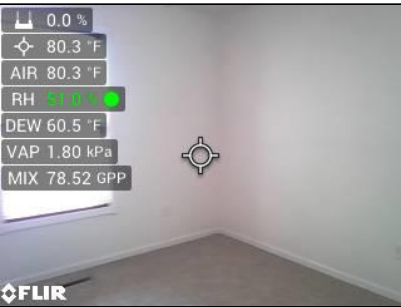
10.11 Item 5(Picture)



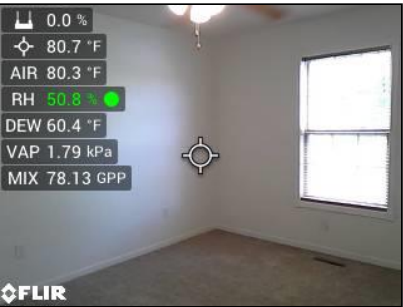
10.11 Item 6(Picture)



10.11 Item 7(Picture)



10.11 Item 8(Picture)



10.11 Item 9(Picture)



10.11 Item 10(Picture)



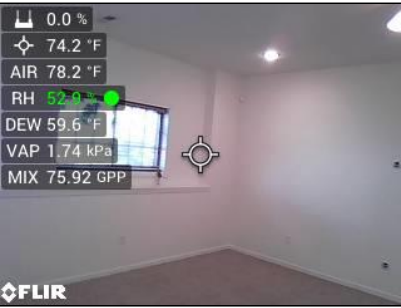
10.11 Item 11(Picture)



10.11 Item 12(Picture)



10.11 Item 13(Picture)



10.11 Item 14(Picture)

The heating and cooling system of this home was inspected 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 is not meant to be technically exhaustive. 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 in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary



D2 Home and property Inspections LLC

3989 North 20th
Ozark Mo. 65721

Customer

Address

D2 Home and property Inspections LLC

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 home. 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.

1. Roofing / Chimneys / Roof Structure and Attic

1.5 Roof Structure and Attic (Report leak signs or condensation)

Inspected

Moisture stains present. This is located approximately right of the front door.

1.9 Bathroom/Kitchen fans vented to outside

Inspected, Repair or Replace

Exhaust fans are to be vented to the outside of the home with an vent cap. Bathroom vents are pulling moisture from showers including cool and warm air. When cool and warm air mix, this could cause moisture. Excessive moisture will cause condensation on roof members and insulation. This could cause mold and may leave your home unlivable. Recommend repair by qualified contractor.

2. Exterior

2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

Inspected

(3) The ground drain lines need extending and burying below the surface. Water should flow away from the foundation.

(7) There is a negative slope at the rear of home and can cause or contribute to water intrusion or deterioration. I recommend correcting landscape to drain water away from home.

5. Rooms

5.0 Ceilings

Inspected

(1) Infrared shows moisture in blue. (this is located by the front door) Moisture meter shows 90% moisture present. This is considered active.

(2) In the primary bathroom down stairs, infrared shows in blue where moisture is present. This is located under the secondary bathroom where the drain was leaking.

6. Bathroom and Components

6.1 Plumbing Drain, Waste and Vent Systems

Inspected

(1) The arm for the stopper mechanism is leaking where it enters the drain. Infrared shows water in yellow. Recommend repair by a qualified contractor. (The upstairs primary bathroom.)

(2) The drain in the primary bathroom upstairs is leaking. Recommend repair by a qualified contractor.

6.4 Toilet

Inspected

(1) The toilet is loose at the floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified contractor repair or correct as needed.(Primary bathroom downstairs.)

(2) The toilet is loose at the floor. Repairs may involve re-setting the toilet on a new wax seal. I recommend a qualified contractor repair or correct as needed.(Upstairs in the primary bathroom.)

7. Structural Components

7.8 Signs of Wood destroying insects(termites)

Inspected, Repair or Replace

Evidence of Termites observed.

Recommend a licensed pest control operator's evaluation for the scope of treatment/costs if not currently under a warranty.

8. Plumbing System

8.0 Plumbing Drain, Waste and Vent Systems

Inspected

(1) The flange is leaking in the primary bathroom downstairs. Recommend repair by a qualified contractor.

(2) 2 inch drain for the laundry room is leaking. Recommend repair by a qualified contractor.

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. Home 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 home 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, 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; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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INVOICE

HOME & PROPERTY
INSPECTIONS

D2 Home and property Inspections LLC
3989 North 20th
Ozark Mo. 65721
Inspected By: John DeWitt

Inspection Date: 5/13/2022
Report ID:

Customer Info:	Inspection Property:
 Customer's Real Estate Professional:	

Inspection Fee:

D2 Home and property Inspections LLC

Service	Price	Amount	Sub-Total
2,500 - 2,999 sq. ft.	400.00	1	400.00
Wood Destroying Insect (termite) Inspection form	50.00	1	50.00
Pay at closing (up to 30 days)	50.00	1	50.00
			Tax \$0.00
			Total Price \$500.00

Payment Method:
Payment Status:
Note: