



# Inspection Report

**Nancy Buyer**

**Property Address:**  
330 & 332 SE Somewhere  
Lee's Summit MO 64063



**Holmes Inspection Company**

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<b>Date:</b> 7/30/2013	<b>Time:</b> 09:36 AM	<b>Report ID:</b> 42785 - 346
<b>Property:</b> 330 & 332 SE Somewhere Lee's Summit MO 64063	<b>Customer:</b> Nancy Buyer	

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing these buildings. Any recommendations by the inspector to modify, repair, replace or for further evaluation suggests that a second opinion or further evaluation by a qualified specialist would be prudent. Any costs associated with further inspection fees, repairs or replacement of components, systems or individual items should be taken into consideration before you purchase the property.

**Inspected (I)** = We visually observed the system, item, or component and in our opinion it appeared to be performing its intended function at the time of the inspection in response to normal use. In our opinion it shows wear, tear or deterioration common for its age and usage.

**Not Inspected (NI)** = This item, system, or component was not inspected and we make no representations of whether or not it was functioning as intended - nor if it was in operational condition.

**Not Present (NP)** = This item, system, or component was either not readily visible or not present in this building.

**Repair or Replace (R)** = The item, system, or component was no longer performing its intended function, and in our opinion needs further evaluation OR repair by a qualified specialist. Items, systems, components or units that can be modified, repaired or restored to a satisfactory condition may not need replacement.

**Maintenance Repair (MR)** = We consider the comment about this item, system, or component as either: a routine task of ownership; or a suggestion for future upgrades and/or improvements for a new owner.

### SCOPE OF WORK

You have contracted with us to perform a **generalist type of inspection** in accordance with the **NAHI "Standards-of-Practice"** for the inspection profession. Cosmetic defects, routine maintenance issues or defects that would be fairly apparent to a casual observer will not be included in the report. The basic inspection report will not detect or list every defect present, and the customer is informed that if such an inspection is desired, it would require both additional time and additional fee's. **The NAHI "SOP" contain limitations and exclusions.** These "SOP" are available [www.nahi.org](http://www.nahi.org) or from your inspector.

This type of inspection is different from a **specialist's inspection**, which can be costly, may take much longer (even days to complete), involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis. By contrast, the **cursorly generalist type of inspection**, although **less detailed** is mostly completed on-site **at a fraction of the cost** and within 24-48 hours.

Consequently a generalist type of inspection and its report are not as detailed or comprehensive as that generated by specialists and is not intended to be. We evaluate systems/components and report on their general overall condition. A comment of **"INSPECTED"** does not mean that the item is perfect, but only that it is functional or met a reasonable standard of operation on the day of the inspection. We try and take into consideration when a structure was built and allow for the predictable deterioration that would occur through time, such as cracks that appear in concrete or drywall surfaces around windows and doors, scuffed walls or woodwork, worn or moderately damaged floors, stiff or stuck windows, and cabinetry that does not function as well as when new. Therefore, we often ignore insignificant and predictable defects and don't note them, particularly those apparent to a casual observer or the average person without construction experience.

A building and its components are complicated and because of this, it is essential that you read the entire report. **ANY** recommendations that we make for service or for further evaluation by specialists, should be completed and verified before the close of escrow (because additional defects can sometimes be revealed by specialists and repair recommended that could affect your evaluation of the property). **Our service should not be construed as a warranty or guarantee.**

We will make a diligent effort to provide you with a reasonably accurate assessment of the condition of the property and its components. **AND** to alert you to significant defects or adverse conditions that we observed **AND** deemed material at the time of the inspection. However, per industry standards, and due to time and accessibility constraints, we only "spot-check" similar components. What that means is that we do not test every electrical outlet, light or switch; nor open every window **OR** door; nor look at every rafter **OR** floor joist, or identify every minor defect present; nor identify cosmetic conditions, or routine maintenance. Because we are not specialists and because our inspection is essentially visual, latent or hidden defects may well exist.

Our inspection is **NOT** a guarantee or warranty. It is simply a report on the general condition of a particular property, at a given point in time - a brief snapshot in time. *Furthermore, as a property owner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and other components and systems will age, wear out and fail without warning.* For these type of reasons, you should take into consideration the age and condition of the structure and its components; then obtain a comprehensive warranty policy on the property, its systems and the components.

If you **have been provided with OR are buying a service contract or warranty policy**, read it carefully. Some policies only cover insignificant costs, such as that of a roofer service, rather than replacing damaged sewer lines, etc. The representatives of some warranty policies may deny coverage on the grounds that a given condition was pre-existing, or is not covered because of a code violation or manufacture's defect. Therefore, you should read such policies very carefully, and consult with our company for any property questions that you may have concerning them.

### **REPORT SUMMARY & GENERAL COMMENTS**

We have enclosed a "**GENERAL SUMMARY**" which reflects our key findings at the time and date of our inspection on this property. This summary should not be construed as the complete report, **BUT** simply a **brief overview** of the conditions or findings most important to us at this time of conditions that we feel are most important in making an informed buy/sell decision. *Please remember, however we are not the buyers or sellers of the home, and you should read our report in its entirety and then make your own decisions.*

As with any property there is always repairs, maintenance or improvements that you may want or need to do. If you have questions or need clarification about the report, call us.

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<b>Client Present:</b> Yes	<b>Seller Present:</b> No	<b>Others Present:</b> Buyers Partner
<b>Agents Present:</b> N/A	<b>Weather Condition:</b> Cloudy / Light Rain & Mid-60's	<b>Soil Condition:</b> Wet
<b>Rain / Snow in Past 2 Weeks:</b> rain - Yesterday & Today	<b>Approximate Age Of Bldg:</b> Varied Age of 2 Bldgs; Half / Est 20-30 Yrs +/-; Half / Over 45-50 Yrs +/-	<b>Building Occupied:</b> Half - Yes / Half - No
<b>Stories / Levels:</b> 1 Story Bldgs	<b>Building Type:</b> Commercial	<b>Radon Screening:</b> No
<b>Stucco Inspection:</b> No Moisture Testing / Visual Review Only	<b>Seller Disclosure:</b> We DID NOT see a "Sellers Disclosure" (this limits our access to known facts)	<b>The Building Faces Mostly:</b> East

## 1(A). BATHROOM UNIT #330

Reference the section on **INTERIORS** for other information on doors, walls, ceilings, windows, etc.

### Items

#### 1.0.A TOILET(S)

Repair, Modify or Further Evaluation Recommended, Maintenance

The mens toilet is loose at the floor. Replace the wax seal and reseal the toilet.

#### 1.1.A SINK(S) / BASIN(S)

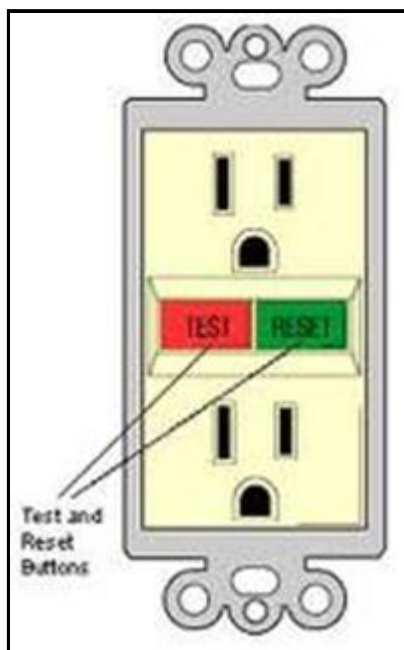
Repair, Modify or Further Evaluation Recommended, Maintenance

- The womans sink drains slowly or is clogged.
- The drain lines under the womans sink are heavily corroded.
- Service / correct.

#### 1.2.A ELECTRICAL

Repair, Modify or Further Evaluation Recommended, Maintenance

No electrical outlet seen. There should be one in each bath and they should be GFCI protected.



1.2.A Picture 1 GFCI

#### 1.3.A VENT SOURCE

Inspected

#### 1.4.A HEAT SOURCE

Inspected, Maintenance

Although nice when present, half baths are not required by building codes to have a permanent heat source.

## 1(B). BATHROOM UNIT #332

Reference the section on **INTERIORS** for other information on doors, walls, ceilings, windows, etc.

### Items

#### 1.0.B TOILET(S)

Repair, Modify or Further Evaluation Recommended, Maintenance

The tank is loose at the bowl. Service / correct.

#### 1.1.B SINK(S) / BASIN(S)

Repair, Modify or Further Evaluation Recommended, Maintenance

The sink drains slowly or is clogged. Service / correct

#### 1.2.B ELECTRICAL

Repair, Modify or Further Evaluation Recommended

The power was off to the room. The light, exhaust fan and GFCI electrical outlet were dead. Restore power to room and check all fixtures.

#### 1.3.B HEAT SOURCE

Not Inspected, Maintenance

Although nice, half baths are not required by building codes to have a permanent heat source.

## 2(A). PLUMBING UNIT #330

### Styles & Materials

**WATER SOURCE:**  
PUBLIC

**WATER SUPPLY LINES:**  
COPPER

**WASTE DISPOSAL:**  
PUBLIC

**DRAIN / WASTE / VENT:**  
PLASTIC  
CAST IRON

**WATER HEATER:**  
GAS

**ESTIMATED SIZE:**  
30 GAL

**ESTIMATED AGE:**  
5-10 YRS

**FUEL SYSTEM:**  
GAS METER

**MAIN SHUT OFF LOCATION:**  
EXTERIOR

### Items

#### 2.0.A MAIN SUPPLY LINE

Inspected

#### 2.1.A VISIBLE SUPPLY LINES

Repair, Modify or Further Evaluation Recommended

- (1) The supply lines have typical rust or corrosion.
- (2) The hot water was not working or not present on the wash sink in the warehouse area, and it was loose the floor



2.1.A Picture 1

#### 2.2.A VISIBLE DRAIN / WASTE / VENT LINES

Maintenance

- (1) The drain, waste or vent lines have typical rust or corrosion.
- (2) We noted a "capped air vent" in the bathroom area. Its possible the baths have no drain / vent to outside air. A plumber can Service and Correct or repair as needed.



2.2.A Picture 1

### 2.3.A FUEL SYSTEM

Repair, Modify or Further Evaluation Recommended, Maintenance

The gas meters are in the parking area. Pipe Bollards were not present at the gas meters. Bollards are metal or concrete posts designed to protect the gas meters and pipes from vehicular impact.



2.3.A Picture 1

### 2.4.A WATER HEATER(S)

Repair, Modify or Further Evaluation Recommended

The water heater is installed inside the bathroom. This is a prohibited location per building codes and standards. For safety relocate it and give it a proper place to drain to if it should ever leak.



2.4.A Picture 1



## 2(B). PLUMBING UNIT #332

### Styles & Materials

**WATER SOURCE:**  
PUBLIC

**WATER SUPPLY LINES:**  
COPPER  
PLASTIC

**WASTE DISPOSAL:**  
PUBLIC

**DRAIN / WASTE / VENT:**  
PLASTIC  
CAST IRON

**WATER HEATER:**  
GAS

**ESTIMATED SIZE:**  
30 GAL

**ESTIMATED AGE:**  
10-15 YRS

**FUEL SYSTEM:**  
GAS METER

**MAIN SHUT OFF LOCATION:**  
EXTERIOR

### Items

#### 2.0.B MAIN SUPPLY LINE

Inspected

#### 2.1.B VISIBLE SUPPLY LINES

Inspected

The supply lines have typical rust or corrosion.

#### 2.2.B VISIBLE DRAIN / WASTE / VENT LINES

Inspected

The drain, waste or vent lines have typical rust or corrosion.

#### 2.3.B FUEL SYSTEM

Repair, Modify or Further Evaluation Recommended

- There was soft copper gas lines at rear room. It does not appear to be in use. Although commonly used in the past, many localities now recommend replacing them with something more durable. We recommend verifying with the applicable utility provider or code authority prior to closing, if they should be modified or replaced or terminated and capped
- The gas meters are in the parking area. Pipe Bollards were not present at the gas meters. Bollards are metal or concrete posts designed to protect the gas meters and pipes from vehicular impact.



2.3.B Picture 1



2.3.B Picture 2

#### 2.4.B WATER HEATER(S)

Repair, Modify or Further Evaluation Recommended

The water heater is installed inside the bathroom. This is a prohibited location per building codes and standards. For safety relocate it and give it a proper place to drain to if it should ever leak.



2.4.B Picture 1

## 3(A). HEATING & COOLING UNIT #330

Under the **NAHI SoP** (Standards-of Practice) for inspections, the inspector is not required to Inspect any of the following: Heat exchangers; The interior of chimneys and flues; Heating system accessories, such as humidifiers, air purifiers or cleaners, UV or electronic air filters, motorized dampers, and heat reclaimers; Fresh air ventilators; OR Solid fuel heating systems. The inspector is **NOT** required to Inspect or operate any masonry fireplace or manufactured solid-fuel burning system used as a central heating system. Therefore these are **EXCLUDED** and **NOT** within the scope of this Inspection and as such are **NOT** examined or tested as part of the basic home inspection. If any comments are rendered at all on these, it is only done as a **COURTESY** for the client. The Client agrees and understands that the Inspection Company assumes no liability or responsibility for the costs of repairing or replacing any reported or unreported defects or deficiencies either current or arising in the future or any property damage or bodily injury of any nature as related to the fore-mentioned systems or components.

### Styles & Materials

**HEAT TYPE:**  
FORCED AIR

**FUEL:**  
GAS

**DISTRIBUTION:**  
DUCTS  
REGISTERS

**NUMBER OF HEAT SYSTEMS:**  
TWO

**ESTIMATED SIZE:**  
100,000-110,000 BTU

**ESTIMATED AGE:**  
5-10 YRS

**COOLING TYPE:**  
ELECTRIC SPLIT SYSTEM

**NUMBER OF COOLING SYSTEMS:**  
TWO

**ESTIMATED AGE:**  
10-15 Years  
TAG WORN / AGE UNKNOWN - OLDER

**ESTIMATED SIZE:**  
TAG WORN / SIZE UNKNOWN  
5 TON +/-

### Items

#### 3.0.A COMBUSTION AIR / VENTILATION

**Repair, Modify or Further Evaluation Recommended**

The combustion air source and return air source are too close on both heating units (less than 10 feet). Although seen in older buildings, this is incorrect and can be a safety concern. It can cause mixing of the two air sources OR pull exhaust fumes or flames out of the heating unit. This should be corrected.

#### 3.1.A HEATING / COOLING SYSTEM OPERATION

**Repair, Modify or Further Evaluation Recommended, Maintenance**

(1) Both units were running and cooling, but the cooling temperatures seemed low in this building. The insulation was missing on some of the freon lines. Seal the area where the freon lines enter the building and re-insulate the freon lines.

Service units and check freon levels, etc.



3.1.A Picture 1 Unit 330 AC



3.1.A Picture 2 Unit 330 AC

(2) Both units were running and heating, but the furnace on the South wall shared with building #332 had difficulty coming on (one time yes / one time not). It also had 2 thermostats and looks like they are doing some type of zoning with it (the thermostat nearest the unit was taped into heat only mode).

Service both units and check operation, controls, etc.



3.1.A Picture 3 South Wall



3.1.A Picture 4 North Wall

### 3.2.A DISTRIBUTION

Inspected

### 3.3.A AIR FILTERS

Maintenance

The filters are dirty and lack filter rack covers. This leads to excess wear, deterioration and reduced efficiency of the furnace and its related components [Clean and service the furnace and its related components, such as the cooling coil].

### 3.4.A ADDITIONAL COMMENTS

Repair, Modify or Further Evaluation Recommended

Have a competent and licensed HVAC specialist read the report; review the system conditions; then service, modify or repair any defect(s) as needed to safely and properly correct them.

### **3.5.A MAINTENANCE / UPGRADE / IMPROVEMENT**

#### **Maintenance**

(1) There was an exhaust fan that we noted had Continuous Operation & Ventilation in this warehouse. For a new buyer, this may not be needed. Verify with HVAC technician.



3.5.A Picture 1

(2) One of the AC units was older than everything else. Units like this typically last 10-15 years. Continue to use and service the unit until replacement is needed or start planning on replacement.

## 3(B). HEATING & COOLING UNIT #332

Under the **NAHI** or **Kansas State SoP** (Standards-of Practice) for home inspections, the home inspector is not required to inspect any of the following: Heat exchangers; The interior of chimneys and flues; Heating system accessories, such as humidifiers, air purifiers or cleaners, UV or electronic air filters, motorized dampers, and heat reclaimers; Fresh air ventilators; OR Solid fuel heating systems. The home inspector is **NOT** required to inspect or operate any masonry fireplace or manufactured solid-fuel burning system used as a central heating system. Therefore these are **EXCLUDED** and **NOT** within the scope of this inspection and as such are **NOT** examined or tested as part of the basic home inspection. If any comments are rendered at all on these, it is only done as a **COURTESY** for the client. The Client agrees and understands that the Inspection Company assumes no liability or responsibility for the costs of repairing or replacing any reported or unreported defects or deficiencies either current or arising in the future or any property damage or bodily injury of any nature as related to the fore-mentioned systems or components.

### Styles & Materials

**HEAT TYPE:**  
FORCED AIR

**FUEL:**  
GAS

**DISTRIBUTION:**  
DUCTS  
REGISTERS

**NUMBER OF HEAT SYSTEMS:**  
TWO

**ESTIMATED SIZE:**  
100,000-110,000 BTU

**ESTIMATED AGE:**  
5-10 YRS

**COOLING TYPE:**  
ELECTRIC SPLIT SYSTEM

**NUMBER OF COOLING SYSTEMS:**  
TWO

**ESTIMATED AGE:**  
5-10 Years +/-  
20 Years +/-

**ESTIMATED SIZE:**  
5 TON +/-  
4.5 TON +/-

### Items

#### 3.0.B COMBUSTION AIR / VENTILATION

**Repair, Modify or Further Evaluation Recommended**

The combustion air source and return air source are too close on both heating units (less than 10 feet). Although seen in older buildings, this is incorrect and can be a safety concern. It can cause mixing of the two air sources OR pull exhaust fumes or flames out of the heating unit. This should be corrected.

#### 3.1.B HEATING / COOLING SYSTEM OPERATION

**Repair, Modify or Further Evaluation Recommended, Maintenance**

(1) Both units were running and cooling, but the cooling temperatures seemed low in this building. The insulation was missing on some of the freon lines. Seal the area where the freon lines enter the building and re-insulate the freon lines.

Service units and check freon levels, etc.



3.1.B Picture 1 Unit #332



3.1.B Picture 2 Unit #332

(2) Both units were running and heating. Service both units and check operation, controls, etc.



3.1.B Picture 3 South Wall



3.1.B Picture 4 North Wall

### 3.2.B DISTRIBUTION

**Repair, Modify or Further Evaluation Recommended, Maintenance**

There were a lot of water stains around ducts near ceiling. Possibly insulation would help this.

### 3.3.B AIR FILTERS

**Maintenance**

The filters are dirty and lack filter rack covers. This leads to excess wear, deterioration and reduced efficiency of the furnace and its related components [Clean and service the furnace and its related components, such as the cooling coil].

### 3.4.B ADDITIONAL COMMENTS

**Repair, Modify or Further Evaluation Recommended**

Have a competent and licensed HVAC specialist read the report; review the system conditions; then service, modify or repair any defect(s) as needed to safely and properly correct them.

### 3.5.B MAINTENANCE / UPGRADE / IMPROVEMENT

**Maintenance**

(1) One of the AC units was 20-22 years old. Units like this typically last 10-15 years. Continue to use and service the unit until replacement is needed or start planning on replacement.

(2) There was an exhaust fan in the shop area that works. What it is used for is unknown



3.5.B Picture 1

(3) The North unit drains its condensate water into a floor drain in Bldg #330. You typically don't drain your condensate into another building. An HVAC tech can advise you how to change this if needed



3.5.B Picture 2



3.5.B Picture 3



## 4(A). ELECTRICAL UNIT #330

### Styles & Materials

**SERVICE ENTRANCE:**  
OVERHEAD

**SIZE OF SERVICE:**  
200 AMP

**SUB PANEL:**  
YES  
MULTIPLE

**MAIN DISCONNECT:**  
FUSES  
IN BLDG #332

**MAIN PANEL:**  
IN BLDG #332  
WORKSHOP AREA

**MAIN CABLE:**  
CLAD COPPER

**BRANCH WIRE 120 VOLT:**  
COPPER

**BRANCH WIRE 240 VOLT:**  
COPPER

**MAIN GROUNDING:**  
NOT SEEN

**WIRING METHODS:**  
3-PRONG OUTLETS  
CONDUIT  
OTHER

### Items

#### 4.0.A SERVICE ENTRY

Inspected

Courtesy View Of Main Electrical Entry.



4.0.A Picture 1



4.0.A Picture 2

#### 4.1.A MAIN PANEL / MAIN DISCONNECT / SUB-PANELS

Repair, Modify or Further Evaluation Recommended

##### MAIN PANEL

The main shut-off for this building is located in Bldg #332. Besides being inconvenient it means all panels in #330 are sub-panels and to shut off all power to Bldg #330 you have to go too Bldg #332

##### SHOP SUB-PANELS

More than 6 breakers were needed to be turned off and shut-down all power to the building (no main disconnect at the electrical panels in Unit #330). Either condition is improper and should be repaired or modified as needed; about 40% of the electrical circuits were not labeled as to their usage (Besides being inconvenient, this prevents one from determining if the circuit, wire, etc being used is correctly sized for its purpose); multiple circuit breakers were "double tapped" (more than 1 wire on a breaker meant for 1 wire); neutral and ground wires improperly installed on the same

buss bar at a sub-panel (in case of a short, this allows electricity to go in multiple directions); 1 breaker was off (don't know why); sharp pointed screws (safety concern); 3 wires to a panels 4 wires; one of the sub-panels is a **"Pushmatic"** type panel (**FYI** - It has recently been shown by independent testing laboratories that the type of electrical panel present has been prone to become problematic with age. Some of these have been shown to cause: failures of the panel; breakers to stick, not reset or to not trip when needed; or other safety issues. In our opinion it would be prudent to have a licensed electrician evaluate the panel(s) prior to closing).

These are samples of unreliable conditions or deficiencies noted. Have a competent / licensed electrician read **ALL** electrical comments anywhere in the report; review the electrical system conditions present; then service, modify or repair any defects or unreliable conditions as necessary to properly and safely correct them.

#### **4.2.A SMOKE DETECTORS**

**Not Inspected, Maintenance**

We could not test all smoke detection devices, as they were part of a security system.

We suggest installing a CO-monitor as a safety upgrade [at office areas or any equipment rooms without one].

Smoke alarms should be installed at all levels or areas of the building, on ceilings or high on walls. They should be tested once a month, according to manufacturer's instructions. Batteries should be replaced every 6 months or sooner if the smoke alarm "chirps," indicating the battery is low. Smoke alarms should be replaced every 10 years, even those that are hard-wired, or labeled "long life," 10-year battery-types.

Verify you have working "FIRE EXIT" signs and a working fire extinguisher.

#### **4.3.A MAINTENANCE / UPGRADE / IMPROVEMENT**

**Repair, Modify or Further Evaluation Recommended, Maintenance**

Checking a representative number of lights, light switches, electrical outlets indicates they were in overall functional condition showing wear and deterioration we consider typical for their age and type usage.

We noted some missing cover plates, mystery switches (could not find what they control); some lights did not come on (check for burned out bulbs or bad ballasts, etc to start, if that does not cure the problem ... have a contractor service and correct).

Current safety standards recommend Ground Fault Circuit Interrupters (GFCI's) at electrical outlets in **"ALL wet areas"** such as bathrooms, exteriors, garage spaces, etc. These electrical outlet(s) lack GFCI protection. We recommend having an electrician or qualified individual install them.

## 4(B). ELECTRICAL UNIT #332

### Styles & Materials

**SERVICE ENTRANCE:**  
OVERHEAD

**SIZE OF SERVICE:**  
400 AMP  
3-PHASE

**SUB PANEL:**  
YES  
MULTIPLE

**MAIN DISCONNECT:**  
FUSES

**MAIN PANEL:**  
WORKSHOP AREA

**MAIN CABLE:**  
CLAD COPPER

**BRANCH WIRE 120 VOLT:**  
COPPER

**BRANCH WIRE 240 VOLT:**  
COPPER

**MAIN GROUNDING:**  
NOT SEEN

**WIRING METHODS:**  
3-PRONG OUTLETS  
CONDUIT  
OTHER

### Items

#### 4.0.B SERVICE ENTRY

Inspected

Courtesy View Of Main Electrical Entry.



4.0.B Picture 1



4.0.B Picture 2

#### 4.1.B MAIN PANEL / MAIN DISCONNECT / SUB-PANELS

Repair, Modify or Further Evaluation Recommended

(1) Courtesy view of electric panels.



(2) There were multiple sub-panels present. During the examination of the electrical panel(s) we noted deficiencies in need of electrician repair, such as the following examples:

#### **STORE SUB-PANEL:**

One breaker was tripped and would not reset; panel screws missing and existing ones the wrong type (sharp and pointed screws are a safety hazard at electrical panels); live uncapped wires (terminate or use); some electrical circuits not labeled or mis-labeled as for their usage (this prevents us from telling if the circuit, wire, etc used is correctly sized); only 4 ground wires seen for panel with over 12 breakers; neutrals doubled in same holes in buss bar; and its an old "**Pushmatic**" type panel (**FYI** - It has recently been shown by independent testing laboratories that the type of electrical panel present has been prone to become problematic with age. Some of these issues have been: failures of the panel; breakers to stick, not reset or to not trip when needed; or other safety issues. In our opinion it would be prudent to have a licensed electrician evaluate the panel(s) prior to closing).

#### **SHOP SUB-PANEL:**

Double-tapped" circuits; unprotected openings OR missing wire clamps; a few electrical circuits not labeled or mismatched as to their usage (this prevents us from telling if the circuit, wire, etc used is correctly sized); not enough ground wires for circuits present; and 3 wires to the panel vs 4 wires).

#### **SHOP A/C SUB-PANEL:**

There is a fuse box in the shop that is labeled saying it is for A/C units. It has power coming in but no power going out so the wires are still live.

These are samples of unreliable conditions or deficiencies noted. Have a competent / licensed electrician read **ALL** electrical comments anywhere in the report; review the electrical system conditions present; then service, modify or repair any defects or unreliable conditions as necessary to properly and safely correct them.

### **4.2.B SMOKE DETECTORS**

#### **Not Inspected, Maintenance**

We could not test all smoke detection devices, as they were part of a security system.

We suggest installing a CO-monitor as a safety upgrade [at office areas or any equipment rooms without one].

Smoke alarms should be installed at all levels or areas of the building, on ceilings or high on walls. They should be

tested once a month, according to manufacturer's instructions. Batteries should be replaced every 6 months or sooner if the smoke alarm "chirps," indicating the battery is low. Smoke alarms should be replaced every 10 years, even those that are hard-wired, or labeled "long life," 10-year battery-types.

Verify you have working "FIRE EXIT" signs and a working fire extinguisher.

#### **4.3.B MAINTENANCE / UPGRADE / IMPROVEMENT**

**Repair, Modify or Further Evaluation Recommended, Maintenance**

Checking a representative number of lights, light switches, electrical outlets indicates they were in overall functional condition showing wear and deterioration we consider typical for their age and type usage.

We noted some missing cover plates, mystery switches (could not find what they control); some lights did not come on (check for burned out bulbs or bad ballasts, etc to start, if that does not cure the problem ... have a contractor service and correct).

Current safety standards recommend Ground Fault Circuit Interrupters (GFCI's) at electrical outlets in "**ALL wet areas**" such as bathrooms, exteriors, garage spaces, etc. These electrical outlet(s) lack GFCI protection. We recommend having an electrician or qualified individual install them.

## 5. GROUNDS

### Styles & Materials

**DRIVES:**  
ASPHALT

**WALKWAYS:**  
CONCRETE

**PORCH / STOOP:**  
CONCRETE

### Items

#### 5.0 DRIVES

##### Inspected, Maintenance

- Parking lot drains are not tested for flow. It was raining during the inspection and it appeared to drain.
- Common damage or deterioration such as: cracks, movement, or spalling was noted at the surface of the drive.



5.0 Picture 1

#### 5.1 WALKWAYS

##### Inspected, Maintenance

Common damage or deterioration such as: cracks, movement, or spalling was noted at the surface of the walk(s).

#### 5.2 MASONRY STOOPS / STEPS

##### Inspected

#### 5.3 MAINTENANCE / UPGRADE / IMPROVEMENT

##### Maintenance

**FYI** - Once you take possession of the buildings typical maintenance will include sealing gaps or cracks at the drive, parking lots, walks or stoops to prevent future deterioration, moisture intrusion or a trip potential.

## 6(A). ROOFING UNIT #330

### Styles & Materials

ROOF INSPECTED BY:  
WALKED ON ROOF

### Items

#### 6.0.A LOW SLOPE ROOF COVERINGS

Repair, Modify or Further Evaluation Recommended, Maintenance

Unit # 330 building (screw down metal roofing).

Typical maintenance recommended. This usually consists of the repair of open cracks in flashing or roof coverings: open seams : deteriorated roof covering : etc.. On the Metal it includes, Re-sealing or replacing screws and /or coating any rusty areas with an addition coating or elastomeric material.



6.0.A Picture 1 Paint worn off



6.0.A Picture 2 Missing closure strips



6.0.A Picture 3 Prior repairs noted. Improper material used.

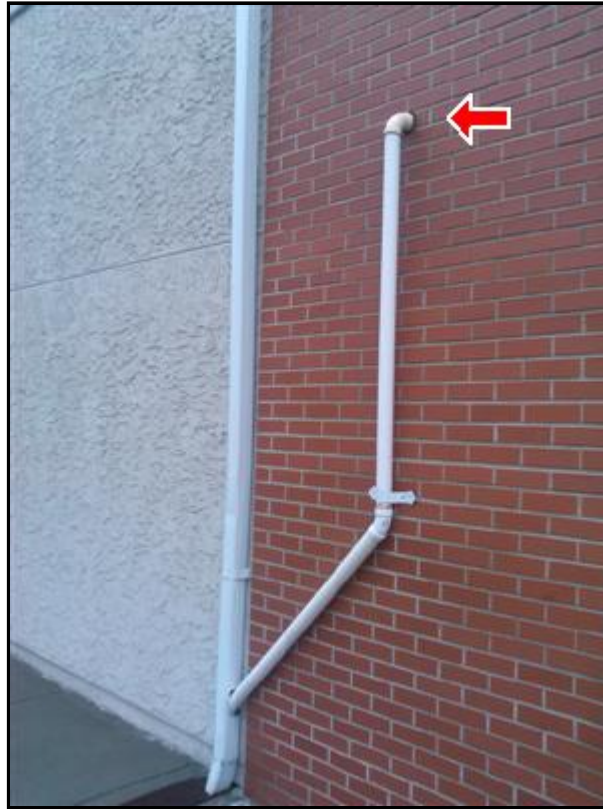


6.0.A Picture 4 Reseal flashings

#### 6.1.A GUTTERS AND DOWNSPOUTS

Maintenance

(1) FYI - The front downspout was shared with the building next door.



6.1.A Picture 1

(2) There was damage to the gutters at front of the building. Bowing or a poor slope was noted at some of the gutters. Gutters, downspouts and/or drains were clogged at various locations.

Service and Correct



6.1.A Picture 2

## 6.2.A ADDITIONAL COMMENTS

**Repair, Modify or Further Evaluation Recommended**

Have a competent and licensed roofing contractor read the report: review the roofing system, its accessories and the conditions; and then service, repair, modify or replace any defects as needed to properly correct them.



### 6.3.A MAINTENANCE / UPGRADE / IMPROVEMENT

#### Not Inspected, Maintenance

In accordance with industry standards for inspections, *a visual inspection service does not include a guarantee against leaks*. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. The sellers or the occupants will generally have the most intimate knowledge of the roof. We recommend asking them about its history and then schedule regular maintenance service and inspections by a competent roofing contractor.

## 6(B). ROOFING UNIT #332

### Styles & Materials

**ROOF INSPECTED BY:**  
WALKED ON ROOF

### Items

#### 6.0.B LOW SLOPE ROOF COVERINGS

**Repair, Modify or Further Evaluation Recommended, Maintenance**

(1) Front cantilevered roof on #332 (roll composition)

Typical maintenance is recommended for the low slope roll or membrane roof. This usually consists of the repair of open cracks in the flashings or roof coverings; open seams; deteriorated roof coverings; etc. This should help ensure the water tightness of the structure and should be done on a regular basis.

Roof covering appears to be nearing the end of its useful life.



6.0.B Picture 1

(2) Rear attached shed roof #332 (modified bitumen)

The general condition appears serviceable with signs of weathering or aging. Regular maintenance and inspection is advised to achieve continued service.



6.0.B Picture 2

(3) Unit #332 (Built Up Roofing w/gravel). Roof covering appears to be nearing the end of its useful life.

The general condition shows signs of more advanced weathering or aging. Minor separation of flashings noted. Regular maintenance and inspection is advised to achieve continued service. There is evidence of poor drainage and/or ponding of water. Service and correct as needed.



6.0.B Picture 3



6.0.B Picture 4

### 6.1.B GUTTERS AND DOWNSPOUTS

Inspected

### 6.2.B ADDITIONAL COMMENTS

Repair, Modify or Further Evaluation Recommended

Have a competent and licensed roofing contractor read the report: review the roofing system, its accessories and the conditions; and then service, repair, modify or replace any defects as needed to properly correct them.

### 6.3.B MAINTENANCE / UPGRADE / IMPROVEMENT

Not Inspected, Maintenance

In accordance with industry standards for inspections, *a visual inspection service does not include a guarantee against leaks*. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. The sellers or the occupants will generally have the most intimate knowledge of the roof. We recommend asking them about its history and then schedule regular maintenance service and inspections by a competent roofing contractor.

## 7. EXTERIOR

Under the **NAHI** or **Kansas State SoP** (Standards-of Practice) for home inspections, the **SoP** excludes from the definition of a home inspection the examination or inspection of the **INTERIOR** of **flues** or **chimneys** or their conditions. Therefore these are **EXCLUDED** and **NOT** within the scope of this Inspection and as such are **NOT** inspected as part of the basic home inspection. If a comment about them is made at all, it is only done as a **COURTESY** to the clients. The Client agrees and understands that the Inspection Company assumes no liability or responsibility for the costs of repairing or replacing any reported or unreported defects or deficiencies either current or arising in the future or any property damage or bodily injury of any nature as related to the interior of fireplace or chimney type flues, etc.

### Styles & Materials

#### EXTERIOR WALLS:

METAL  
BLOCK

#### WALL COVERING:

METAL SIDING  
STUCCO

#### EXTERIOR TRIM:

WOOD  
METAL

### Items

#### 7.0 WALL COVERING

Inspected

#### 7.1 EXTERIOR ELEVATIONS

Inspected

#332 is on Left / #330 is on Right in Pic #1



7.1 Picture 1 Front of 332 & 330



7.1 Picture 2 Front of #330



7.1 Picture 3 South Side #332 & Parking Lot



7.1 Picture 4 South Side #332 & Parking Lot



7.1 Picture 5 Rear of #332



7.1 Picture 6 Store Shed Behind #332



7.1 Picture 7 Back of Store Shed at #332



7.1 Picture 8 Rear of #330



7.1 Picture 9 North & West Wall #330

## 8. FOUNDATION

### Styles & Materials

**FOUNDATION TYPE:**  
SLAB-ON-GRADE

**FOUNDATION FLOOR:**  
CONCRETE

**OBSERVED BY:**  
ENTERED AREA

**FOUNDATION WATER CONTROL SYSTEM:**  
NONE SEEN

### Items

#### 8.0 VISIBLE FOUNDATION FLOORS

##### Inspected, Maintenance

There were minor shrinkage or movement cracks at the floor slab(s) that in our opinion are not uncommon for this type of construction, and the expansive soils. Keep these well sealed to prevent leaks and monitor them for future movement or leakage. If either condition should ever occur, other repair may be needed.

The floor slab(s) was not fully visible due to finish coverings, storage, etc. Many slabs are found to contain cracks in the concrete if floor coverings or storage are removed. Those less than ¼" wide and which exhibit no significant vertical or horizontal displacement are not usually regarded as being structurally threatening. They can typically result from concrete shrinkage, but can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, expansive soils, downspouts that are clogged or that terminate next to the foundation. If they are not kept sealed they can allow moisture to enter a structure.

#### 8.1 ACTIVE WATER ENTRY

##### Inspected

There were no active moisture leaks noted at the time of our inspection.

There is evidence of previous moisture leakage. Dry today (its raining), but monitor in the future.

#### 8.2 ADDITIONAL COMMENTS

##### Not Inspected, Maintenance

We were unable to fully view the foundation, structural components and floor slab(s) at all locations due to finish materials, storage and personal belongings. This prevents the inspector from seeing, testing or having access to every area or component. In brief, it prevents the inspector from accessing and checking everything. Concealed defects are not within the scope of our inspection. Along with defects that might not have been seen or noted due to such conditions, there may be deferred maintenance or items needing further evaluation, service or repair. We recommend that you do a careful check and a final walk-through of this area prior to closing.

## 9(A). INTERIOR UNIT #330

Under the **NAHI** or **Kansas State SoP** (Standards-of Practice) for home inspections, the **SoP** excludes from the definition of a home inspection the examination or inspection of the **INTERIOR** of **fireplace flues** or **chimneys** or their conditions. Therefore these are **EXCLUDED** and **NOT** within the scope of this Inspection and as such are **NOT** inspected as part of the basic home inspection. If a comment about them is made at all, it is only done as a **COURTESY** to the clients. The Client agrees and understands that the Inspection Company assumes no liability or responsibility for the costs of repairing or replacing any reported or unreported defects or deficiencies either current or arising in the future or any property damage or bodily injury of any nature as related to the interior of fireplace or chimney flues, etc.

### Items

#### 9.0.A EXTERIOR DOORS

Inspected

The doors are in functional overall condition with typical wear and deterioration for their age and usage.

#### 9.1.A INTERIOR DOORS (a representative number)

Inspected, Maintenance

The doors are in functional overall condition with typical wear, deterioration or damage for their age and usage. In accordance with industry standards, we do not operate every door in the building - especially if the property is furnished and occupied.

#### 9.2.A INTERIOR WINDOWS (a representative number)

Inspected, Maintenance

The windows appear to be in functional overall condition, with typical wear, deterioration or damage. In accordance with industry standards, we do not test every window in the building - especially if the property is furnished and occupied.

A few glass block windows were cracked or broken. Service and Correct as needed



9.2.A Picture 1

#### 9.3.A INTERIOR WALLS / CEILINGS (a representative number)

Inspected, Maintenance

(1) Structures that are occupied and being used, and furnished at the time of the inspection prevent the inspector from seeing, testing or having access to all areas or components. Furnishings, storage and surface finishes obstruct visibility and prevent a full inspection of every wall area. In brief, it prevents the inspector from accessing everything. Concealed defects are not within the scope of our inspection. Along with defects that we might not have seen or noted



due to such conditions, there may be deferred maintenance or items needing further evaluation, service or repair that are present by the time escrow closes. We recommend that you do a careful check and a final walk-through of the structure prior to closing of escrow.

The walls are in functional overall condition with typical wear or deterioration for their age and usage.

(2) There is evidence of indeterminate aged moisture stains at several rooms.

The water stains are dry at this time, but monitor them in the future.

#### **9.4.A INTERIOR FLOORS**

##### **Inspected, Maintenance**

Structures that are occupied and being used, and furnished at the time of the inspection prevent the inspector from seeing, testing or having access to all areas or components. Furnishings, storage and surface finishes obstruct visibility and prevent a full inspection of every floor area. In brief, it prevents the inspector from accessing everything. Concealed defects are not within the scope of our inspection. Along with defects that we might not have seen or noted due to such conditions, there may be deferred maintenance or items needing further evaluation, service or repair that are present by the time escrow closes. We recommend that you do a careful check and a final walk-through of the structure prior to closing of escrow.

The floors are in functional overall condition with typical wear or deterioration for their age and usage. We noted some movement or sloping that in our opinion, is relatively typical for this age.

#### **9.5.A ADDITIONAL COMMENTS**

##### **Inspected, Maintenance**

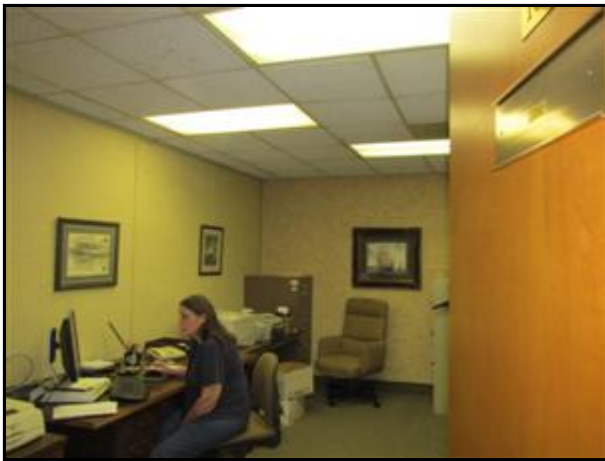
Courtesy Views of Interior



9.5.A Picture 1



9.5.A Picture 2



9.5.A Picture 3



9.5.A Picture 4



9.5.A Picture 5



9.5.A Picture 6

## 9(B). INTERIOR UNIT #332

Under the **NAHI** or **Kansas State SoP** (Standards-of Practice) for home inspections, the **SoP** excludes from the definition of a home inspection the examination or inspection of the **INTERIOR** of **fireplace flues** or **chimneys** or their conditions. Therefore these are **EXCLUDED** and **NOT** within the scope of this Inspection and as such are **NOT** inspected as part of the basic home inspection. If a comment about them is made at all, it is only done as a **COURTESY** to the clients. The Client agrees and understands that the Inspection Company assumes no liability or responsibility for the costs of repairing or replacing any reported or unreported defects or deficiencies either current or arising in the future or any property damage or bodily injury of any nature as related to the interior of fireplace or chimney flues, etc.

### Items

#### 9.0.B EXTERIOR DOORS

Inspected

The doors are in functional overall condition with typical wear and deterioration for their age and usage.

#### 9.1.B INTERIOR DOORS (a representative number)

Inspected, Maintenance

The doors are in functional overall condition with typical wear, deterioration or damage for their age and usage. In accordance with industry standards, we do not operate every door in the building - especially if the property is furnished and occupied.

#### 9.2.B INTERIOR WINDOWS (a representative number)

Inspected, Maintenance

The windows appear to be in functional overall condition, with typical wear or deterioration. In accordance with industry standards, we do not test every window in the building - especially if the property is furnished and occupied.

#### 9.3.B INTERIOR WALLS / CEILINGS (a representative number)

Inspected, Maintenance

(1) Structures that are occupied and being used, and furnished at the time of the inspection prevent the inspector from seeing, testing or having access to all areas or components. Furnishings, storage and surface finishes obstruct visibility and prevent a full inspection of every wall area. In brief, it prevents the inspector from accessing everything. Concealed defects are not within the scope of our inspection. Along with defects that we might not have seen or noted due to such conditions, there may be deferred maintenance or items needing further evaluation, service or repair that are present by the time escrow closes. We recommend that you do a careful check and a final walk-through of the structure prior to closing of escrow.

The walls are in functional overall condition with typical wear or deterioration for their age and usage.

(2) There is evidence of past moisture staining.

The water stains are dry at this time, but monitor them in the future.



9.3.B Picture 1



9.3.B Picture 2

#### 9.4.B INTERIOR FLOORS

*Inspected, Maintenance*

Structures that are occupied and being used, and furnished at the time of the inspection prevent the inspector from seeing, testing or having access to all areas or components. Furnishings, storage and surface finishes obstruct visibility and prevent a full inspection of every floor area. In brief, it prevents the inspector from accessing everything. Concealed defects are not within the scope of our inspection. Along with defects that we might not have seen or noted due to such conditions, there may be deferred maintenance or items needing further evaluation, service or repair that are present by the time escrow closes. We recommend that you do a careful check and a final walk-through of the structure prior to closing of escrow.

The floors are in functional overall condition with typical wear or deterioration for their age and usage. We noted some movement or sloping that in our opinion, is relatively typical for this age.

#### 9.5.B ADDITIONAL COMMENTS

*Inspected, Maintenance*

(1) Courtesy Views of Interior



9.5.B Picture 1



9.5.B Picture 2



9.5.B Picture 3



9.5.B Picture 4



9.5.B Picture 5



9.5.B Picture 6

(2) Courtesy View of Block Store Room Outside



9.5.B Picture 7



9.5.B Picture 8

## 10(A). GARAGE / ATTIC UNIT #330

### Styles & Materials

**GARAGE TYPE:**  
ATTACHED

**ROOF COVERINGS:**  
SAME AS BUILDING

**ATTIC DESCRIPTION:**  
NO ACCESS

**ROOF / CEILING FRAME:**  
STEEL TRUSSES

**ATTIC INSPECTED BY:**  
ENTERED LOFT

### Items

#### 10.0.A GARAGE FLOOR / FOOTINGS

*Inspected, Maintenance*

The structure was being used which obstructs our examination of this area. The garage floor and footings were not fully visible due to personal belongings, shelving, boxes, heavy storage, etc which obstructs our examination of this area. This prevents the inspector from seeing, testing or having access to all areas or components. In brief, it prevents the inspector from accessing everything. Concealed defects are not within the scope of our inspection. Along with defects that we might not have seen or noted due to such conditions, there may be deferred maintenance or items needing further evaluation, service or repair that are present by the time escrow closes. We recommend that you do a careful check of the area at your final walk-through of this area prior to closing.

**NOTE: part of the garage floor is NOT intended for driving on (It's Wood).**



10.0.A Picture 1

#### 10.1.A GARAGE WALLS / CEILING

*Inspected, Maintenance*

The structure was being used. which obstructs our examination of this area. The garage walls and/or ceiling are partially covered by surface finishes. The garage walls and/or ceiling were not fully visible due to personal belongings, shelving, boxes, heavy storage, etc which obstructs our examination of this area. This prevents the inspector from seeing, testing or having access to all areas or components. In brief, it prevents the inspector from accessing everything. Concealed defects are not within the scope of our inspection. Along with defects that we might not have seen or noted due to such conditions, there may be deferred maintenance or items needing further

evaluation, service or repair that are present by the time escrow closes. We recommend that you do a careful check of the walls and/or ceiling at your final walk-through of this area prior to closing.



10.1.A Picture 1



10.1.A Picture 2

#### 10.2.A VEHICLE DOOR(S)

Inspected

#### 10.3.A ATTIC / LOFT CAVITY

Repair, Modify or Further Evaluation Recommended

The steps to the loft have large gaps between rails (should be no more than 4" wide); there is no guard rail around the loft area (8' drop to floor below). Service and correct.



10.3.A Picture 1



10.3.A Picture 2

#### 10.4.A ADDITIONAL COMMENTS

Repair, Modify or Further Evaluation Recommended



The steps in the garage / rear shop area have no grabrail / balusters at steps; no guardrail at the platform (over 30" drop to floor). Service and correct.



10.4.A Picture 1

## 10(B). GARAGE / ATTIC UNIT #332

### Styles & Materials

**ATTIC DESCRIPTION:**  
NO ACCESS

**ROOF / CEILING FRAME:**  
NOT VISIBLE

### Items

#### 10.0.B ATTIC / LOFT CAVITY

Not Inspected, Maintenance

The access to the attic was not yet installed and no examination of the attic was performed.

## 11. MISCELLANEOUS

### Items

#### 11.0 REPAIR / REPLACE / FURTHER EVALUATION

##### Repair, Modify or Further Evaluation Recommended

Always have any repair, replacement or further evaluations performed by a competent, insured and licensed contractor specializing in that trade or profession. They should read the report; review the component or system conditions present; then service, modify, repair or replace any defects or unreliable conditions as necessary to properly and safely correct them. You should get at least 3 written estimates on any major work, AND all repairs or work should follow the Manufacture Installation Guidelines; and applicable National, State, or Local building codes.

We recommend that any work be completed, inspected and verified before the close of escrow. Further evaluation for any service, repair or replacement should take place before the end of the inspection contingency period.

#### 11.1 RADON

##### Not Inspected

We **DID NOT** not perform any radon testing or radon sampling or evaluation at this property. A visual home inspection alone can not verify the absence or presence of radon gas. A NRSB or NEHA certified radon specialist can provide more information or testing for you.

#### 11.2 TERMITES

##### Not Inspected

We **DID NOT** not perform any WDI (wood destroying insect) inspection or evaluation at this property. A visual home inspection alone can not fully verify the absence or presence of wood destroying insects like termites, etc. A state licensed WDI specialist can provide more information or perform testing for you.

#### 11.3 ASBESTOS

##### Not Inspected

Due to the age of the building, it is possible that some insulating materials or other components (like floor or ceiling tiles, etc) may contain ACM (asbestos containing materials). ACM can be a health risk under certain conditions. A visual building inspection can not verify the absence or presence of asbestos. A licensed specialist in asbestos inspections can provide testing for you if you are concerned.

#### 11.4 LEAD PAINT

##### Not Inspected

Due to the age of the building, it's possible interior or exterior paint somewhere is lead based. Lead based paint can be a health risk under certain conditions. A visual inspection alone can not verify the absence or presence of lead based paint. A licensed specialist in lead paint inspections can provide testing.

#### 11.5 MOLD/MILDEW

##### Not Inspected

We **DID NOT** perform any mold tests or mold / air sampling evaluations at this property. A visual inspection alone can not verify the absence or presence of mold. Almost all buildings have some form of mold spores present, most of which are not harmful. Mold however, can cause health and respiratory problems for some people. Mold types and their significance can only be discovered through sampling and laboratory analysis. A competent indoor air quality specialist can provide testing or evaluation

#### 11.6 EXCLUSIONS

##### Not Inspected

## (1) Underground Fuel Storage Tanks

When this building was built it is possible that it may have had auto repairs or something similar in its past history (see photo of what looks like a **"Trench Drain"**) inside the building. **Many auto repair bays had trench drains** that then went to underground tanks. If there is a **Buried Storage Tanks** that still contain petroleum or other hazardous chemicals, they may pose a safety hazard to those in buildings nearby; damage the soil and cause significant financial liability for the owner. If an underground fuel storage tank is present a buyer should try to determine whether the tank is empty or still holds liquid, and if it still hold liquid what it holds. If present it should be tested for leaks by the applicable contractor or local agency.

The liability connected with leaking buried tanks can be large for the property owner. Testing can cost from \$300 to \$500. The test should show that there is no leakage. If there has been a leak, the situation should be remedied before the property is purchased.

Tanks that show leakage must be removed from the ground or filled with a chemically inert solid, such as sand. The process of treating or removing the tank and the soil around it can be very expensive. On the **sale of a Commercial Building**, most lenders require a **"Phase 1 Environmental Inspection"** to verify certain environmental aspects of a building.

Our inspection is NOT that type of inspection. Should you need or want a **"Phase 1 Environmental Inspection"** we can refer you to specialists that do these.



11.6 Picture 1 Trench Drain.

(2) **ALARMS:** An alarm or security system of some type was present in both units. We are not specialists in these type of systems and **DID NOT** perform any analysis, operation or other type testing on the system. Consultation and evaluation by a competent and licensed specialist in security systems can provide information or testing of the system to verify the operation and proper function of the system and its components.



11.6 Picture 2



11.6 Picture 3

### 11.7 BUILDING PERMITS / ADDITIONS

**Not Inspected, Maintenance**

**FYI** - We recommend viewing the municipal inspection records and permit information for this property. They may contain information on any upgrades, addition, renovation, change-outs, etc. which were not a part of our inspection process, nor were they performed by our company.

*Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Holmes Inspection Company*



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