Inspection Report

Bobby Mechanic

Property Address:
4934 S. Happy St
Gladstone MO 64065

Dan Bowers Company

Dan Bowers, CMI, CRI, ACI
(913) 6497-688

Table of Contents

Date: 10/3/2012	**Time:** 09:30 AM	**Report ID:** 42676 - 15
Property: 4934 S. Happy St Gladstone MO 64065	**Customer:** Bobby Mechanic	

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 property. 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 the seller or new owner to negotiate.

SCOPE OF WORK
You have contracted with us to perform a **generalist type of inspection** in accordance with the **NAHI "Standards-of-Practice"** (copyright 2003.7) for the inspection profession. Cosmetic defects, routine maintenance issues or defects that would be fairly apparent to a casual observer may 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.** A copy of these "SOP" are available 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 **cursory 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 may not be 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 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.

GENERAL COMMENTS

This Report reflects our key findings at the time and date of our inspection on this property. It is 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 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.

Client Present:	**Seller Present:**	**Agents Present:**
No	No	Sellers / For Awhile
Weather Condition:	**Soil Condition:**	**Rain / Snow in Past 2 Weeks:**
Cloudy / Low 60's	Dry	Yes - Rain
Approximate Age Of Structure:	**Building Occupied:**	**Stories / Levels:**
20 Years +/- per Buyer	No	1 Story
Building Type:	**Termite Inspection:**	**Partial Inspection:**
Commercial	No	Yes / Some Water Off
Radon Screening:	**Seller Disclosure:**	**The Building Faces Mostly:**
No	We DID NOT see a "Sellers Disclosure" (this limits our access to known facts)	West

1. BATHROOM(S)

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

		I	NI	NP	R	MR
1.0	**TOILET(S)**		X			
1.1	**SINK(S) / BASIN(S)**		X			
1.2	**CABINET(S) / TOP(S) / VANITY(S) (a representative number)**	X				
1.3	**ELECTRICAL**				X	
1.4	**VENTILATION**				X	
1.5	**HEAT SOURCE**			X		
1.6	**ADDITIONAL COMMENTS**					X

I NI NP R MR

I=Inspected, NI=Not Inspected, NP=Not Present, R=Repair, Modify or Further Evaluation Recommended, MR=Maintenance

Styles & Materials

BATHROOM(s):
Half Bath - Office Area
Half Bath - Shop Area

1.0 The water was off to the fixture(s); no operational inspection was done.

1.1 The water was off to the fixtures; no operational inspection was done.

1.3 The Office area bath had a GFCI electrical outlet. The outlet and light fixture had no power to them. Service and correct as needed.

The Shop area bath had no electrical outlet. Service and correct as needed.

1.3 Picture 1 No Power

1.4 Both bathroom exhaust fans operate. The Office area vent pulled air, but the Shop area fan did not pull (see pic - would not pull piece of toilet paper). Service and correct.

1.4 Picture 1 Shop - Bad

1.4 Picture 2 Office - ok

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

1.6 General Info:

Shop Area Bath: It had a toilet, light, exhaust fan, sink, and electric hand dryer. NO electric outlet.

Office Area Bath: It had a toilet, light, exhaust fan, sink, GFCI electric outlet and electric hand dryer.

2. PLUMBING SYSTEM

		I	NI	NP	R	MR
2.0	**MAIN SUPPLY LINE**	X				
2.1	**VISIBLE SUPPLY LINES**		X			
2.2	**VISIBLE DRAIN / WASTE / VENT LINES**		X			
2.3	**OUTSIDE HOSE FAUCETS**		X		X	
2.4	**FUEL SYSTEM**	X				
2.5	**WATER HEATER(S)**		X			
2.6	**ADDITIONAL COMMENTS**				X	

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Styles & Materials

WATER SOURCE:
PUBLIC

WATER SUPPLY LINES:
COPPER
PLASTIC
OTHER

WASTE DISPOSAL:
PUBLIC

DRAIN / WASTE / VENT:
PLASTIC
PVC

WATER HEATER:
ELECTRIC

ESTIMATED SIZE:
19 GAL

ESTIMATED AGE:
8-10 Yrs +/-

MAIN VALVE LOCATION:
GARAGE

FUEL SYSTEM:
GAS METER

MAIN SHUT OFF LOCATION:
EXTERIOR

OUTSIDE HOSE BIBBS:
Yes

2.0 (1) Courtesy View of insulated Main Water Line Entry and Shut-Off in the garage.

2.0 Picture 1

(2) **FYI -** The plumbing supply system has a PRV (pressure reducing valve) in the water lines. This typically means you have high water pressure in the building (usually a good feature). In the past PRV's were not always used, however newer plumbing codes, building standards and even some water heater manufacturers recommend that when a PRV (or closed system) is present - you install an expansion tank (these devices function similar to an overflow tank on a cars radiator system). A recent story in the Kansas City Star reported that although expansion devices have not been commonly required in our area in the past, some insurance companies have now started to deny coverage to damaged water heaters or supply lines when this condition exists **AND** there is no expansion tank, etc present.

You have an expansion tank on this system.

2.0 Picture 2 PRV

2.0 Picture 3 Expansion Tank

2.3 Hose bibb handles were missing at all outside locations.

The water was off to the fixture(s); no operational inspection was done.

2.3 Picture 1 Example

2.3 Picture 2

2.4 View Of The Gas Meter and Main Shut Off

2.4 Picture 1

2.5 Courtesy view of water heater located over the Shop area bath. It has a drain pan under it to catch leakage. The TPRV drain line and drain line for the overflow pan disappear into the walls so we do not know where they terminate.

The water was off to the appliance(s); no operational inspection was done.

2.5 Picture 1

2.6 (1) The Shop area had a sink that was missing faucets and had a broken leg. Water was off to the fixture so no operational inspection was done. Service and repair as needed.

2.6 Picture 1

(2) The plumbing supply to the building was on up to the water heater, but then turned off. When a utility is off, we don't know if there is a reason (like ruptured lines, leaks, etc) and our insurance and SoP prohibit us from activating things like this that aren't on to start with. We did not inspect the condition or operation of the faucets, fixtures, plumbing lines, water pressure, functional flow or drainage, correct alignment of the hot/cold water at fixtures OR any appliance in operation that use water. We recommend having a plumber or competent person turn water on and check all fixtures, pipes, etc prior to closing while doing other plumbing service.

3. ELECTRICAL SYSTEMS

		I	NI	NP	R	MR
3.0	**SERVICE ENTRY**	X				
3.1	**MAIN PANEL / SUB-PANEL(s)**				X	
3.2	**BRANCH WIRING**				X	
3.3	**FIRE EXTINGUISHERS / SMOKE DETECTION DEVICES**			X	X	
3.4	**ADDITIONAL COMMENTS**					X
		I	**NI**	**NP**	**R**	**MR**

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Styles & Materials

SERVICE ENTRANCE:
OVERHEAD

SIZE OF SERVICE:
225 AMP
3-PHASE

SUB PANEL:
YES

MAIN DISCONNECT:
BREAKERS

MAIN CABLE:
COPPER

BRANCH WIRE 120 VOLT:
COPPER

BRANCH WIRE 240 VOLT:
COPPER
MIXTURE

MAIN GROUNDING:
NOT LOCATED

WIRING METHODS:
3-PRONG OUTLETS
ROMEX
CONDUIT
OTHER

3.0 Courtesy View Of Main Electrical Entry.

3.0 Picture 1

3.0 Picture 2

3.1 (1) Courtesy view of electric panels.

The electrical panels are located at the garage for your information.

3.1 Picture 1

(2) During the examination of the electrical main and sub-panels we noted deficiencies needing repair, such as the following conditions:

"Double-tapped" circuits in the main panel; loose OR improperly terminated wiring inside the sub-panels; wires capped or taped together and not protected by a breaker OR fuse present in sub-panels; unprotected openings OR missing wire clamps in the panels; panel screws missing at the electrical panels); the main panel used nuts versus screws to hold the inner panel on and 2 were partly stripped (we could not fully get cover off (viewed from the side); paint overspray on breakers at main panel; various breakers were shut off, wires were capped but not terminated properly, etc (prevents us from activating breakers, etc that are off); breakers were missing at sub-panel; etc. These are samples of unreliable conditions or deficiencies noted.

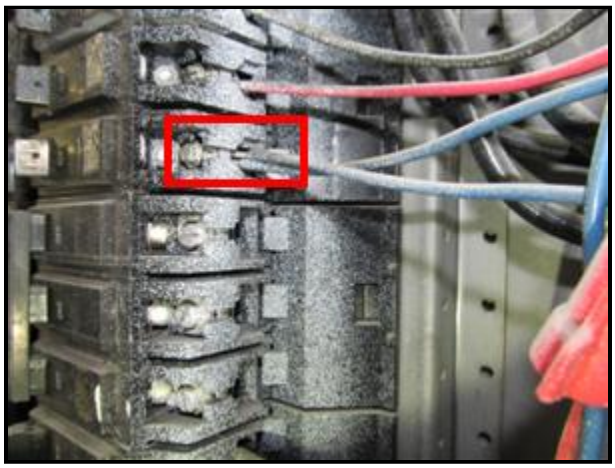
We recommend having a licensed and competent electrician read **ALL** electrical comments anywhere in the report; review the electrical system conditions present; then service, modify or repair any defects or unreliable conditions as necessary, to properly and safely correct them.

3.1 Picture 2 Open Gaps/No Breakers

3.1 Picture 3

3.1 Picture 4

3.1 Picture 5



3.1 Picture 6

3.1 Picture 7

3.2 During the examination of the electrical branch circuit we noted deficiencies in need of service or repair, such the following conditions:

A missing light or other fixture high on the wall in the customer waiting area; live wires exposed on wall or ceiling surfaces at multiple locations in the shop area (wires are to be inside walls, ceilings or conduit); open electrical junction boxes with exposed wiring in the shop area (cover plates missing); many 220v-240v size wires coiled up, not being used with wire nuts on the ends in the shop area (use or properly terminate them); outlets with no power to them in bath and shop (marked with colored dots); many 110v-120v size wires coiled up, not being used with wire nuts on the ends at the exterior walls of the building (possibly lights or signs) use or properly terminate them); exposed electrical splices noted (electrical splices are to be in a covered junction box or fixture, etc); lights we could not get to operate (check the bulbs to start with); outlets with no power. This is a sample of the branch wiring defects noted at the property. See Samples in Pic's

We recommend having a licensed and competent 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.

3.2 Picture 1 Missing Fixture/ Office

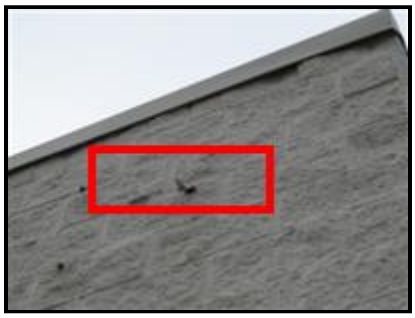
3.2 Picture 2 No Power - Shop

3.2 Picture 3 Shop/Capped Off Wires

3.2 Picture 4 Wires On Wall / Capped

3.2 Picture 5 Timer for ????

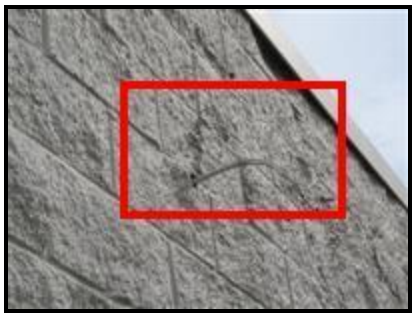
3.2 Picture 6 Improperly Terminated



3.2 Picture 7 Open Junction Box

3.2 Picture 8 Exposed Outside Wires

3.2 Picture 9 Exposed Outside Wires



3.2 Picture 10 Exposed Wires Outside

3.3 Fire Extinguishers / smoke detection devices not present at oil change pit, office area, front shop, rear shop, etc. Install them.

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

3.4 FYI - Although common at the time this property was built, some of the electrical outlet(s) at the **"wet areas"** did not have GFCI protection. Current safety standards recommend GFCI's at these type areas. An electrician can easily install these for a new owner at any applicable outlets as a safety upgrade or improvement.

4. COOLING / HEATING SYSTEMS

		I	NI	NP	R	MR
4.0	**COOLING SYSTEM CONTROLS**	X				X
4.1	**PACKAGE UNIT HEATING / COOLING SYSTEM**	X				X
4.2	**SHOP SPACE HEATERS**			X	X	
4.3	**FILTERS**	X				
4.4	**ADDITIONAL COMMENTS**		X			X
4.5	**MAINTENANCE / UPGRADE / IMPROVEMENT**				X	X

I NI NP R MR

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Styles & Materials

HEATING / COOLING EQUIPMENT:
ROOF-TOP PACKAGE UNIT

HEATING / COOLING - UTILITY:
ELECTRIC HEAT STRIPS
AC / FREON & ELECTRIC

NUMBER OF A/C UNITS:
ONE

ESTIMATED SIZE:
4 TON

ESTIMATED AGE:
20 Yrs +/-

4.0 The unit has a disconnect box on it that uses three (3) 60amp fuses.

There is a 110v-120v outlet on the disconnect for the service tech's to use. Its grounded but does not have a GFCI on it. Current safety standards recommend Ground Fault Circuit Interrupters (GFCI's) at electrical outlets in "wet areas". We recommend having an electrician or qualified individual install one.

4.0 Picture 1

4.0 Picture 2

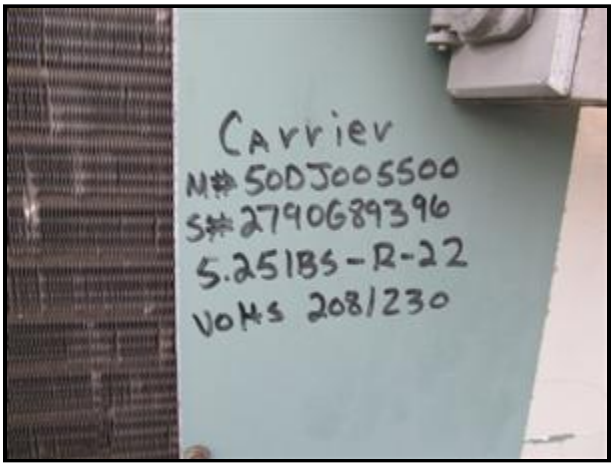
4.1 (1) The rooftop system was operated in both heating and cooling modes and was functional in each. The cooling produced a good 48.9 degree supply air temperature after 10 minutes of operation. The units 3 electric strip heaters produced adequate heating for the conditioned areas.

The unit is a Carrier Weathermaker I. The model # is 50DJ005500 / serial # is 2790G89396 (basically a 4 tom machine manufactured about 1990).

4.1 Picture 1

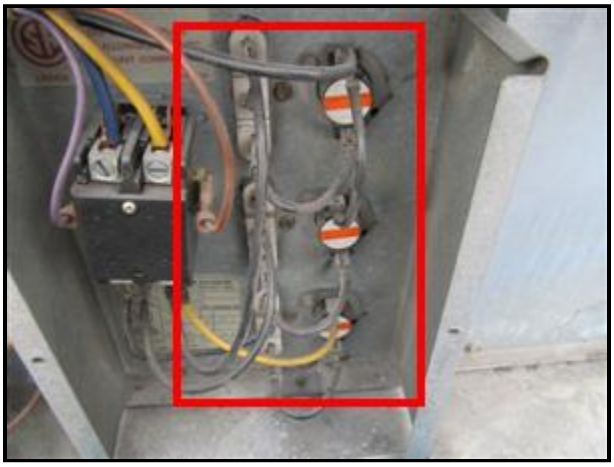
4.1 Picture 2

4.1 Picture 3



4.1 Picture 4

4.1 Picture 5

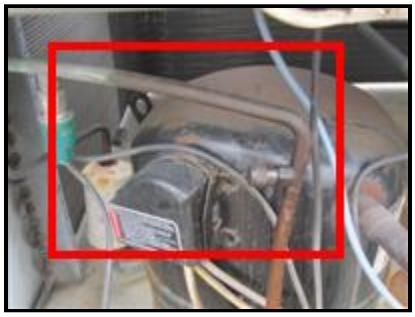


4.1 Picture 6 Strip Heaters

(2) The AC units condensate drain dumped directly onto the roof. It should be piped to a roof drain OR off the roof to prevent ponding water.

4.1 Picture 7

(3) There was an oil slick on the freon lines in the compressor compartment (possibly from over spray OR could be small leak. Service and check.

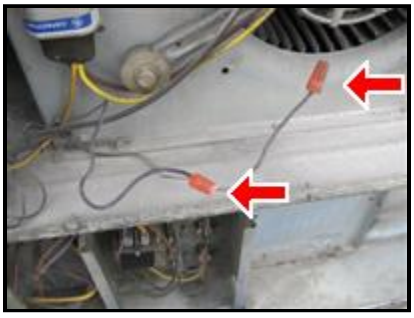


4.1 Picture 8

(4) The blower fan and squirrel cage are getting dirty. This can lead to excess wear, deterioration and reduced efficiency of the furnace and its related components (Clean and service the unit and its related components, such as the cooling coil).

There were loose wires capped off in the blower area. Have the service tech determine if needed OR if a safety device has been removed, etc.

4.1 Picture 9



4.1 Picture 10

4.2 There have been 2 ceiling mounted hanging space heaters in the shop. Flues are still present on the roof. and in the attic cavity (the flues are sooted up and show signs of past moisture entry below them - See examples in Pic's). These unit heaters are not present at this time.

A competent HVAC contractor can determine size requirements and replace them as needed.

4.2 Picture 1

4.2 Picture 2

4.3 There are two (2) throw-away filters that are 16x25x2 and one (1) washable metal filter in the hood. We recommend replacing or cleaning the air filters, every 6 to 8 weeks during the heating and cooling seasons to promote clean and efficient operation.

4.3 Picture 1

4.3 Picture 2

4.4 (1) There were several newer looking flues / exhausts on the roof with heavy caulk around them. They were attached to nothing and their purpose is unknown (maybe air exhausts for shop, etc). Verify purpose with seller.

4.4 Picture 1

4.4 Picture 2

(2) See air intake or exchange fans on roof (several) and at north wall. How well they work is unknown.

4.4 Picture 3

4.4 Picture 4

4.5 If it can't be shown that unit has had a full diagnostic service or maintenance inspection within the last 6-12 months, we recommend a complete system evaluation by a licensed heating and cooling professional. Such an inspection may involve inspection of the heat elements, cooling coils and other areas that are not readily visible. It can also include leak checking coils; checking freon levels, etc. Afterwards we recommend annual servicing and regular homeowner monitoring and maintenance.

5. GROUNDS

		I	NI	NP	R	MR
5.0	**DRIVES**				X	
5.1	**WALKWAYS**	X				X
5.2	**RETAINING WALLS**	X				X
5.3	**GRADING / DRAINAGE**					X
5.4	**MAINTENANCE / UPGRADE / IMPROVEMENT**					X

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Styles & Materials

DRIVES:
ASPHALT MOSTLY
CONCRETE PADS

WALKWAYS:
CONCRETE

RETAINING WALL:
CONCRETE
WOOD
STONE
BLOCK

5.0 Damage or deterioration such as: cracks, movement, or spalling was noted at the surface of the drive and can be a trip hazard

Sections of the drive are low or deteriorated and it appears that they will pond water.

The drive(s) shows movements, cracking or deterioration resulting in an offset surface or other damages at various locations. Repair or replace any applicable areas as needed. This may include sealcoating the surface, sealing the cracks, correcting any surfaces offset by more than 1", and/or restoring the drive to the original position.

5.0 Picture 1

5.0 Picture 2

5.0 Picture 3

5.0 Picture 4

5.0 Picture 5

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

5.1 Picture 1

5.2 Typical cracks, movement or damage were noted at the front concrete retaining wall. Monitor for future movement and repair as needed.

The rear stone retaining wall has collapsed. Repairs recommended.

5.2 Picture 1

5.2 Picture 2

5.2 Picture 3

5.2 Picture 4

5.3 There was at least one or more locations around the perimeter of the building where the grading is either flat or slopes backward toward the structure. The drainage should be improved so that the soil slopes away from the foundation at least 6" in the first 10' on all sides.

When the ground next to the foundation is flat or slopes back to the structure, it causes the soil to stay moist. Wet soil can double or triple the stress on a foundation wall. This combined with expansive or heaving sub-soils can lead to cracks, movement, and potential leakage. The grading and/or drainage should be modified to prevent this.

5.3 Picture 1 Example

5.4 FYI - Once you occupy the building typical maintenance will include sealing gaps or cracks at the concrete drive, walks, retaining walls or stoops to prevent future deterioration, moisture intrusion or a trip potential.

6. ROOFING

		I	NI	NP	R	MR
6.0	ROOF COVERINGS / FLASHINGS				X	
6.1	ROOF ACCESS	X				X
6.2	ADDITIONAL COMMENTS		X			X
6.3	MAINTENANCE / UPGRADE / IMPROVEMENT		X			X

I NI NP R MR

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Styles & Materials

ROOF COVERING:
TAR & GRAVEL B.U.R.

ROOF SLOPE:
VERY SHALLOW

ROOF VENTILATION:
N/A

ROOF INSPECTED BY:
WALKED ON ROOF

ROOF DRAINAGE:
2 ROOF-TOP SCUPPERS
INTERNAL PIPE / LOOK PLASTIC

ROOF-TOP ACCESS:
HATCH & METAL LADDER

ROOF TYPE:
FLAT OR LOW SLOPE

6.0 (1) See Courtesy Views of Roof. The overall general condition appears functional with signs of weathering, aging and service needed. Regular service and inspection is advised to achieve continued service.

6.0 Picture 1 View From SE to NW

6.0 Picture 2 View From W to E

6.0 Picture 3 View from NW to SE

6.0 Picture 4 From S to N

(2) Service is recommended. This usually consists of the repair of open cracks in flashings or roof coverings; open seams; deteriorated roof coverings; etc. On B.U.R. it may also include covering any exposed or bare areas with an additional coating of tar or aggregate material.

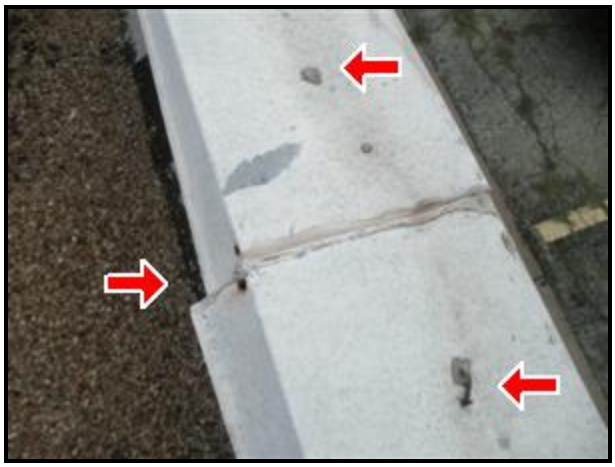
We noted split or gaping seams in metal or roll roofing; nails driven through the top of parapet metal cap flashing, then caulked (caulking dried out or nail heads protruding); we noted areas with exposed tar, etc (aggregate missing or thin); we noted areas that look like they will pond water; we noted areas around scuppers that look like they may be leaking. These type conditions can lead to moisture intrusion. There are water stains below these areas at several places in the applicable business.

It looked to us like there may be some settlement on the north wall of the building that may cause poor drainage (see EXTERIOR page).

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 deficiencies as needed to properly correct them.

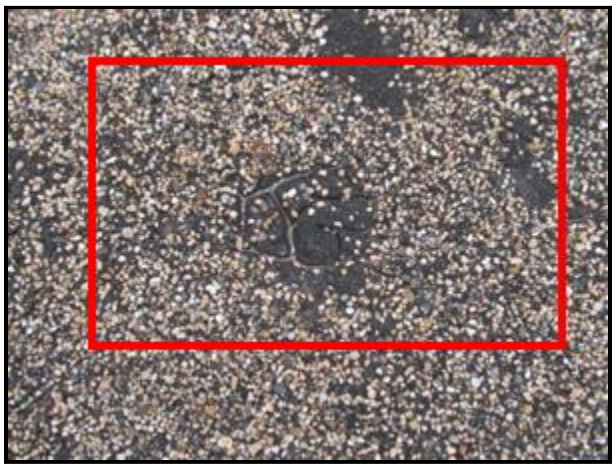
6.0 Picture 5

6.0 Picture 6



6.0 Picture 7

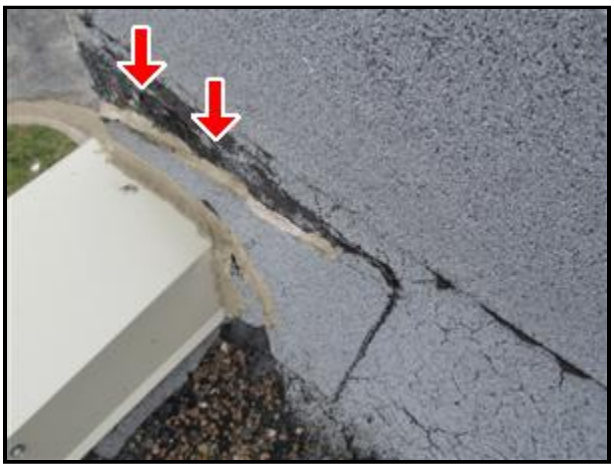
6.0 Picture 8



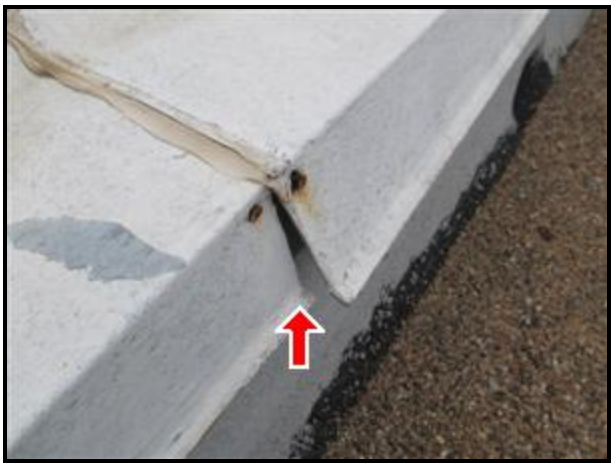
6.0 Picture 9

6.0 Picture 10

6.0 Picture 11 Nail Example



6.0 Picture 12



6.0 Picture 13

(3) Without water in the scuppers or drainpipes for testing, it is difficult to fully determine if they will leak OR judge if the roofing is correctly sloped in order to direct water into the downspouts. We recommend observing them in a strong rain to see if they are acceptable or not.

See garage door lintel rusting below. Review by competent contractor recommended.

6.0 Picture 14

6.0 Picture 15

6.0 Picture 16

6.0 Picture 17

6.1 The access ladder and hatch were operational. The access was not locked and could be entered from the roof easily. Lock it for security.

6.1 Picture 1

6.1 Picture 2

6.2 We also recommend verifying the insurability and acceptability of roofing with your insurance company prior to closing.

6.3 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 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** and **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.

		I	NI	NP	R	MR
7.0	**EXTERIOR FOUNDATION**				X	X
7.1	**EXTERIOR WALL SIDING, TRIM, ETC**				X	X
7.2	**ALL ELEVATIONS**	X				

	I	NI	NP	R	MR

I=Inspected, NI=Not Inspected, NP=Not Present, R=Repair, Modify or Further Evaluation Recommended, MR=Maintenance

Styles & Materials

EXTERIOR WALLS:
BLOCK

WALL COVERING:
STUCCO

EXTERIOR TRIM:
WOOD
METAL

7.0 Foundation or wall movements noted, mainly along north wall. Review by competent contractor or engineer recommended. This type of movement is usually caused by settlement movements and expansive soils. The amount of movement did not appear structurally significant, however the movement may have affected roof drainage, etc. It would be prudent to have review by competent contractor or engineer.

7.0 Picture 1

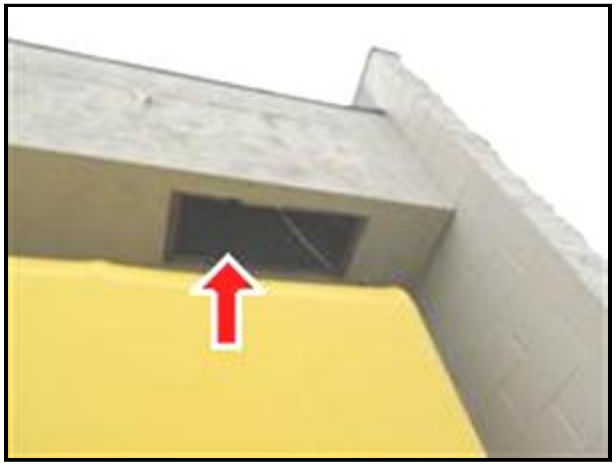
7.0 Picture 2

7.0 Picture 3

7.1 An examination of exposed and readily accessible portions of the exterior walls revealed them to be in overall functional condition with some cracks or gaps noted at noted at the wall joints. This type of movement is usually caused by settlement movements and expansive soils. Common scaling of paint or rust noted. The amount of movement or crack size did not appear structurally significant. In our opinion the walls are performing their intended function at this time, however the movement may have affected roof drainage.

We also noted a missing piece of soffit at the front of the building and holes in siding where signs were probably mounted. Service and correct.

Tuckpoint or seal any cracks to prevent leaks and future deterioration, and them monitor them in the future. Water should never be allowed to pond or flow toward the building. The exterior walls, cladding, are in overall functional condition.



7.1 Picture 1

7.1 Picture 2

7.1 Picture 3

7.2 Courtesy Views

7.2 Picture 1 Front / West

7.2 Picture 2 North / Front

7.2 Picture 3 Rear / East

7.2 Picture 4 South

8. FOUNDATION

		I	NI	NP	R	MR
8.0	**VISIBLE FOUNDATION WALLS**	X				
8.1	**VISIBLE FOUNDATION FLOORS**	X				
8.2	**OIL CHANGE PIT**		X			
8.3	**SUMP PUMP**				X	

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Styles & Materials

FOUNDATION TYPE:
SLAB-ON-GRADE
SERVICE PIT

SERVICE PIT WALLS:
CONCRETE

FOUNDATION FLOOR:
CONCRETE

OBSERVED BY:
ENTERED AREA

SERVICE PIT SUB-FLOOR SUPPORT:
STEEL JOIST/BEAMS
STEEL POLES

SUMP PUMP:
YES

FOUNDATION WATER CONTROL SYSTEM:
NONE SEEN (No Drain Tiles)

FOUNDATION VENTILATION:
NONE

8.0 Minor shrinkage or movement cracks were noted in the concrete at the foundation walls. In our opinion this is not uncommon for this age and type of construction, combined with expansive soils. We recommend keeping any crack, gap or utility penetration well sealed to be able to monitor for future movement or leaking. If either condition should ever occur, repairs could be needed.

8.1 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.

8.2 (1) The pit, floor, walls and overhead support for concrete garage floor look functional.

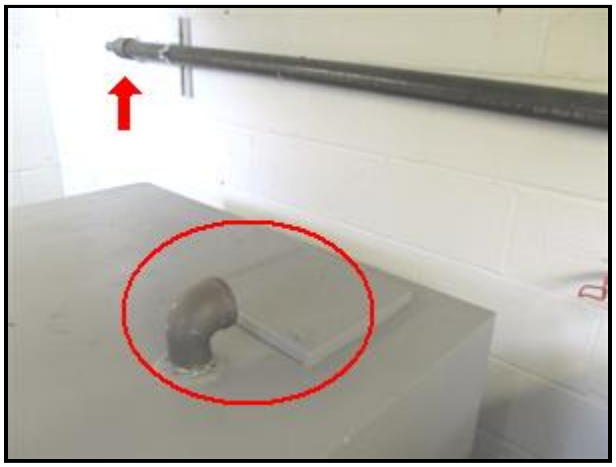
8.2 Picture 1

8.2 Picture 2

8.2 Picture 3

(2) There were 2 oil storage containers. The right one has oil sludge still in it. The left ones cover was painted or solder shut and its interior was not viewed. The piping going to it was disconnected, indicating its not in use. Get disclosure of where the oil goes (storage tank, pumped or ???). This was not operated in the general inspection.

8.2 Picture 4



8.2 Picture 5

8.3 The sump pump was functional but the float did not go off until raised VERY high. Adjust the float valve to operate at a lower fluid level. We noted water and oil in the pit and the sump pump exterior drain pipe goes underground. We did not see where it comes out. We suggest verifying with the owner where this is, so you can determine there is a proper drainage through the pipe, etc and that its proper.

8.3 Picture 1

8.3 Picture 2

8.3 Picture 3

9. INTERIORS

Under the **NAHI** and **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.

		I	NI	NP	R	MR
9.0	**EXTERIOR DOORS**	X				
9.1	**INTERIOR DOORS (a representative number)**	X				X
9.2	**INTERIOR WINDOWS (a representative number)**	X				
9.3	**INTERIOR WALLS / CEILINGS (a representative number)**	X				
9.4	**INTERIOR FLOORS**	X				
9.5	**INTERIOR ELEVATIONS**		X			
9.6	**ADDITIONAL COMMENTS**		X			X
		I	**NI**	**NP**	**R**	**MR**

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Styles & Materials

WINDOW TYPE:
THERMAL PANE

INTERIOR WALLS:
MOST UNFINISHED

INTERIOR CEILINGS:
CEILING TILE
MOST UNFINISHED

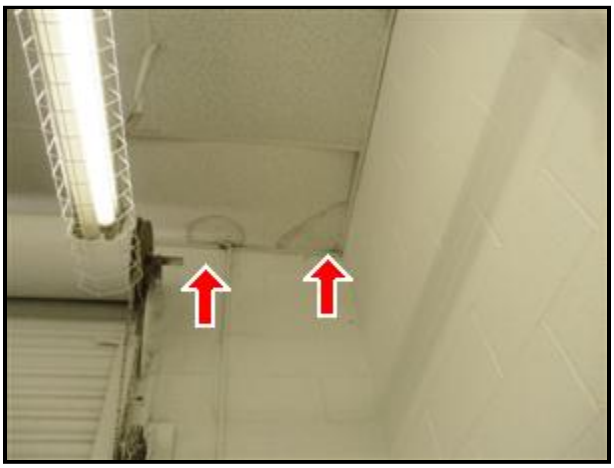
9.1 We noted several interior door(s) that rub or did not latch correctly (bath and office). Service and adjustment recommended.

9.1 Picture 1

9.3 There is evidence of past moisture stains at the garage and at ceiling tiles.

A review of the interior of the business and examining readily visible walls, ceilings, floors, doors, etc. Doors, walls, floors, ceilings, etc are spot-checked to verify the general operation of a representative number, but every door, wall, floor is not individually examined. Buildings are not rigid -- they move, expand, and contract with changes in the season, humidity, etc. There were leak stains noted at several locations that were dry at this time, but are under roof areas with vulnerable details. The water stains are dry at this time, but since we've had no substantial rain in 2 months monitor them in the future. The walls, floors, ceiling tiles, etc show typical wear, tear and deterioration such as: stained or damaged tiles, doors,

hardware that we would expect to see in a commercial building of this age and type. The buildings interior is in overall functional condition where visible.



9.3 Picture 1

9.5 Courtesy Views

9.5 Picture 1 Reception

9.5 Picture 2 Wait Area to Shop

9.5 Picture 3 Front Shop

9.6 We noted what looked at first like a floor drain in the reception office which we felt was an unusual place for a drain. It was dry inside. We also wondered if the opening could be used for a small floor safe. Its purpose is unknown (verify use with seller).

9.6 Picture 1

10. GARAGE & ATTIC

		I	NI	NP	R	MR
10.0	**GARAGE FLOOR / FOOTINGS**	X				
10.1	**GARAGE WALLS / CEILING**	X				
10.2	**VEHICLE DOOR(S)**				X	
10.3	**ATTIC CAVITY**	X				X
		I	**NI**	**NP**	**R**	**MR**

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Styles & Materials

GARAGE TYPE:
ATTACHED
MULTIPLE

ROOF COVERINGS:
BUR
TAR & GRAVEL

ATTIC DESCRIPTION:
PARTIAL

ROOF / CEILING FRAME:
GIRDERS/JOISTS
TRUSSES
WOOD & STEEL
WOOD ROOF DECKING
COMBINATION (Trusses & Rafters)

ATTIC INSPECTED BY:
ENTERED / STEEL LADDER
VIEWED FROM ACCESS

INSULATION:
NONE

VAPOR RETARDER:
NOT PRESENT

10.2 Front Shop:

1) On the west side, the south overhead door would not stay up.

2) On the east side, the south overhead door would not go up.

3) The 1st overhead door to the left of the office has cracked glass.

Rear Shop:

1) On the north/east side, the rear overhead door would not go up.

Other:

1) The overhead door by the mail slot has a cut in it.

2) Several doors on the North side have rust on the door or lintel, OR have minor damage (warping, etc).

10.2 Picture 1

10.2 Picture 2

10.2 Picture 3

10.2 Picture 4

10.2 Picture 5 Cracked Glass

10.3 (1) Courtesy view of attic access and/or area.

There were minor moisture stains in attic that were dry at this time. Monitor this in the future.

10.3 Picture 1

10.3 Picture 2

10.3 Picture 3

10.3 Picture 4

(2) In accordance with inspection "Standards-of-Practice" from the **NAHI** industry standards, etc, we do not attempt to fully travel an attic where there is no solid walkway or standard flooring designed for normal walking; if walking the attic in the inspectors opinion could be unsafe for himself or possibly damage the ceiling below; or if his movement is restricted by air ducts or if his path is obscured by insulation covering the joists or truss chords. In such cases we will examine the visible attic cavity as best we can from the access hatch OR just inside the hatch, with no commentary or evaluations made of any areas not readily viewed from the hatch area.

10.3 Picture 5

(3) There was minimal **OR** no insulation installed. We recommend adding more insulation.

11. MISCELLANEOUS

		I	NI	NP	R	MR
11.0	**REPAIR / REPLACE / FURTHER EVALUATION**				X	
11.1	**RADON**		X			
11.2	**TERMITES**		X			
11.3	**TRASH STORAGE AREA**				X	
11.4	**MOLD/MILDEW**		X			
11.5	**EXCLUSIONS**		X			

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11.0 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 We **DID NOT** not perform any radon testing or radon sampling or evaluation at this property. A visual 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 We **DID NOT** not perform any WDI (wood destroying insect) inspection or evaluation at this property. A visual inspection alone can not 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 The trash dumpster area is at the rear of the parking lot. Its doors are missing. Replace as needed.

11.3 Picture 1

11.3 Picture 2

11.4 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 IAC2 Certified mold or indoor air quality specialist can provide testing or evaluation for you.

11.5 (1) An ADT alarm or security system of some type was present. 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.

11.5 Picture 1

(2) Piping for air compressor(s) was present at various areas in the garages but no compressor(s) so we **DID NOT** perform any analysis, operation or other type testing on the system. Consultation and evaluation by a competent specialist in these systems can provide information or testing of the system to verify the operation and proper function of the system and its components.

11.5 Picture 2

(3) **No testing** of environmental issues was done by our company. Frequently a lender or other entity may require a new purchaser of a commercial building to do a **Phase 1 Environmental Testing or Report**s. You may want to inquire with the applicable parties if this will be needed. We can refer you to several competent companies that do this type testing if needed. It is also possible that when a property changes hands, the city code department or applicable utility may require things of a new owner that were not enforced on a previous owner. We recommend contacting the city or utility for this type of information.

Dan Bowers Company

Dan Bowers, CMI, CRI, ACI

HomeGauge Services

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