



# Inspection Report

**Larry Buyer**

**Property Address:**  
8737 Taco Street  
Columbia MO 65203



**Dan Bowers Company**

**Dan Bowers, CMI, ACI, CRI, EDI**  
**(913) 624-7869**



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<b>Date:</b> 7/8/2015	<b>Time:</b>	<b>Report ID:</b> 142876 - Sample
<b>Property:</b> 8737 Taco Street Columbia MO 65203	<b>Customer:</b> Larry Buyer	

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before selling OR leasing OR 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 Recommendation (MR)** = We consider the comment about this item, system, or component as either: general information; a routine task of ownership; or a suggestion for future upgrades, safety and/or improvements for a new owner .... **Often not required when the structure was built.**

### 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.** These "SOP" are available at [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 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.

Therefore 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, blemished 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 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 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 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, nor 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 Service Contract if desired OR needed on the property, its systems and the components.

**REPORT OVERVIEW & GENERAL COMMENTS**

The attached **Report** reflects our key findings at the time and date of our inspection on this property. This should not be construed as every deficiency in the building, **BUT** simply an 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/lease decision. Please remember, however we are not the sellers, buyers, or tenants of the property, 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 feel free to call. **As you can tell by the pictures there is deferred maintenance OR repair needs.**

**Client Present:**

No

**Seller Present:**

No

**Agents Present:**

Sellers / For Awhile

**Weather Condition:**

Clear

**Temperature:**

80's

**Soil Condition:**

Damp & Mud

**Rain / Snow in Past 2 Weeks:**

Several Rains in Past 2 Weeks

**Approximate Age Of Building:**

28-30 Years +/- p/Listing Info

**Stories / Levels:**

1 Story

**Building Type:**

Commercial Restaurant

**Termite Inspection:**

No

**Radon Screening:**

No

**Stucco Moisture Probe or Inspection:**

No / Visual Review Only

**Specialty Inspection(s):**

No Kitchen Equipment, etc

**Seller Disclosure:**

We DID NOT see a "Sellers Disclosure" (this limits our access to known facts)

# 1. BATHROOM(S)

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

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

**I NI NP R MR Items**

**1.0 TOILET(S)**

**BATHROOM(s):** Half Bath - Main Level / Mens, Half Bath - Main Level Womans, 2  
The mens toilet had a slow / lazy flush. Service as needed.

**1.1 SINK(S) / BASIN(S)**

- Neither bath had hot water on at the sinks.
- The mens sink faucet leaks and its stopper is gone.
- Service and check and correct.

**1.2 ELECTRICAL**

No electrical outlets present at either bath.

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

**1.3 VENTILATION**

**1.4 HEAT SOURCE**

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

**1.5 ADDITIONAL COMMENTS**

Hand dryers and doors were functional at both bathrooms.

**1.6 GENERAL INFORMATION / MAINTENANCE / IMPROVEMENT**

- Grab bars were loose at walls in both bathrooms.
- Water stains / minor deterioration present at mens bath ceiling.
- Service and correct.

**I NI NP R MR Items**

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## 2. PLUMBING SYSTEM

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**I NI NP R MR Items**

**2.0 MAIN SUPPLY LINE**

- WATER SOURCE:** PUBLIC
  - WATER SUPPLY LINES:** COPPER, GALVANIZED, OTHER
  - WASTE DISPOSAL:** PUBLIC
  - DRAIN / WASTE / VENT:** PLASTIC, CAST IRON, ABS, OTHER
  - WATER HEATER:** GAS
  - ESTIMATED SIZE:** 50 GAL
  - ESTIMATED AGE:** Mfg in 2007
  - MAIN VALVE LOCATION:** BASEMENT
  - FUEL SYSTEM:** NATURAL GAS SERVICE
  - MAIN SHUT OFF LOCATION:** EXTERIOR
- The main valve was at the basement.

**2.1 VISIBLE SUPPLY LINES**

(1) The supply pipe supports were loose and/or disconnected and should have additional support at some areas in the basement

The supply lines have typical rust or corrosion.



2.1 Picture 1

**I NI NP R MR Items**

I NI NP R MR Items

(2) Not all plumbing fixtures were operational. The bathrooms, kitchen sinks, mop sinks, prep sinks, etc had no water flow on the hot water sides of fixtures. The rearmost kitchen sink had no water flow at all. Service and correct.



2.1 Picture 2

2.2 **VISIBLE DRAIN / WASTE / VENT LINES**

(1) Signs of active minor leaks noted at the basement. Service and correct.



2.2 Picture 1

(2) We noted some vents were loose and others broken on the roof. Service and repair.



2.2 Picture 2



2.2 Picture 3 Roof-Top

2.3 **OUTSIDE HOSE FAUCETS**

I NI NP R MR Items

I NI NP R MR Items

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Hose bibb handles or hardware were not on faucets so these were not operated or tested.



2.3 Picture 1

2.4 FUEL SYSTEM

- Some gas pipes are rusted or corroded. These have the potential to become unreliable or develop leaks. The local gas company may service and correct this condition (this will typically involve installing a protective coating or sealant on them OR replacing applicable piping). A competent plumber can also service the pipes.
- We noted various gas pipes disconnected, with no gas flow BUT they were not capped (mainly in the kitchen area).
- See Example in Pic



2.4 Picture 1

2.5 WATER HEATER(S)

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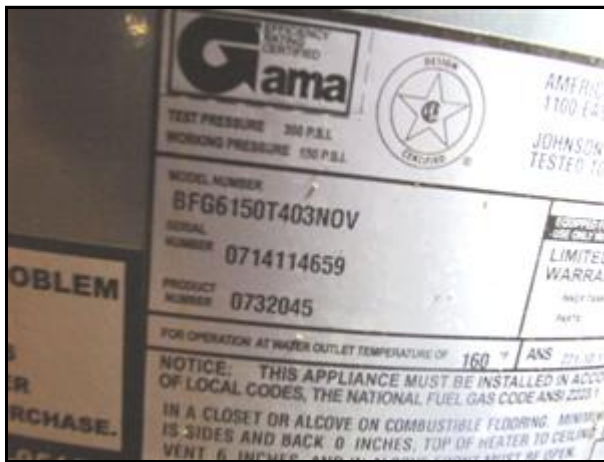
I NI NP R MR Items

I NI NP R MR Items

Courtesy view of water heater(s). The unit was made by "American" / 50 gallon, manufactured in 2007.



2.5 Picture 1



2.5 Picture 2

2.6 ADDITIONAL COMMENTS

Have a competent and licensed plumbing contractor review the system conditions; then service, modify, or repair any deficiencies or unreliable conditions as needed to safely and properly correct them.

2.7 GENERAL INFORMATION / MAINTENANCE / IMPROVEMENT

(1) We noted many supply lines or drain pipes in the plumbing system disconnected, some capped and/or abandoned and not in use. Therefore, these were not checked or operated by us. A plumber can determine if any service is needed on them.

See Example in Pic

I NI NP R MR Items

I NI NP R MR Items

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2.7 Picture 1

(2) We noted multiple signs of previous water leaks around plumbing pipes and wood subfloor or framing at the basement ceiling. They were dry at this time but monitor in the future.

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I NI NP R MR Items

I NI NP R MR Items

(3) We noted various pipes, controls, and a motorized pump in the water lines in the basement that had recent inspection tags from a company in Lenexa, Kansas called "Cintas". But they were not in operation at this time. We believe these are part of the sprinkler and/or fire prevention system. To verify their purpose and operation we suggest contacting Cintas OR have your plumber check these.



2.7 Picture 2



2.7 Picture 3



2.7 Picture 4



2.7 Picture 5



2.7 Picture 6

I NI NP R MR Items

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

### 3. HEATING / COOLING SYSTEM

Under both the **NAHI SoP** (Standards-of-Practice) or the **Kansas State SoP** for home inspectors established by **KAREI**, 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.

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**I NI NP R MR Items**

**3.0 COMBUSTION AIR / VENTILATION**

**MAIN HEAT TYPE:** FORCED AIR, 2 ROOF-TOP PACKAGE UNITS

**FUEL:** GAS

**DISTRIBUTION:** DUCTS, REGISTERS

**NUMBER OF HEAT SYSTEMS:** TWO

**ESTIMATED SIZE:** 1 = TAG TORN / MISSING SIZE UNKNOWN, 1 = 160,000-200,000 BTU

**ESTIMATED AGE:** 1 = Mfg in 2002

**AUXILLARY HEAT TYPE:** 2 ELECTRIC HANGING FAN UNITS, LOCATED AT BASEMENT CEILING

**3.1 HEATING / COOL SYSTEM THERMOSTATS**

Located in managers office and functional.



3.1 Picture 1

**3.2 PACKAGE UNIT(S) HEATING / COOLING SYSTEMS**

Courtesy view of the 2 roof-top heating / cooling system(s). Due to the system design, there was limited visibility and restricted access to the heat chambers. We were unable to fully view or examine the entire heat exchanger and burn chambers. Verifying the integrity of these components would require intrusive testing by a heating specialist.

One of the units had its data tag partly torn off so its exact size, etc was not known.

Both package units were manufactured by Lennox. Both units came on and produced heating and cooling.

**I NI NP R MR Items**

I N I N P R M R Items



3.2 Picture 1



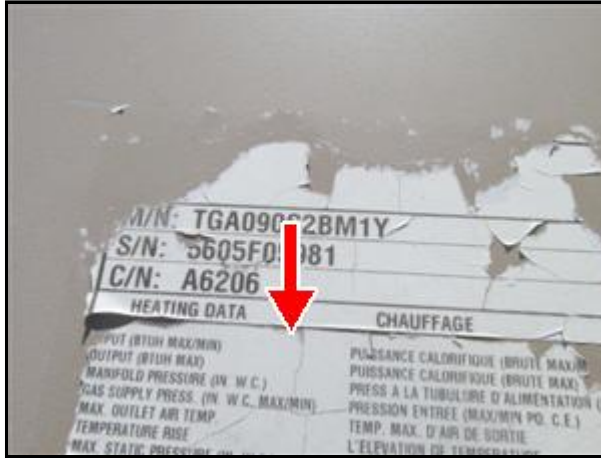
3.2 Picture 2



3.2 Picture 3

I N I N P R M R Items

I NI NP R MR Items



3.2 Picture 4

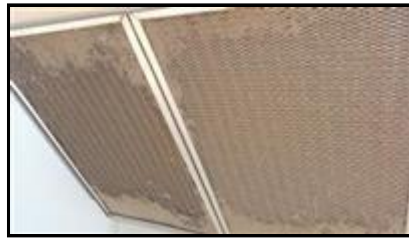
**3.3 PACKAGE UNITS - ADDITIONAL COMMENTS**

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

- The filters or blowers are clogged on both units. This leads to excess wear, deterioration and reduced efficiency of the furnace and its related components [Clean and service the package units and their related components, such as the cooling coils].
- The freon line insulation is damaged, deteriorated or missing at various locations on the roof.
- The condensate line on 1 of the roof-top units has ruptured and is leaking onto the roof-top. Line slope is bad on this one.
- Due to what looks like a lack of regular service or maintenance, we recommend having a competent licensed HVAC contractor [Clean and service the units]. Check controls for proper operation and verify the full integrity of the heat exchangers. Cleaning and servicing can sometimes reveals hidden defects if present.

I NI NP R MR Items

I NI NP R MR Items



3.3 Picture 1



3.3 Picture 2



3.3 Picture 3



3.3 Picture 4



3.3 Picture 5 Missing Insulation

**3.4 BASEMENT AUXILLARY ELECTRIC FAN UNITS**

- There were 2 small electric fan heating units at the basement ceiling. One came on; the other looked like the fused disconnect was broken and it did not come on. They appear to be identical units.
- Service and repair by competent electrician or HVAC contractor.

I NI NP R MR Items

I NI NP R MR Items

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3.4 Picture 1



3.4 Picture 2



3.4 Picture 3



3.4 Picture 4



3.4 Picture 5

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I NI NP R MR Items

I NI NP R MR Items



3.4 Picture 6

3.5 GENERAL INFORMATION

Rooftop exhaust fans operational.



3.5 Picture 1



3.5 Picture 2

I NI NP R MR Items

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## 4. ELECTRICAL SYSTEMS

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

I	NI	NP	R	MR	Items
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<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>4.0 SERVICE ENTRY / MAIN DISCONNECT</b>
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**SERVICE ENTRANCE:** OVERHEAD

**SIZE OF SERVICE:** 3-PHASE, 600 AMP

**SUB PANEL:** YES, MULTIPLE

**MAIN DISCONNECT:** BREAKERS

**MAIN PANEL:** BASEMENT

**MAIN CABLE:** COPPER

**BRANCH WIRE 120 VOLT:** COPPER

**BRANCH WIRE 240 VOLT:** COPPER

**MAIN GROUNDING:** WATER PIPE

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

Courtesy View Of Main Overhead Electrical Entry at rooftop and Meter by Back Door



4.0 Picture 1 Meter



4.0 Picture 2 Overhead Service Entry Wires

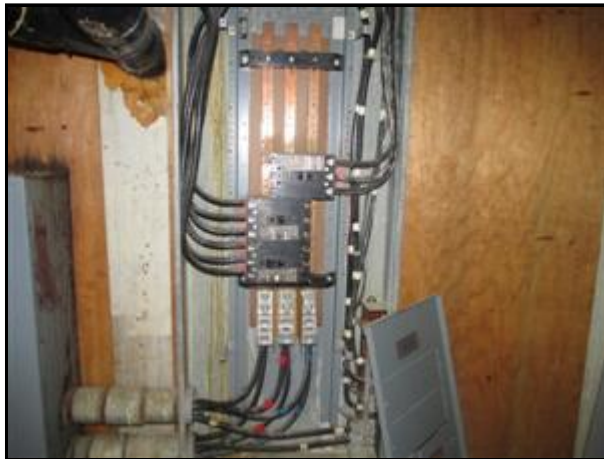
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<b>4.1 MAIN PANEL</b>
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Courtesy view of main "Cutler Hammer" brand electric panel in basement. Its rated at 600 amps / 3 phase and 120/240v..

It had 3 breakers inside ... 1 @ 150amp; and 2 @ 225amps.

There were signs of water leak stains at the ceiling above ..... Possibly from roof leaks or old plumbing pipes above it. The stains were dry today..

I	NI	NP	R	MR	Items
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4.1 Picture 1



4.1 Picture 2

**4.2 SUB-PANELS**

(1) The 2 sub-panels were located in the rear off the main level behind the kitchen area.

Both panels are "Cutler Hammer" brand. They have no main disconnect inside them; They each are 120/208v / 3 phase panels.

The right panel board (# A) had 1 breaker turned off (Bunn Warmer) and at least 2 - 30amp single breakers controlling 1 wire.

The left panel board (# B) had at least 9 breakers turned off. Both panels had missing cover front screws.

At least one or more breaker is oversized or mismatched for the wiring it controls. Electrician to evaluate, service and correct.



4.2 Picture 1



4.2 Picture 2

(2) Courtesy View of 2 sub-panels at rear of kitchen prep area.



4.2 Picture 3

**4.3 BRANCH WIRING**

◦ **During the examination of the electrical branch circuit at the property we noted various conditions in need of a competent electrician to service and repair such as the following examples:**

- Trees or their limbs rubbing the pole lights.
- One or more loose / dangling electrical Exit signs.
- One or more loose / not operational can lights.

**I NI NP R MR      Items**

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- We noted many rusted out junction boxes or conduit at the basement.
- We noted other lights that were not on and not working at this time.
- We noted damaged exterior lighting or lighting fixtures.
- We noted broken or damaged electrical outlets throughout the building.
- We noted bare exposed wires at several locations inside the building.
- We noted bare exposed wires at several locations on the ground outside the building.

◦

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**I NI NP R MR      Items**

I NI NP R MR Items

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4.3 Picture 1 Pole Lights



4.3 Picture 2 Exit Sign Dangling by Wires



4.3 Picture 3 Loose Can Lights



4.3 Picture 4 Sample Damaged Outlets



4.3 Picture 5 Bare Exposed Wire Ends



4.3 Picture 6 Lights Not Working



4.3 Picture 7 Exposed Outside Electrical Wires



4.3 Picture 8 Exposed Outside Electrical Wires

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I NI NP R MR Items

I NI NP R MR Items



4.3 Picture 9 Damaged Outlet



4.3 Picture 10

**4.4 SMOKE DETECTORS**

See our comments on **MISCELLANEOUS** page under **EXCLUSIONS**.

**4.5 ADDITIONAL COMMENTS**

Have a competent and 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.

**4.6 GENERAL INFORMATION / MAINTENANCE / IMPROVEMENT**

There was a large locked panel in the basement by the main electrical panel. Its use is unknown to us but thru a gap in the door it looked like it could be some type of meter reading equipment???. Further evaluation needed to verify use.



4.6 Picture 1

I NI NP R MR Items

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# 5. REFRIGERATION / COOLER

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**I NI NP R MR**      **Items**

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**5.0 REFRIGERATION / FREEZER OPERATION**

(1) When we arrived on sit, the walk-in freezer's inside fan coil and rooftop cooling unit was off. We turned the breaker on and they started running and cooling. During the 2-3 hours we were on site they worked and continually cooled. Due to the time constraints and restrictions of a visual inspection however, we can not determine the freezers capability to maintain required temperature for stored food products, etc.

The rooftop unit has a name tag that says its a "Bohn" by Heatcraft. The data tag is half worn / torn off, so size and age is unknown.

The fan coil unit in the freezer has a name tag that says its made by "Kolpak". By the data tag we think it may be made in 1988 +/-.

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**I NI NP R MR**      **Items**

I NI NP R MR Items



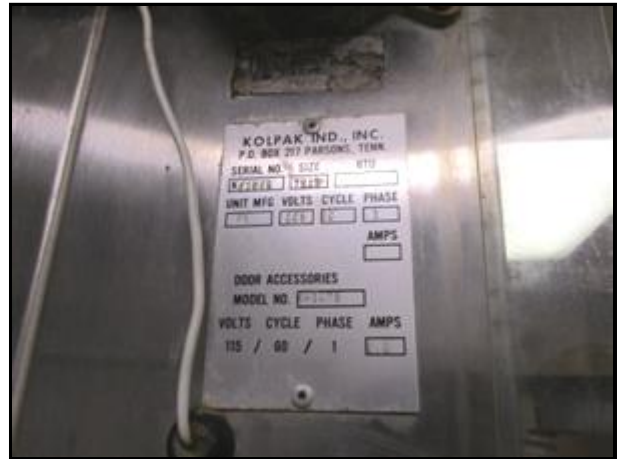
5.0 Picture 1



5.0 Picture 2



5.0 Picture 3



5.0 Picture 4



5.0 Picture 5



5.0 Picture 6

(2) If it can't be shown that the freezer has had a full diagnostic service or maintenance within the last twelve months, we would recommend a complete system evaluation by a licensed refrigeration professional. Such an inspection may involve leak checking coils; checking freon levels, electrical controls, etc. Afterwards we recommend annual servicing and regular maintenance.

5.1 GENERAL INFORMATION / MAINTENANCE / IMPROVEMENT

I NI NP R MR Items

**I NI NP R MR Items**

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**FYI** - There is an older abandoned / disconnected / not operational cooling/refrigeration unit on the roof. its original purpose is not known.



5.1 Picture 1

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**I NI NP R MR Items**

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# 6. GROUNDS

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**I NI NP R MR Items**

**6.0 DRIVES, WALKWAYS, PARKING LOTS, ENTRYWAYS**

**DRIVES:** CONCRETE, ASPHALT

**WALKWAYS:** CONCRETE

The hard surface flatwork was usable at the time of the inspection, however there are multiple areas at the sidewalks, parking lots, driveway, etc that show signs of cracks, chips, spalling, offset movements of over 1" (**trip or tire hazards**), etc in the flatwork. Although in our opinion these are not considered uncommon, and found at the majority of commercial properties of this age in this area (due mostly to shrinkage, traffic, a lack of ongoing maintenance and curing or expansive soils) **Ongoing** service and maintenance includes sealing gaps or cracks to help prevent future deterioration or a trip potential, etc.

Repair or replace any applicable areas as needed. This may include sealcoating the surfaces, sealing the cracks, repairing and correcting any hard surfaces offset by more than 1", filling in potholes or ponded spots and/or restoring the hard surfaces to the original position.

**I NI NP R MR Items**

I NI NP R MR Items

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6.0 Picture 1



6.0 Picture 2



6.0 Picture 3

---

I NI NP R MR Items

I NI NP R MR Items

---



6.0 Picture 4



6.0 Picture 5



6.0 Picture 6

6.1 DUMPSTER ENCLOSURE

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I NI NP R MR Items

**I NI NP R MR**      **Items**

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Courtesy view of Dumpster Corral. No dumpster(s) present. Clean up of area recommended.



6.1 Picture 1



6.1 Picture 2

**6.2 GRADING / DRAINAGE**

(1) 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 ideally be improved so that the soil or hard surfaces slope away from the foundation about 1/2" p/foot for 6'-8' on all sides.

When the ground next to the foundation is flat or slopes to the structure, it causes the soil to stay moist. Wet soil can greatly increase the stress on a foundation. This combined with expansive or heaving soils can lead to cracks, movements, and/or potential leakage.

(2) The soil or landscaping material was in contact with the siding or wood portions of the structure in at least one or more locations. This can lead to moisture intrusion, rot or termite entry. Regrade the applicable areas as needed.

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**I NI NP R MR**      **Items**

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# 7. ROOFING

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**I NI NP R MR Items**

**7.0 TILE ROOF COVERINGS / FLASHINGS**

**ROOF COVERING:** TILE, SINGLE PLY, MEMBRANE

**ROOF SLOPE:** STEEP / TILE, FLAT / LOW SLOPE, COMBINATION

**ROOF VENTILATION:** SOFFIT

**ROOF INSPECTED BY:** WALKED ON FLAT ROOF, INTERIOR LADDER ACCESS, TILE ROOF FROM GROUND

**GUTTER TYPE:** METAL, INTERNAL, LINED

**ROOF TYPE:** TILE = HIP, MEMBRANE = FLAT / LOW SLOPE

- There were holes and felt showing thru at the tile sloped roof covering at a few locations.
- There were separations of flashing at the roof / wall junction and drip edge at one or more areas.
- Service and repair by a competent / licensed roof contractor dealing with tile roofs.



7.0 Picture 1 Example



7.0 Picture 2

**7.1 EXPOSED PARAPET WALL FLASHINGS**

**I NI NP R MR Items**

I NI NP R MR Items

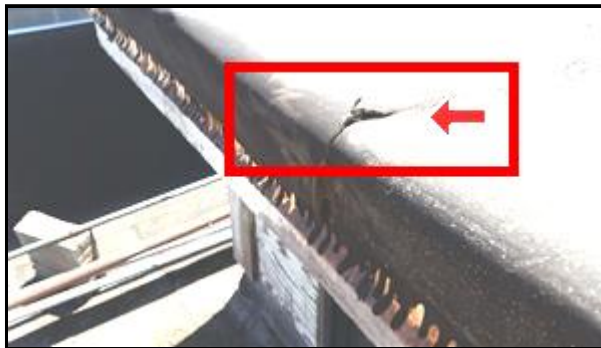
The metal parapet wall flashing is getting rusted and corroded. That can be unreliable. Seal or coat as needed.



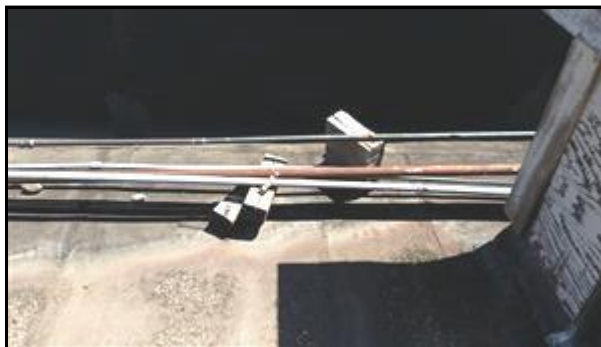
7.1 Picture 1 Example

7.2 LOW SLOPE ROOF COVERINGS

In our opinion, the general overall condition of the low slope / membrane roof looks functional with common signs of wear, weather or age. Regular maintenance and inspections are advised to achieve continued service. 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 coverings etc. This should help ensure the water tightness of the structure and should be done on a regular basis.



7.2 Picture 1



7.2 Picture 2

7.3 GUTTERS AND DOWNSPOUTS

I NI NP R MR Items

**I NI NP R MR**      **Items**

(1) There was damage to the internal gutters on the building. There were separations at the edges. Service and repair.



7.3 Picture 1 From Flat Roof Looking Down

(2) We noted signs of leaking under various gutters by exterior lights. Service and correct.



7.3 Picture 2

(3)

1. Drains / Scuppers were clogged at almost all locations at the low slope / flat roof. Service and clear.
2. No overflow drains were present on the flat / low sloped roof. These should be added.
3. Signs of ponding water / poor drainage was noted at several spots on the roof. It may be due to clogged drains, etc BUT until the drains and/or scuppers, etc are cleared and free-flowing that can NOT be fully determined.
4. Have a competent contractor service, correct and repair as needed.

**I NI NP R MR**      **Items**

I NI NP R MR Items



7.3 Picture 3



7.3 Picture 4



7.3 Picture 5

7.4 ADDITIONAL COMMENTS

I NI NP R MR Items

**I NI NP R MR**      **Items**

---

There was an internal steel ladder bolted to the wall leading to the roof access hatch . A few of the internal roof access ladder bolts were getting loose at the wall and/or had missing hardware. Secure them



7.4 Picture 1



7.4 Picture 2



7.4 Picture 3

**7.5 GENERAL INFORMATION / MAINTENANCE / IMPROVEMENT**

(1) 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 tenants or the occupants will generally have the most intimate knowledge of the roof. We recommend asking them about its history and then schedule regular service, maintenance and inspection by a competent roofing contractor.

(2) The daylight openings of underground downspout drains were not seen. Verify with the tenants the location they come to daylight or where they go and ensure they are not clogged and they're free-flowing.

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**I NI NP R MR**      **Items**

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

## 8. EXTERIOR

Under both the **NAHI SoP** (Standards-of-Practice) or the **Kansas State SoP** for home inspectors established by **KAREI**, 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=Inspected, NI=Not Inspected, NP=Not Present, R=Repair, Modify or Further Evaluation Recommended, MR=Maintenance

**I NI NP R MR Items**

**8.0 EXTERIOR FOUNDATION**

**EXTERIOR WALLS:** BLOCK

**WALL COVERING:** WOOD TYPE SIDING at ROOF, STUCCO, BRICK VENEER

There were damaged masonry, concrete, brick walls at the exterior foundation. They were damaged. We recommend further evaluation and repair by a licensed and competent foundation and stucco contractor.

The soil level was too high at the foundation (this can lead to moisture intrusion, wood rot and pest entry (like termites or others).

Service and repair as needed.



8.0 Picture 1



8.0 Picture 2



8.0 Picture 3

**8.1 WALL COVERING / TRIM**

**I NI NP R MR Items**

**I NI NP R MR**      **Items**

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(1) The masonry wall covering had damaged masonry units pulling loose or off from the walls of building structure. Repair needed.



8.1 Picture 1



8.1 Picture 2



8.1 Picture 3

---

**I NI NP R MR**      **Items**

**I NI NP R MR**      **Items**

---

(2) The hardcoat stucco wall covering, was pulling loose from the wall; had large gaps, cracks, openings or missing sections needing repair at many locations around the exterior of the building. Service and repair by stucco contractor. See Examples in Pics



8.1 Picture 4



8.1 Picture 5



8.1 Picture 6

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**I NI NP R MR**      **Items**

I NI NP R MR Items

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8.1 Picture 7



8.1 Picture 8

(3) Damage noted at wood siding OR wood trim pieces at walls on top of roof OR at trim at roof level. Service and repair.

Deteriorated / deferred painting at raised wall sections on roof. Service needed.

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I NI NP R MR Items

I NI NP R MR Items

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8.1 Picture 9



8.1 Picture 10



8.1 Picture 11

**8.2 TRIM / SOFFIT / FASCIA**

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I NI NP R MR Items

**I NI NP R MR**      **Items**

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A properly sized, designed and sealed "Kick-out Flashing" should be installed at any roof-to-wall intersection to help divert water away from the structure (this can help prevent moisture damage to the building). We recommend service and correction by a qualified and licensed stucco OR roofing contractor (see location or pics of typical detail locations)



8.2 Picture 1



8.2 Picture 2



8.2 Picture 3

---

**I NI NP R MR**      **Items**

I NI NP R MR Items

---



8.2 Picture 4

8.3 REAR / SIDE ELEVATIONS

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I NI NP R MR Items

I NI NP R MR Items

---

Courtesy View of Buildings Exterior Elevations



8.3 Picture 1 Front Main East Entry



8.3 Picture 2 Front View Off Santa Fe Dr



8.3 Picture 3 Rear of Building

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I NI NP R MR Items

**I NI NP R MR**      **Items**

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8.3 Picture 4 Drive Thru Window / West Entry

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**I NI NP R MR**      **Items**

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

# 9. FOUNDATION

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

**I NI NP R MR Items**

**9.0 VISIBLE FOUNDATION WALLS / SUPPORT POLES / POSTS / GIRDERS / BEAMS**

**FOUNDATION TYPE:** BASEMENT

**FOUNDATION WALLS:** CONCRETE

**FOUNDATION FLOOR:** CONCRETE

**OBSERVED BY:** ENTERED BASEMENT

**SUB FLOOR SYSTEM:** 2 X 10, WOOD JOISTS

**SUPPORT COLUMNS:** STEEL

**SUPPORT SYSTEM:** STEEL I-BEAM

**FOUNDATION WATER CONTROL SYSTEM:** SUMP PUMP

**FOUNDATION VENTILATION:** NO VENTS IN UNFINISHED BASEMENT, HUMID

(1) There was diagonal pressure bowing cracks and movement at foundation walls (often caused by hydrostatic pressure of soil and poor drainage).

Due to the issues we observed outside and inside at the foundation wall(s), we recommend evaluation by a competent and licensed foundation contractor. Then have any recommended repairs or modifications performed.



9.0 Picture 1

(2) Wood rot to sub-floor and framing at rear of basement, due to what looks like leaking from floor drains.

Also water leakage at subfloor in basement over electrical panel (can be unsafe).

Service and repair.

---

**I NI NP R MR Items**

I NI NP R MR Items

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9.0 Picture 2



9.0 Picture 3

(3) Rusted out metal fire blocking is missing. Service, repair, replace.



9.0 Picture 4



9.0 Picture 5

**9.1 VISIBLE FOUNDATION FLOORS**

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 sealed to prevent leaks and monitor them for future movement or leakage. If either condition should ever occur, other repair may be needed.

**9.2 VENTILATION**

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I NI NP R MR Items

I NI NP R MR Items

9.3 VAPOR BARRIER

9.4 INSULATION

9.5 SUPPORT SYSTEM

Courtesy view of support system.



9.5 Picture 1

9.6 ACTIVE WATER ENTRY

I NI NP R MR Items

**I NI NP R MR**      **Items**

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There is evidence of past and recent moisture leakage at the basement at both concrete walls and drywall resulting in damage to drywall, wood and it looks like its developed mold at base of stairwell and inside basement.

We recommend further evaluation by a competent and licensed water proofing contractor. Then have any recommended repairs or modifications performed.



9.6 Picture 1



9.6 Picture 2



9.6 Picture 3

**9.7 SUMP PUMP**

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**I NI NP R MR**      **Items**

**I NI NP R MR**      **Items**

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1. The sump pump discharge piping drains to the city sewer. Although commonly done in the past, many localities no longer allow this type of drainage connection. Verify this with the local utility.
2. The unit was operational, but had debris in the pit that can clog a pump motor. Clean out the pit.



9.7 Picture 1



9.7 Picture 2

**9.8 ADDITIONAL COMMENTS**

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**I NI NP R MR**      **Items**

**I NI NP R MR**      **Items**

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Courtesy Cross Sectional Views of basement area.



9.8 Picture 1



9.8 Picture 2



9.8 Picture 3

**9.9 GENERAL INFORMATION / MAINTENANCE / IMPROVEMENT**

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**I NI NP R MR**      **Items**

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## 10. INTERIORS

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

I	NI	NP	R	MR	Items
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>10.0 EXTERIOR DOORS</b> <b>WINDOW TYPE:</b> THERMAL PANE, METAL <b>INTERIOR WALLS:</b> DRYWALL, TEXTURE <b>INTERIOR CEILINGS:</b> DRYWALL, CEILING TILE
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<b>10.1 INTERIOR DOORS (a representative number)</b> The doors look to be in functional overall condition with common wear and deterioration. However, in accordance with industry standards, we do not operate every door in the building.
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<b>10.2 INTERIOR WINDOWS (a representative number)</b> Several front windows were covered with paper and mostly not visible. It looks like a few windows may have failed thermal seals or damage to weather seals or stripping. Service and correct as needed.  Signs of lost seals in thermal pane windows may appear and disappear as the temperature and humidity changes. ALL windows with lost seals may not be evident at the time of the inspection. Thermal windows are only checked for obvious clouding at the time of the inspection. If any lost seals were noted, we recommend having all windows checked by a window specialist for other lost seals.
I	NI	NP	R	MR	Items



10.2 Picture 1



10.2 Picture 2

☐☐ ☐☐ ☒ **10.3 INTERIOR WALLS / CEILINGS / FLOORS (a representative number)**

(1) A review of the interior of the building includes a review of the walls, ceilings, floors, etc. Walls, floors, ceilings, etc are spot-checked to verify the general operation of a representative number, but every wall, ceiling or floor covering 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.

In our opinion, the walls floors, ceiling tiles, etc show typical wear, tear and deterioration that we would expect on a commercial building such as: stained or damaged floor / ceiling tiles, worn or deterioration at wall coverings, missing hardware, etc, that we would expect to see in a commercial building of this age and type. The buildings interior is in overall functional condition with deferred maintenance needs.

I NI NP R MR Items

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10.3 Picture 1



10.3 Picture 2

(2) We noted some sagging, movement or sloping in the floor that in our opinion is relatively typical for a building of this type and age.

**10.4 INTERIOR STAIRS / HANDRAILS**

Basement stairs and stairwell.



10.4 Picture 1

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I NI NP R MR Items

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

# 11. MISCELLANEOUS

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

**I NI NP R MR Items**

**11.0 REPAIR / REPLACE / FURTHER EVALUATION**

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; then service, modify, repair or replace any defects or unreliable conditions as needed 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. Further evaluation for any service, repair or replacement should take place before the end of the inspection contingency period.

**11.1 TERMITES**

We **DID NOT** not perform any WDI (wood destroying insect) inspection or evaluation at this property. A visual building 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.

**11.2 MOLD/MILDEW**

There were "**Red Flags**" present, such as past water leaks, stains, or similar conditions, etc that have the potential to develop or be mold. Positive identification of mold types and its significance can only be discovered through sampling and laboratory analysis.

A competent mold specialist can provide further information, testing or evaluation. 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 or respiratory problems for some people.

See Examples in Pics



11.2 Picture 1

**I NI NP R MR Items**

I NI NP R MR Items

**11.3 EXCLUSIONS**

(1) An 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.

A sprinkler / fire suppression 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 sprinkler systems can provide information or testing of the system to verify the operation and proper function of the system and its components.

An intercom system of some type was present. 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.

A rooftop dish that we believe may be for music, internet access OR something similar 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 or 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.

A "Backflow Prevention Device" was present in the basement. Inspection of this devise is **NOT** part of the General Inspection. Call a licensed Backblow Specialist to inspect the system.

I NI NP R MR Items

I NI NP R MR Items

---



11.3 Picture 1



11.3 Picture 2



11.3 Picture 3 Rooftop Dish



11.3 Picture 4 Backflow Device

(2) No testing of environmental issues was done by our company. Frequently a lender or other entity may require a new purchaser or tenant of a commercial building to do Phase 1 Environmental Testing or Reports. 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.

11.4 PRIVATE WATER SUPPLY SYSTEMS

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I NI NP R MR Items

**I NI NP R MR**      **Items**

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Private water filtration and/or a carbonated drink system or equipment of some type was present. These were disconnected / not in use. We **DID NOT** perform any testing, analysis or component evaluation on these systems or components. Consultation and evaluation by a competent specialist in these systems can provide information or testing to verify the quality, quantity, and safe performance of the system components.



11.4 Picture 1

**11.5 BUILDING PERMITS / ADDITIONS**

**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.

Some type of repair / renovation was apparently underway but has been stopped. There is a stop work order on the building's front door issued by the City of Overland Park Kansas at this time. We suggest verifying with the tenant and local code authority to determine if this work was done properly and conforms to the applicable city building standards, etc. What was being done, why stopped, etc.



11.5 Picture 1

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**I NI NP R MR**      **Items**

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# Dan Bowers Company

Dan Bowers, CMI, ACI, CRI, EDI

(913) 624-7869



## General Summary



**Dan Bowers Company**

**(913) 624-7869**

**Customer**  
Larry Buyer

**Address**  
8737 Taco Street  
Columbia MO 65203

### 1. BATHROOM(S)

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

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

- Neither bath had hot water on at the sinks.
- The mens sink faucet leaks and its stopper is gone.
- Service and check and correct.

### 8. EXTERIOR

#### 8.1 WALL COVERING / TRIM

**Repair, Modify or Further Evaluation Recommended**

(2) The hardcoat stucco wall covering, was pulling loose from the wall; had large gaps, cracks, openings or missing sections needing repair at many locations around the exterior of the building. Service and repair by stucco contractor. See Examples in Pics

## 10. INTERIORS

### 10.2 INTERIOR WINDOWS (a representative number)

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

Several front windows were covered with paper and mostly not visible. It looks like a few windows may have failed thermal seals or damage to weather seals or stripping. Service and correct as needed.

Signs of lost seals in thermal pane windows may appear and disappear as the temperature and humidity changes. ALL windows with lost seals may not be evident at the time of the inspection. Thermal windows are only checked for obvious clouding at the time of the inspection. If any lost seals were noted, we recommend having all windows checked by a window specialist for other lost seals.

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