Alliance Home Inspections LLC
Home Inspection Report
12910 E 40 Hwy. Independence, MO. 64055

Inspection Date:
9-6-2016
Prepared For:
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Report Number:
9-6-16
Inspector:
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Report Overview

THE HOUSE IN PERSPECTIVE

85 Degrees, dry
House faces south
Approximant age of house 60-70 years

CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

Major Concern: *a system or component which is considered significantly deficient or is unsafe. Significant deficiencies need to be corrected and, except for some safety items, are likely to involve significant expense.*

Safety Issue: *denotes a condition that is unsafe and in need of prompt attention.*

Repair: *denotes a system or component which is missing or which needs corrective action to assure proper and reliable function.*

Improve: *denotes improvements which are recommended but not required.*

Monitor: *denotes a system or component needing further investigation and/or monitoring in order to determine if repairs are necessary*.

Deferred Cost: *denotes items that have reached or are reaching their normal life expectancy or show indications that they may require repair or replacement anytime during the next five (5) years*.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS / SUMMARY

The following is a synopsis of the potentially significant improvements that should be budgeted for over the short term. Other significant improvements, outside the scope of this inspection, may also be necessary. Please refer to the body of this report for further details on these and other recommendations.

MAJOR CONCERNS: NONE

SAFETY ISSUES: NO GFCI PROTECTION. OVERSIZED BREAKERS IN ELECTRICAL PANEL. ELECTRICAL PANEL HEIGHT. CUT FEEDER WIRE ON ELECTRICAL PANEL. UNGROUNDED OUTLETS. NO SMOKE DETECTORS IN BEDROOMS OR BASEMENT. HOLLOW CORE DOOR TO GARAGE. GALVANIZED GAS PIPE. NO SAFTEY CABLE INSIDE GARAGE DOOR SPRINGS.

REPAIR ITEMS: PLUMBING VENT PIPE ON ROOF. GARAGE LIGHT. GARAGE CEILING. PLUMBING ACCESS COVER IN CLOSET.

IMPROVEMENT ITEMS: SURFACE DRAINAGE. EXTEND DOWN SPOUTS. CLEAN & SERVICE A/C UNIT. CLEAN & SERVICE FURNACE. INSULATE FREON LINES ON A/C UNIT. ADD INSULATION IN ATTIC. INSULATE JOIST WELLS IN BASEMENT.

ITEMS TO MONITOR: CRACKS & SETTLING IN FOUNDATION. SURFACE DRAINAGE.

DEFERERED COST: FURNACE. A/C UNIT.

THE SCOPE OF THE INSPECTION

All components designated for inspection in the ASHI® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

Structure

DESCRIPTION OF STRUCTURE

Wall Structure:	Wood
Columns:	Steal
Floor Structure:	Joist
Foundation:	Concrete block

STRUCTURE OBSERVATIONS

There is cracking, settling and bowing in the foundation walls.
There has been piers installed on foundation walls. There are signs of water intrusion in the basement.
Cracks are caused from poor surface drainage.

RECOMMENDATIONS / OBSERVATIONS

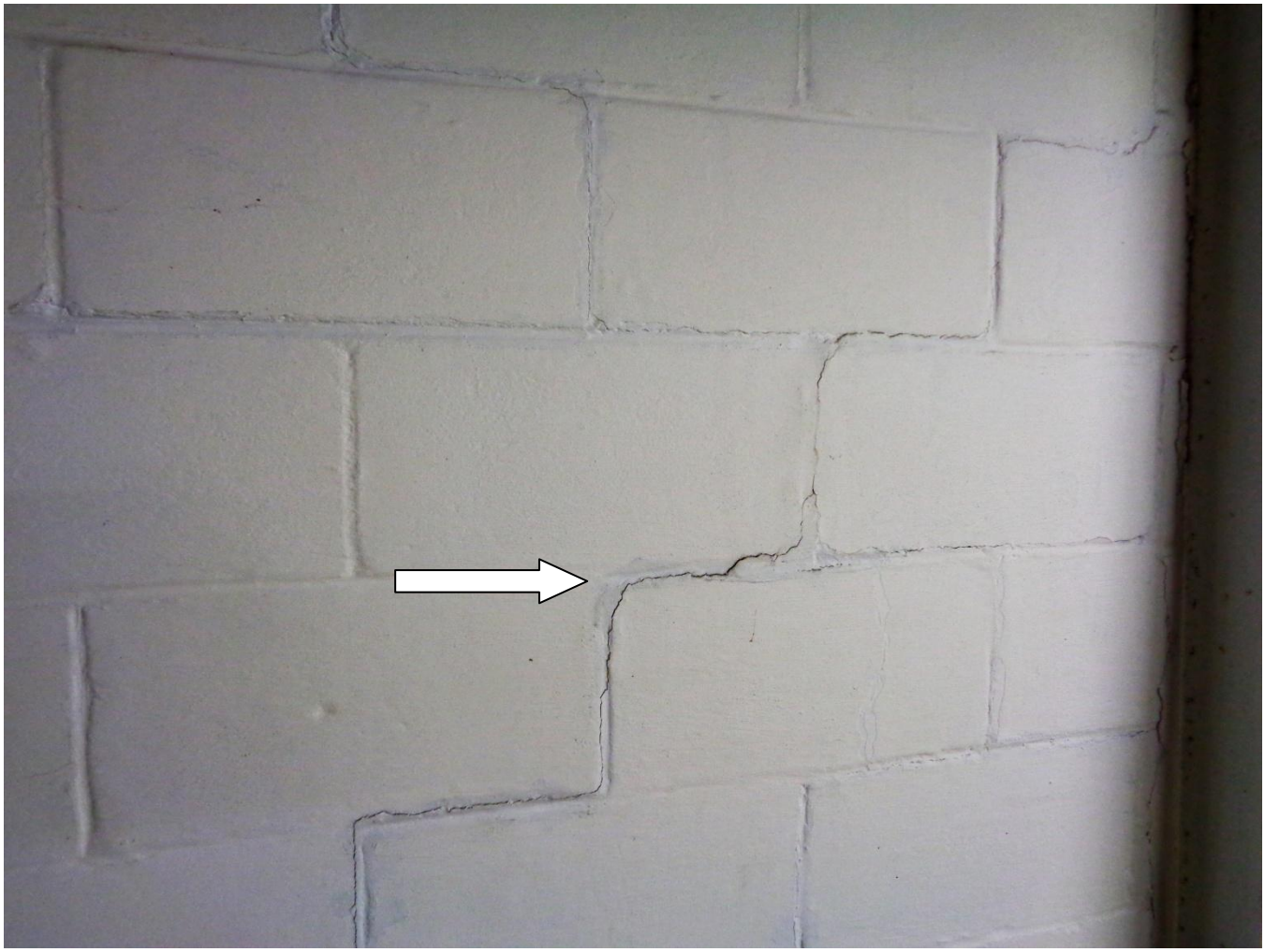
Monitor foundation cracking and bowing for movement.
Improving and maintaining the surface drainage will help keep foundation from cracking more.
Watering around foundation during dry spells will also help keep foundation from cracking more.

LIMITATIONS OF STRUCTURE INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Engineering or architectural services such as calculation of structural capacities, adequacy, or integrity are not part of a home inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Roofing

DESCRIPTION OF ROOFING

Method of Inspection:	Walked on roof
Roof Covering:	Composition
Roof Drainage System:	Metal
Roof Flashing:	Metal
Vents:	Roof & soffit

ROOFING OBSERVATIONS

The roof is 10-15, years old.
There is 1, layer of roofing.
The normal life on this type of shingle is about 25-30 years.
The unused plumbing vent has a damaged boot that will leak in time. The vent pipe was cut off on the basement ceiling when new plumbing drains were installed.
Downspouts should all be extended 5-6 feet away from the house to have proper surface drainage.

RECOMMENDATIONS / OBSERVATIONS

Replace boot on pluming vent.
Extend all downspouts 5-6 feet away from house this is part of the surface drainage and will help keep the foundation from cracking more and help keep water out of basement.

LIMITATIONS OF ROOFING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Not all of the underside of the roof sheathing is inspected for evidence of leaks.
- Evidence of prior leaks may be disguised by interior finishes.
- Estimates of remaining roof life are approximations only and do not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, and other factors.
- Antennae, chimney/flue interiors which are not readily accessible are not inspected and could require repair.
- Roof inspection may be limited by access, condition, weather, or other safety concerns.


Extend all downspout 5-6 feet away from house.
This is part of what caused cracking in foundation.

Exterior

DESCRIPTION OF EXTERIOR

Eaves, Soffits and Fascia:	Wood & Metal
Porches:	Wood
Patio:	Concrete pads
Surface Drainage:	Needs improvement
Overhead Garage Doors:	Metal
Exterior Doors:	Wood & Metal
Sidewalks:	Concrete
Window/Door Frames:	Wood
Driveway:	Concrete
Wall Covering:	Wood

EXTERIOR OBSERVATIONS

The surface drainage should have a positive slope away from house of 1/2-1, inch per foot for 5-6 feet away from house.
The surface drainage needs improvement in some areas. This is the 2nd part of what caused foundation cracking.
The west garage door springs do not have safety cables inside springs.
There is some splitting in some areas of the wood siding, this could allow air & water behind siding.
The patio has settling and separation in concrete pads, this again is caused from poor surface drainage.
There is wood rot on the roof over the patio.

RECOMMENDATIONS / OBSERVATIONS

Add fill dirt around foundation for proper surface drainage. The surface drainage around the house which includes clean gutters, downspout extensions and proper slope away from the house are all very important for maintaining the condition of the foundation. It is very important to keep water flowing away from the house. Because of normal settling around the house you may need to improve the surface drainage again in 5-10 years.
Replace split pieces on siding.
Install safety cables inside garage door springs.
Repair wood rot on roof over patio.

LIMITATIONS OF EXTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected rather than every occurrence of components.
- The inspection does not include an assessment of geological, geotechnical, or hydrological conditions, or environmental hazards.
- Screening, shutters, awnings, or similar seasonal accessories, fences, recreational facilities, outbuildings, seawalls, break-walls, docks, erosion control and earth stabilization measures are not inspected unless specifically agreed-upon and documented in this report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection

Electrical

DESCRIPTION OF ELECTRICAL

Service Entrance Conductors:	Aluminum
Size of Electrical Service:	100 AMP
Switches & Receptacles:	Grounded & ungrounded
Wiring Method:	Copper Romex
Ground Fault Circuit Interrupters (GFCI):	Not Present
Smoke Detectors:	Present but not all areas
Main Disconnects:	Breakers located north wall of basement & garage
Service Drop:	Overhead
Service Grounding:	Water pipe

ELECTRICAL OBSERVATIONS

All exterior outlets, garage outlets and outlets within 6, feet of water should be GFCI protected.
There is no GFCI protection for garage, exterior, bathroom or kitchen outlets.
Many outlets in the house are 2 prong ungrounded outlets.
There is wire splicing on the basement ceiling that is not in a junction box.
The panel in the garage is 8 foot above the floor, panel should be no more than 6 feet above floor.
1 main feeder wire in the garage panel has had 2-3 strands of wire cut off, this reduces the amperage capacity of the wire.
The basement panel has a 60 breaker with 30 amp wire and a 40 amp breaker with 30 amp wire.
There are also 2, 20 amp breakers with 15 amp wire.
The screws for the electrical panel covers should be blunt tip screws so they don't puncture wiring inside panel. Both panels have pointed screws for the covers.
The ledger on the electrical panel is not completely filled out.
1 of the garage lights is not working.
The kitchen smoke detector is working but is more than 10 years old. The smoke detector in the hallway is working and is a 2007 model. There are no smoke detectors in the bedrooms or basement.

RECOMMENDATIONS / OBSERVATIONS

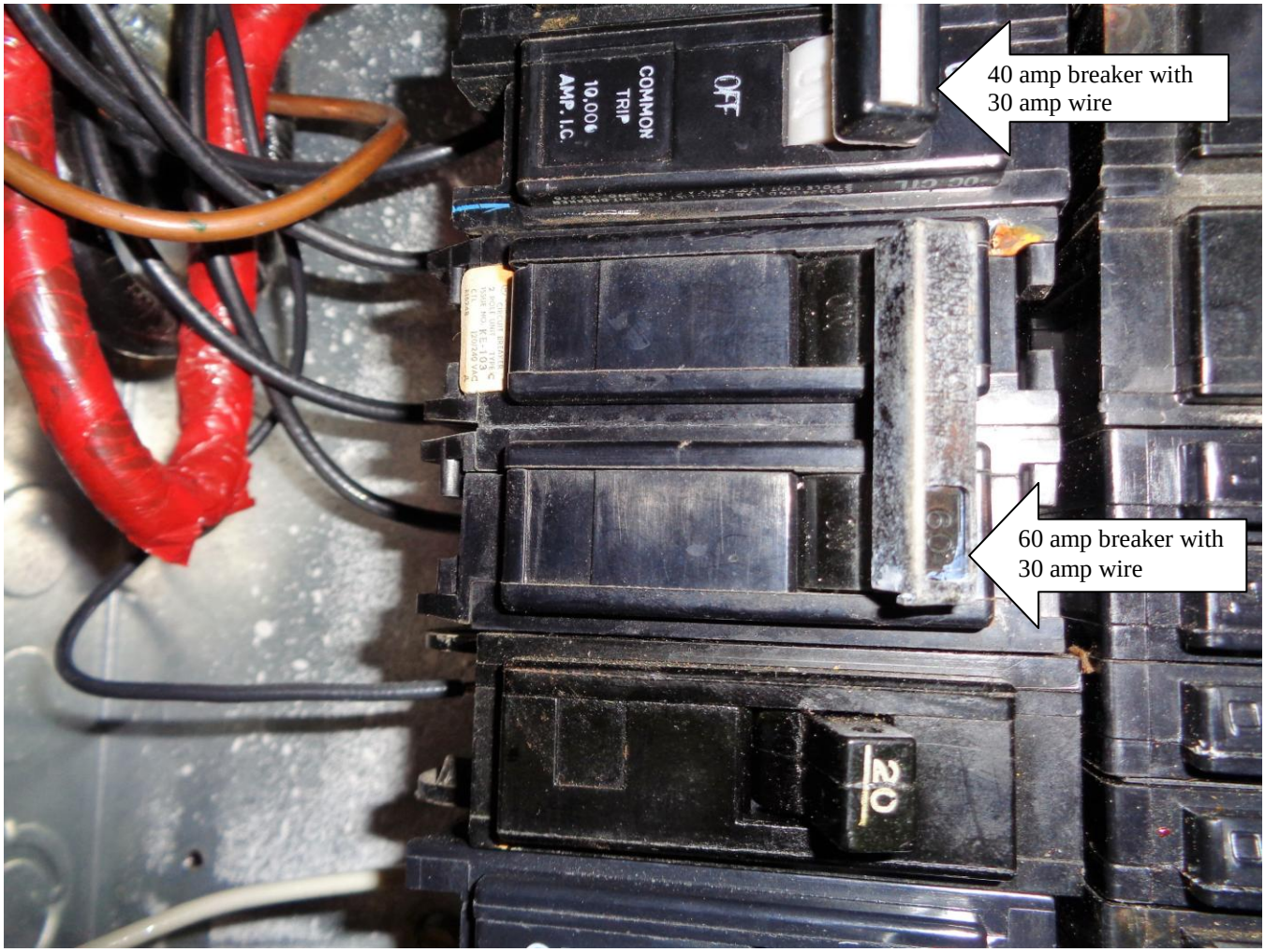
Have licensed electrician install GFCI protection in proper locations and correct all other electrical concerns.
The fire department recommends replacing smoke detectors every 10 years. They also now recommend a smoke detector in each bedroom and 1 in the hallway outside the bedrooms plus 1 on each level of the home.
I would install all new smoke detectors in the proper locations.
I would also add a carbon monoxide detector on each level of the home.

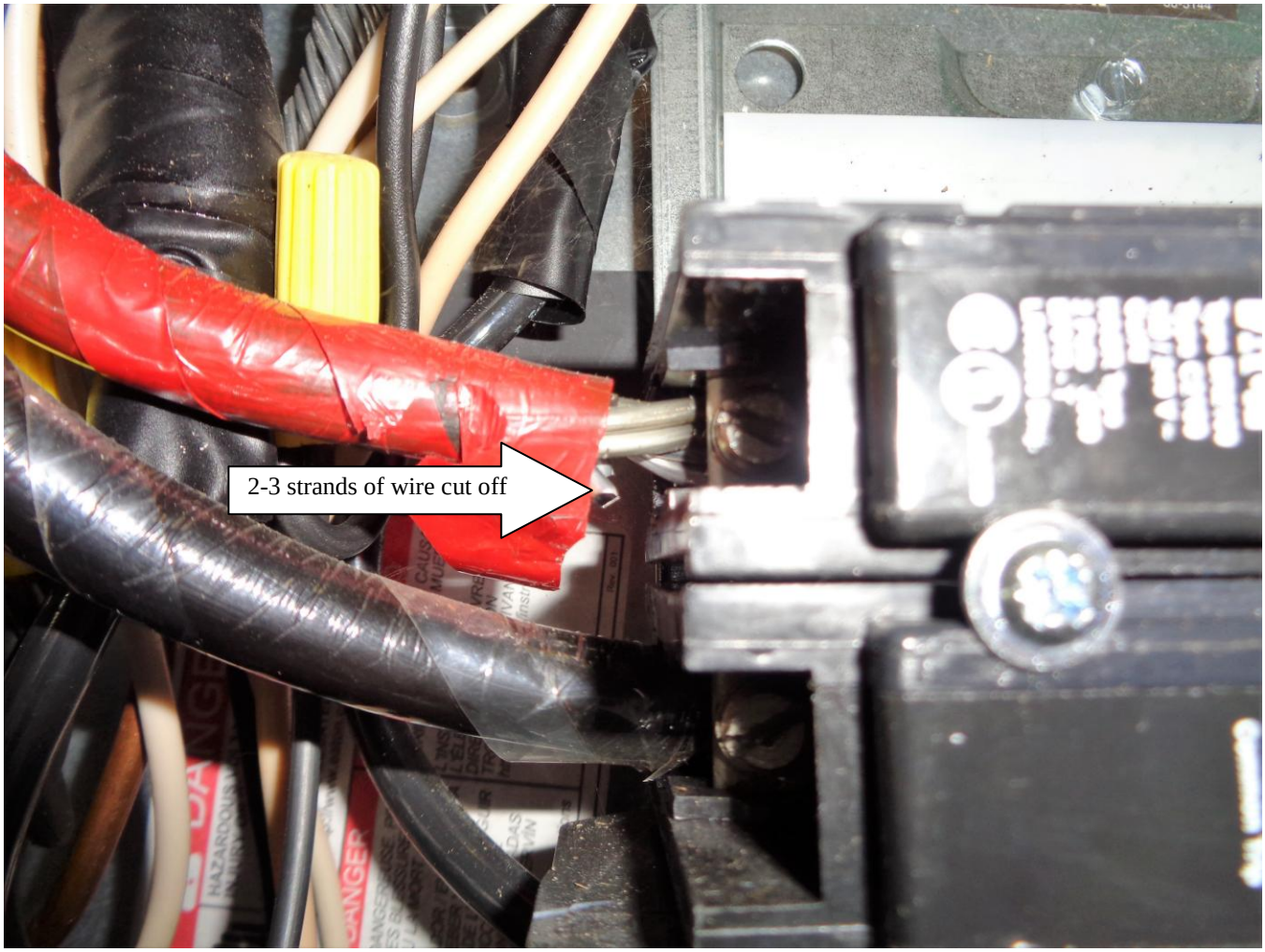
LIMITATIONS OF ELECTRICAL INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces are not inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components which may not be inspected.
- The inspection does not include remote control devices, alarm systems and components, low voltage wiring, systems, and components, ancillary wiring, systems, and other components which are not part of the primary electrical power distribution system.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.


40 amp breaker with
30 amp wire
60 amp breaker with
30 amp wire
COMMON
TRIP
10,000
AMP. I.C.
OFF
60
20



Heating

DESCRIPTION OF HEATING

Energy Source:	Gas
Gas shut off valve:	Side of furnace
Vents, Flues	PVC
Heating System Type:	Forced Air Furnace
Heat Distribution Method:	Ductwork

HEATING OBSERVATIONS

The furnace is a 1986, Kenmore, model. Model # 867-769030
The normal life of this type furnace is 25-30 years.
There are no service dates on the furnace. The furnace is dirty.
The furnace has rusting in the heat exchanger. Rusting in the heat exchanger can cause leaking of carbon monoxide into the house.
The furnace is operating and heating but has yellow flames in some areas.

RECOMMENDATIONS / OBSERVATIONS

Keep filter clean in furnace.

Have HVAC technician service, clean and test for leaking in the heat exchanger furnaces.

Have HVAC technician service furnace yearly for best performance and longest life.

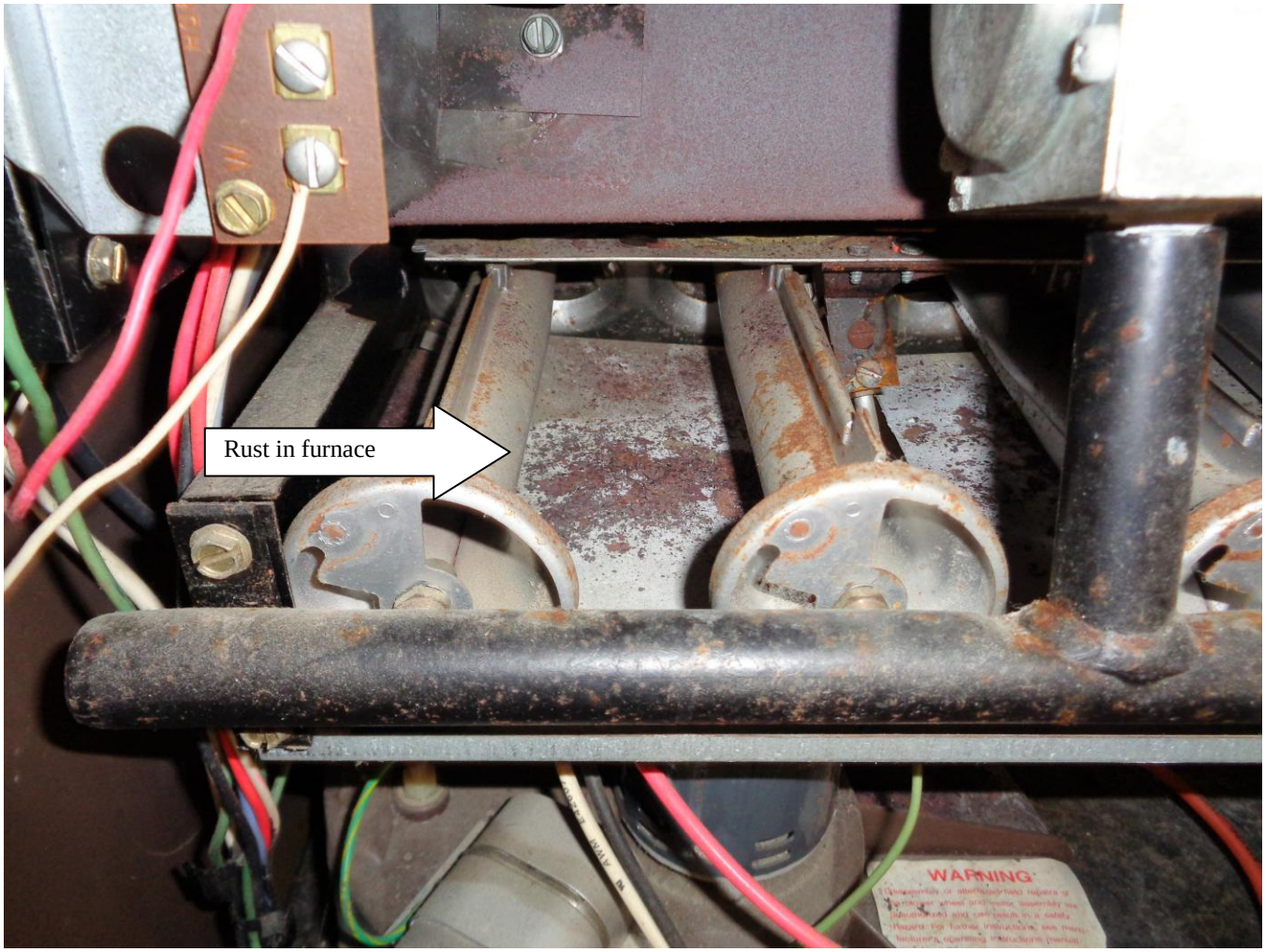
The furnace is at the end of its expected life I would budget to replace in the next year.

LIMITATIONS OF HEATING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- The adequacy of heat supply or distribution balance is not inspected.
- The interior of flues or chimneys which are not readily accessible are not inspected.
- The furnace heat exchanger, humidifier, or dehumidifier, and electronic air filters are not inspected.
- Solar space heating equipment/systems are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Cooling

DESCRIPTION OF COOLING / HEAT PUMPS

Energy Source:	Electricity
Central System Type:	Air Cooled Central Air Conditioning

COOLING / HEAT PUMPS OBSERVATIONS

The A/C, unit is a 1986, Kenmore model. Model # NACFB36AB01867
The normal life of this type of unit is about 15-20 years.
The A/C, unit responded properly to testing. The temperature drop was 14-15, degrees.
The Freon line on the A/C unit needs new pipe insulation.
There are no service dates for the A/C unit.

RECOMMENDATIONS / OBSERVATIONS

Keep A/C unit clean, should be cleaned/rinsed at least twice a year by the home owner.
Keep filter clean in furnace.
Replace pipe insulation on the Freon lines.
Have HVAC technician service & clean A/C unit.
Have HVAC technician service A/C unit yearly for best performance and longest life.
The A/C unit is at or past the end of its expected life I would budget for replacement in the next year.

LIMITATIONS OF COOLING / HEAT PUMPS INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The cooling supply adequacy or distribution balance are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	Blown
Roof Ventilation:	Roof and Soffit

INSULATION / VENTILATION OBSERVATIONS

You have about 3-4 inches of blown insulation in the attic.
Recommended insulation for this clement is 10 to 16 inches.
There is inadequate soffit venting. There should be about 8-10 square foot of soffit venting.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

Adding insulation in the attic will reduce energy cost.
Add soffit vents will help attic ventilation and help the house cool.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Insulation/ventilation type and levels in concealed areas are not inspected. Insulation and vapor barriers are not disturbed and no destructive tests (such as cutting openings in walls to look for insulation) are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is not part of our inspection unless explicitly contracted-for and discussed in this or a separate report.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Plumbing

DESCRIPTION OF PLUMBING

Water Supply:	Public water supply
Drain, Waste & Vent Piping:	ABS & PVC
Fuel Shut-off Valve:	Gas valve at meter east side of house
Main Water Valve:	South wall of basement
Waste System:	Public sewer system
Interior Supply Piping:	PEX & Copper
Water Heater:	Gas

PLUMBING OBSERVATIONS

The water heater is a 2014, 40, gallon Kenmore, model. Model # 153.331840
The normal life of a this type water heater is about 15-20 years.
The water temperature at the kitchen sink is 120 degrees. Scalding can happen above 120, degrees.
The water pressure is 74 PSI. Recommended water pressure is 60-80 PSI.
The toilet in the bathroom is loose at the floor.
The water heater and the furnace have galvanized pipe used in the gas lines. Galvanized pipe is no longer recommended for gas pipe. Galvanized pipe should used for water only.

RECOMMENDATIONS / OBSERVATIONS

Replace wax ring and floor bolts on loose toilets.

Have plumber replace galvanized pipe in gas line.

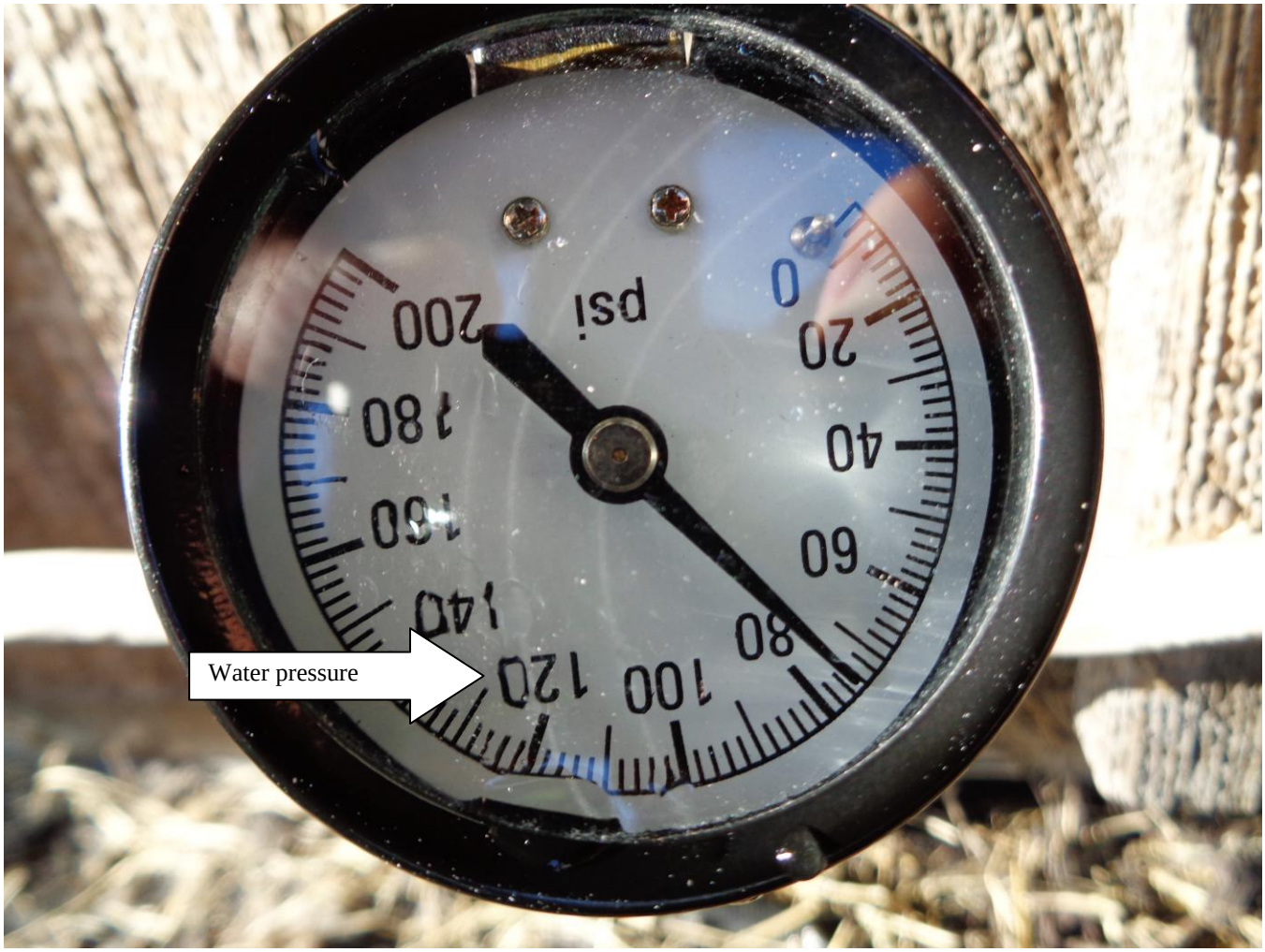
Remember to exercise the main water valve yearly so the it works when you need it.

LIMITATIONS OF PLUMBING INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, or beneath the ground surface are not inspected.
- Water quantity and water quality are not tested unless explicitly contracted-for and discussed in this or a separate report.
- Clothes washing machine connections are not inspected.
- Interiors of flues or chimneys which are not readily accessible are not inspected.
- Water conditioning systems, solar water heaters, fire and lawn sprinkler systems, and private waste disposal systems are not inspected unless explicitly contracted-for and discussed in this or a separate report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



Interior

DESCRIPTION OF INTERIOR

Window Type:	Slider
Floor Surfaces:	Wood, Vinyl & Tile
Wall and Ceiling Materials:	Drywall
Doors:	Wood

INTERIOR OBSERVATIONS

There are several loose/damaged tile on the garage ceiling.
The joist wells in the basement are not insulated.
The door from the house to the garage is a hollow core door. It is now recommended that this be a fire rated door.
The plumbing access in the closet of the northeast bedroom is loose/damaged.
The basement windows are screwed and blocked shut.

RECOMMENDATIONS / OBSERVATIONS

Repair damaged ceiling tile in garage.
Insulate joist wells (between joist at rim joist) in basement.
Install fire rated door to garage.
Repair plumbing access door/cover in closet.

LIMITATIONS OF INTERIOR INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Furniture, storage, appliances and/or wall hangings are not moved to permit inspection and may block defects.
- Carpeting, window treatments, central vacuum systems, household appliances, recreational facilities, paint, wallpaper, and other finish treatments are not inspected.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Appliances

DESCRIPTION OF APPLIANCES

Electric stove top
Electric oven
Exhaust hood
Refrigerator
Garage door opener
Attic fan

APPLIANCES OBSERVATIONS

The attic fan was not tested due to insulation cover.

RECOMMENDATIONS / OBSERVATIONS

None

LIMITATIONS OF APPLIANCES INSPECTION

As we have discussed and as described in your inspection contract, this is a visual inspection limited in scope by (but not restricted to) the following conditions

- Thermostats, timers and other specialized features and controls are not tested.
- The temperature calibration, functionality of timers, effectiveness, efficiency and overall performance of appliances is outside the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.