

PROPERTY CONDITION REPORT



123 Maple Street
Anytown, Missouri 12345

Prepared for: Joe & Jane Smith

Prepared by: Missouri Property Inspections, LLC
PO Box 538
Troy, Mo 63379
ASHI Certified #245478
Paul Reichle, Inspector



Marginal Summary

The Marginal summary is not the entire report and not intended to reflect the overall condition of the property. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Roof

1. Plumbing Vents: *PVC, - Caulking was observed on several plumbing vent stack boots. This is an indication of possible leaking. I recommend further evaluation and/or replacement by a qualified roofing contractor.*

Garage/Carport

2. Attached Garage Door Opener: *Lift Master, - Electric eye for reverse function is not installed in proper position on the sides of the doors. Currently they are mounted on top of the opener which does not provide the protection as designed. Recommend further evaluation and repair by a qualified garage door technician.*

Electrical

3. Basement Electric Panel Manufacturer: *Cutler-Hammer, - Double taps present. I recommend repairs by a qualified electrician.*

Bathroom

4. Main Level Master Bath Bathroom Faucets/Traps: *Chrome fixtures with a metal trap, - Unconventional repair observed on the trap. What appears to be mold/mildew was observed on the cabinet floor and wall. The extent and/or type of mold/mildew is beyond the scope of this inspection. I recommend further evaluation and testing by a qualified contractor.*
5. Main Level Master Bath Bathroom Spa Tub/Surround: *Fiberglass tub and ceramic tile surround, - The jetted tub is not GFCI protected. Recommend further evaluation and repair by a licensed electrician. Service access on side of tub*
6. Main Level Hall Bath Bathroom Toilets: *Standard, - Toilet loose on floor. Recommend qualified plumber for repairs.*

Missouri Property Inspections, LLC

21:06 June 27, 2011



Joe & Jane Smith
123 Maple Street
Anytown

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Defective Summary

The Defective summary is not the entire report and not intended to reflect the overall condition of the property. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Basement

1. Main Basement Carbon Monoxide Detector *Not present*, - *Carbon Dioxide detectors not present.*
Recommend installing carbon dioxide detectors where needed for safety.

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Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection.

Acceptable	The item/system was performing the intended function at the time of inspection
Marginal	The item/system was marginally acceptable. (It performed its designed function at the time of the inspection. However, due to age and/or deterioration, it will likely require early repair or replacement)
Not Inspected	Item/system was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection
Not Present	Item/system does not exist, or was not found and/or was concealed at the time of inspection
Defective	Item/system needs immediate repair or replacement. It is unable to perform its intended function, was deficient, unsafe, or was hazardous to operate at the time of inspection

General Information

Thank you for choosing Missouri Property Inspections. As an independently owned Home Inspection Company, we value you as a customer and are proud to serve. Please let us know if you have any questions regarding the format or content of this report. The terms and conditions crucial to the interpretation of this report are outlined in the Pre-Inspection Agreement (PIA), which you have reviewed and signed. By accepting this report you are again agreeing to and recognizing the terms of the PIA. The following paragraphs include SOME but not all of the points made in the PIA.

This report and inspection conform to the Standards of Practice of the American Society of Home Inspectors (ASHI). These standards are widely recognized as the accepted guidelines for the home inspection industry. The ASHI standards are available at www.ashi.org. The inspection is an examination of the overall condition of the major systems. As inspectors we are generalists not specialists. System specialists (e.g. plumbers, electricians, carpenters, roofers, engineers, etc.) could all be consulted but at a considerably higher price. Our visual and limited inspection provides the broadest overview of the property at less cost. Equipment used during inspection may include, but not limited to: TIF 8800 Combustible Gas Detector, IDEAL SureTest Arc Receptacle Tester, Aquant Protimeter for moisture testing, Raytek MiniTemp Non-Contact Thermometer, GB Circuit Alert, GB GET-206 Voltage Tester, UEi Pocket Thermometer

This home is a ranch built on a basement foundation. Walls are 2 x 6 wood construction with F/G batt type insulation. Based on the nature of the findings, every effort has been made to provide a comprehensive overview relative to this structure. However, minor details may have been inadvertently overlooked. We sincerely regret any inconvenience these oversights may cause. This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

All recommendations and/or referrals within this Inspection Report for repair, replacement, and/or evaluation stated in the specific sections of this report are recommended to be completed by specifically licensed contractors with respect to the individual component being addressed for repair, replacement or evaluation prior to the close of escrow.

The summary is not the entire report. The complete report may include additional information of concern to the buyer. Any/all photos included are considered to be part of the summary/report. Cosmetic issues are not part of the general home inspection. Trees are not part of the general home inspection unless these are likely to adversely affect the building. Some/all electrical outlets, HVAC vents, and windows may not be tested due to access being denied by furniture or personal belongings of the current home owner in all rooms. Stored items restrict viewing of all closet interior and sink areas.

We make no representations about the property's performance with zoning or building codes. Although we are familiar with many codes and these codes may correspond with some of the recommendations in this report, this is not a code inspection. Code enforcement is the responsibility of a government authority and varies throughout the area in terms of what and how these codes are enforced. The inspection is based on the inspector's professional and unbiased opinion. We pride ourselves in our experience and ongoing education, but even professional opinions will vary. This inspection should not be considered a guarantee or warranty of any kind. The report is based on conditions existing and apparent at the time and date of the inspection. Not all conditions may be present or reported due to weather conditions, storage items, inaccessibility, etc. The final walk through is a valuable opportunity for you to evaluate the property.

In the event that any dispute arises out of, or relates to, the Home Inspection performed or Home Inspection Report, it is mandatory that such dispute be submitted to arbitration for resolution. Election to submit any claim to arbitration must be given, in writing, to Missouri Property Inspections within one (1) year of the Home Inspection. The arbitration shall be conducted pursuant to the Construction



General Information (Continued)

Industry Arbitration Rules as set out by the "American Arbitration Association." In the event that a dispute is submitted to arbitration pursuant to this Paragraph, the decision of the arbitrator shall be final and binding on the parties and judgment on the award of the arbitrator may be entered in any court of competent jurisdiction.

When Things Go Wrong

There may come a time when you discover something wrong with the house you purchased, and you may be upset or disappointed with your home inspection. There are some things we'd like you to keep in mind.

Intermittent Or Concealed Problems:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We Always Miss Some Minor Things:

Some say we are inconsistent because our reports identify some minor problems, but not others. The minor problems that are identified were discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people's decisions to purchase.

Contractor's Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor's opinions often differ from ours. Don't be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

Last Man In Theory:

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the last man in theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won't want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. This is understandable.

Most Recent Advice Is Best:

There is more to the last man in theory. It suggests that it is human nature for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous advice. As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

Why Didn't We See It?

Contractors often say, I can't believe you had this house inspected, and the inspector didn't find this problem. There are several reasons for these apparent oversights:

Most Contractors Have No Clue What's Inside or Outside The Scope Of A Standard Home Inspection: All of our inspections are conducted in accordance with the Standards of Practice of The American Society of Home Inspectors. The Standards of Practice specifically state what's included and excluded from the standard home inspection.

Most contractors have no clue this document exists and many of them have a tendency to "blame the Home Inspector" for any issue found, regardless of whether the issue is within the "scope" of the standard home inspection.

Conditions During The Inspection: It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned



General Information (Continued)

on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom Of Hindsight: When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look: If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists: We are generalists; we are not specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

An Invasive Look: Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance: In conclusion, a home inspection is designed to better your odds of not purchasing a "money pit". It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

We Hope This Is Food For Thought!

Thank you again for the opportunity to serve and please let us know if you have any questions regarding the content and format of this report or future questions about the ownership and maintenance of your home.

Missouri Property Inspections, LLC

21:06 June 27, 2011



Joe & Jane Smith
123 Maple Street
Anytown

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MPI Sample

General Information (Continued)

Property Information

Client Name *Joe & Jane Smith*
Client Phone *123-555-1234* Client Email *joe&janesmith@sample.com*
Property Address *123 Maple Street*
Property City *Anytown* State *Missouri* Zip *12345*

Client Information

Inspection Company

Inspector Name *Paul Reichle*
Company Name *Missouri Property Inspections, LLC*
Estimated Age *23* Entrance Faces *West*
Temperature *82 Degrees*
Weather *Sunny, Clear* Soil Conditions *Damp*

Conditions

Inspection Date *N/A*
Start Time *1:00 PM* End Time *4:30 PM*
Electric On *Yes*
Gas/Oil On *Yes*
Water On *Yes*
Space Below Grade *Basement*
Building Type *Ranch* Garage *Attached*
Sewage Disposal *Septic System* How Verified *Multiple Listing Service*
Water Source *Well* How Verified *Multiple Listing Service*
Additions/Modifications *Finished Lower Level*
Agent Name *Top Agent*
Agent's Phone *123-555-2345* Agent's Email *TopAgent@TopAgent.com*
Agent's Company *Top Agent Real Estate*
Others Present *Buyer's Agent and Buyer* Property Occupied *Occupied*
Address *PO Box 538*
City *Troy* State *Mo* Zip *63379*
Phone *636-358-0111* Fax *866-506-1737*
E-Mail *missouri.inspector*
File Number *MPI Sample*



Lots and Grounds

1. *Acceptable*

Driveway: *Gravel, - Driveway is in good condition for the age of the home*



2. *Acceptable*

Walks/Steps: *Concrete, - Sidewalk is in good condition for the age of the home*



3. *Acceptable*

Porch: *Concrete, - Concrete porch is in good condition for the age of the home*



4. *Acceptable*

Grading: *Positive Slope*



Lots and Grounds (Continued)

5. *Acceptable*

Retaining Walls: *Concrete, - Both retaining walls are in acceptable condition.*



Exterior Surface and Components

West Exterior Surface

- 1. *Acceptable* Type: *Full Brick Veneer*
- 2. *Acceptable* Trim: *Aluminum*
- 3. *Acceptable* Fascia: *Aluminum*
- 4. *Acceptable* Soffits: *Aluminum*
- 5. *Acceptable* Entry Doors: *Metal, - Recommend replacing all exterior door locks to secure property.*
- 6. *Acceptable* Windows: *Wood Insulated Double Hung, Wood Insulated Casement*
- 7. *Acceptable* Window Screens: *Vinyl mesh*
- 8. *Acceptable* Exterior Lighting: *Surface mount*
- 9. *Acceptable* Exterior Electric Outlets: *GFCI*
- 10. *Acceptable* Hose Bibs: *Rotary*
- 11. *Not Inspected* Gas Meter: *On LP tank, - The LP tank is beyond the scope of this inspection.*



12. *Not Inspected* Main Gas Valve: *Located on the LP tank*



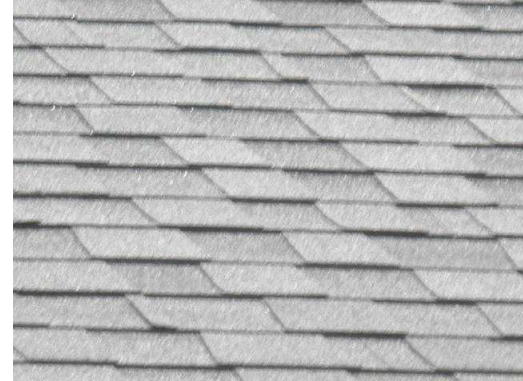
Roof

1. *Comment: Leaks are not always detectable*

Main Roof Surface

2. Method of Inspection: *Walked On*

3. *Acceptable* Material: *Asphalt/Composition*, - Average life of this type of shingle is 25-30 years.



4. Type: *Gable*

5. *Acceptable* Number of Layers *1*

6. Approximate Age: *3-6*

7. *Acceptable* Flashing: *Aluminum*

8. *Acceptable* Valleys: *Composite*

9. *Marginal* Plumbing Vents: *PVC*, - *Caulking was observed on several plumbing vent stack boots. This is an indication of possible leaking. I recommend further evaluation and/or replacement by a qualified roofing contractor.*



10. *Acceptable* Electrical Mast: *Mast with tie back at roof*



11. *Acceptable* Gutters: *Aluminum*

12. *Acceptable* Downspouts: *Aluminum*

13. *Acceptable* Splash Block/Drain Tube *Drain tubes in place*



Structure

1. *Acceptable* Structure Type: *Roof is constructed of engineered trusses. Interior walls are 2 x 4 wood frame construction. Exposed exterior wall is 2 x 6 wood with F/G batt type insulation.*
2. *Acceptable* Foundation: *Poured Concrete*
3. *Acceptable* Beams: *Steel I-Beam*
4. *Acceptable* Bearing Walls: *Interior walls are 2 x 4 wood frame construction. Exposed exterior wall is 2 x 6 wood construction.*
5. *Acceptable* Joists/Trusses: *Roof is constructed of engineered trusses.*
6. *Acceptable* Piers/Posts: *Steel posts supporting the steel "I" beams*
7. *Acceptable* Floor/Slab: *4" concrete slab in basement*
8. *Acceptable* Stair to Lower Level: *Open stairwell to basement. Well lit with door at bottom to finished basement.*



9. *Acceptable* Subfloor: *Plywood*

Attic

Attic over the main living area of the home Attic

1. Method of Inspection: *Visual From Access*
2. *Acceptable* Roof Framing: *Wood truss construction*



3. *Acceptable* Sheathing: *Plywood*
4. *Acceptable* Ventilation: *Gable*



Attic (Continued)

5. *Acceptable* Insulation: *Blown in, Cellulose*



6. *Acceptable* Insulation Depth: *10-12"*

7. *Acceptable* Wiring/Lighting: *110 VAC*

8. *Acceptable* Bathroom Fan Venting: *Electric Fans thru out, - Exhaust fans vented to the exterior properly.*

Basement

Main Basement

1. *Acceptable* Ceiling: *Exposed framing*

2. *Acceptable* Walls: *Poured Concrete Walls, Painted Drywall*



3. *Acceptable* Floor: *Poured Concrete, Carpet*

4. *Acceptable* Floor Drain: *Surface drain*

5. *Acceptable* Doors: *Steel*

6. *Acceptable* Electrical: *110 VAC outlets and lighting circuits*

7. *Acceptable* Smoke Detector: *Hard wired with battery back up*

8. *Defective* Carbon Monoxide Detector *Not present, - Carbon Dioxide detectors not present. Recommend installing carbon dioxide detectors where needed for safety.*

9. *Acceptable* HVAC Source: *Heating system register*



Basement (Continued)

10. *Acceptable*

Sump Pump: *Sump is covered and dry. Pump motor worked when tested.*



Garage/Carport

Attached Garage

1. Type of Structure: *Attached Car Spaces: Two Car*

2. *Acceptable* Garage Doors: *Metal*

3. *Acceptable* Door Operation: *Mechanized*

4. *Marginal* Door Opener: *Lift Master, - Electric eye for reverse function is not installed in proper position on the sides of the doors. Currently they are mounted on top of the opener which does not provide the protection as designed. Recommend further evaluation and repair by a qualified garage door technician.*



5. *Acceptable* Exterior Surface: *Vinyl Siding*

6. *Acceptable* Roof: *Composite*

7. *Acceptable* Roof Structure: *Wood truss construction*

8. *Acceptable* Service Doors: *Metal*

9. *Acceptable* Ceiling: *Unpainted Drywall*

10. *Acceptable* Walls: *Unpainted Drywall, Exposed framing*

11. *Acceptable* Floor/Foundation: *Poured concrete*

12. *Acceptable* Electrical: *110 VAC GFCI*



Heating System

1. *Comment: Heat Exchanger - Unable to detect cracks/holes without dismantling the unit*

Basement Heating System

- 2. *Acceptable* Heating System Operation: *Appears functional*
- 3. *Manufacturer: Trane*

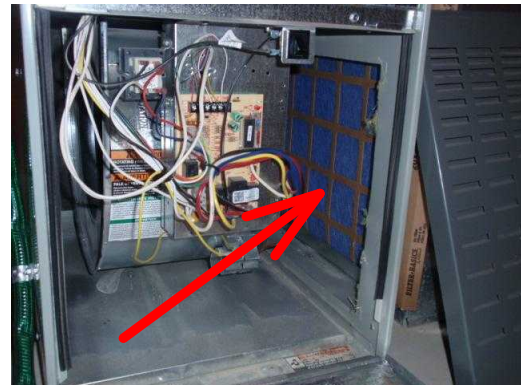


- 4. *Model Number: TWX 657-90935-A2 Serial Number: 01288-43TXW973-A1000AA*
- 5. *Type: Forced air Capacity: 90,000 BTU*
- 6. *Area Served: Whole building Approximate Age: 13*
- 7. *Acceptable* Design Life *20 Years*
- 8. *Fuel Type: Propane gas*
- 9. *Acceptable* Heat Exchanger: *4 Burner*



10. *Unable to Inspect: N/A*

11. *Acceptable* Blower Fan/Filter: *Direct drive with disposable filter, - Change/clean filter monthly*



- 12. *Acceptable* Distribution: *Metal duct*
- 13. *Acceptable* Draft Control: *Automatic*



Heating System (Continued)

14. *Acceptable* Flue Pipe: *Metal Pipe*, - *Metal pipe for furnace and hot water heater are piped into a common metal flue. Appeared OK at time of inspection.*
15. *Acceptable* Humidifier: *GeneralAire*, - *Clean humidifier internal parts annually for best performance.*



16. *Acceptable* Thermostats: *Individual*
17. Tank Location: *N/A*
18. Suspected Asbestos: *No*

Air Conditioning

Main AC System

1. *Acceptable* A/C System Operation: *Appears serviceable*
2. *Acceptable* Condensate Removal: *PVC*
3. *Acceptable* Exterior Unit: *Pad mounted*
4. Manufacturer: *Trane*
5. Model Number: *XL 1200 048A1000AA3671* Serial Number: *0823A93BX56-21*
6. Area Served: *Whole building* Approximate Age: *13*
7. *Acceptable* Design Life *20 Years*
8. Fuel Type: *220-240 VAC* Temperature Differential: *Acceptable*
9. Type: *Central A/C* Capacity: *4 Ton*
10. *Acceptable* Visible Coil: *Aluminum*
11. *Acceptable* Refrigerant Lines: *Low pressure and high pressure, Serviceable condition*
12. *Acceptable* Electrical Disconnect: *Breaker disconnect*
13. *Acceptable* Exposed Ductwork: *Metal*
14. *Acceptable* Blower Fan/Filters: *Direct drive with disposable filter*
15. *Acceptable* Thermostats: *Individual*



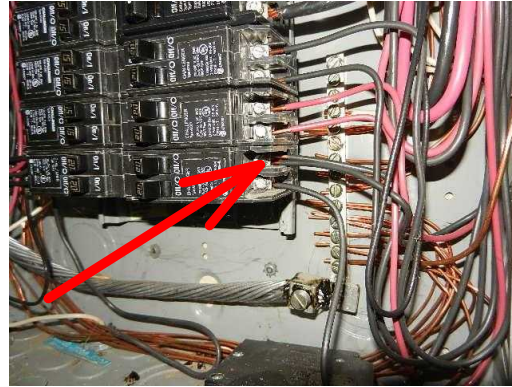
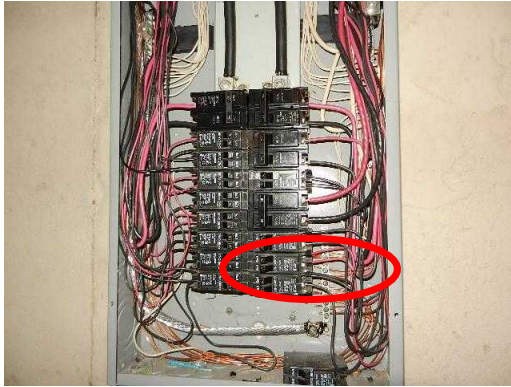


Electrical

1. Service Size Amps: *200* Volts: *110-240 VAC*
2. *Acceptable* Service: *Aluminum*
3. *Acceptable* 120 VAC Branch Circuits: *Copper*
4. *Acceptable* 240 VAC Branch Circuits: *Copper*
5. *Acceptable* Conductor Type: *Romex*
6. *Acceptable* Ground: *Rod in ground only*
7. *Acceptable* Smoke Detectors: *Tested and in working order*

Basement Electric Panel

8. *Marginal* Manufacturer: *Cutler-Hammer*, - *Double taps present. I recommend repairs by a qualified electrician.*



9. Maximum Capacity: *200 Amps*
10. *Acceptable* Main Breaker Size: *200 Amps*
11. *Acceptable* Breakers: *Copper*
12. *Acceptable* GFCI: *Basement, garage, kitchen, bathrooms*
13. Is the panel bonded? *Yes*

Plumbing

1. *Comment: Main utility line, septic systems, and gray water systems are excluded from this inspection*
2. *Acceptable* Water Service: *Private - Well*, - *A water sample was sent to the state lab. Results pending.*
3. *Acceptable* Main Supply Line: *Copper*
4. *Acceptable* Main Water Shutoff: *Basement*





Plumbing (Continued)

- 5. *Acceptable* Water Lines: *Copper*
- 6. *Acceptable* Drain Pipes: *PVC*



- 7. *Acceptable* Service Caps: *Accessible*
- 8. *Acceptable* Vent Pipes: *PVC*
- 9. *Acceptable* Gas Service Lines: *Black Iron Pipe*
- 10. *Not Inspected* Sewage: *Septic Tank w/Absorption Field, - See the separate state septic inspection report for additional information.*
- 11. *Acceptable* Dispersal System *Conventional*
- 12. *Acceptable* Tank *Accessible Yes*
- 13. *Acceptable* Septic Treatment Type *Tank w/o Aerator 1000 Gallon tank in place.*
- 14. *Acceptable* Septic Tank Condition *Access Lid In Place Inlet Baffle Tee Inspection Pipe Outlet Baffle Tee Inspection Pipe Clean Out Pipe I recommend clean the outlet baffle filter every 3-6 months.*



- 15. *Acceptable* Tank Backup During Hydraulic Load Test *No*
- 16. *Acceptable* Sewer Gas Noticeable *No*
- 17. *Acceptable* Surfacing Effluent Observed *No*
- Basement Water Heater
- 18. *Acceptable* Water Heater Operation: *Functional at time of inspection*



Plumbing (Continued)

19. Manufacturer: *Whirlpool*



20. Model Number: *WHLP-0208-5489A* Serial Number: *02085-78WH9-TP*

21. Type: *Propane* Capacity: *50 Gal.*

22. Approximate Age: *3* Area Served: *Whole building*

23. *Acceptable* Design Life *10-12 Years*

24. *Acceptable* TPRV and Drain Tube: *Acceptable Condition, Copper*

Kitchen

Main Floor Kitchen

1. *Acceptable* Cooking Appliances: *Electric, Kenmore*
2. *Acceptable* Exhaust Fan *Over the Stove*
3. *Acceptable* Refrigerator: *Acceptable condition, Kenmore*
4. *Acceptable* Microwave: *Built In, Kenmore*
5. *Acceptable* Sink: *Stainless Steel*
6. *Acceptable* Electrical: *110 VAC GFCI*
7. *Acceptable* Plumbing/Fixtures: *Chrome*
8. *Acceptable* Counter Tops: *Formica*
9. *Acceptable* Cabinets: *Wood*
10. *Acceptable* Pantry: *Single*
11. *Acceptable* Ceiling: *Painted Drywall*
12. *Acceptable* Walls: *Painted Drywall*



13. *Acceptable* Floor: *Vinyl floor covering*



Kitchen (Continued)

- 14. *Acceptable* Doors: *Solid wood*
- 15. *Acceptable* Windows: *Wood Insulated Casement*
- 16. *Acceptable* HVAC Source: *Heating system register*

Living Space

Living Room Living Space

- 1. *Acceptable* Closet: *Single*
- 2. *Acceptable* Ceiling: *Painted Drywall*
- 3. *Acceptable* Walls: *Painted Drywall*
- 4. *Acceptable* Floor: *Carpet*
- 5. *Acceptable* Windows: *Wood Insulated Casement*
- 6. *Acceptable* Electrical: *110 VAC outlets and lighting circuits*
- 7. *Acceptable* HVAC Source: *Heating system register*
- 8. *Acceptable* Smoke Detector: *Tested and in working order*

Dining Room Living Space

- 9. *Acceptable* Closet: *Single*
- 10. *Acceptable* Ceiling: *Painted Drywall*
- 11. *Acceptable* Walls: *Painted Drywall*
- 12. *Acceptable* Floor: *Carpet*
- 13. *Acceptable* Windows: *Wood Insulated Double Hung*
- 14. *Acceptable* Electrical: *110 VAC outlets and lighting circuits*
- 15. *Acceptable* HVAC Source: *Heating system register*
- 16. *Acceptable* Smoke Detector: *Tested and in working order*

Bedroom

Main Floor, South West, Master Bedroom

- 1. *Acceptable* Closet: *Single*
- 2. *Acceptable* Ceiling: *Painted Drywall*
- 3. *Acceptable* Walls: *Painted Drywall*
- 4. *Acceptable* Floor: *Carpet*
- 5. *Acceptable* Doors: *Solid wood*
- 6. *Acceptable* Windows: *Wood Insulated Double Hung*
- 7. *Acceptable* Electrical: *110 VAC outlets and lighting circuits*
- 8. *Acceptable* HVAC Source: *Heating system register*
- 9. *Acceptable* Smoke Detector: *Tested and in working order*

Main Floor, South East Bedroom

- 10. *Acceptable* Closet: *Single*
- 11. *Acceptable* Ceiling: *Painted Drywall*
- 12. *Acceptable* Walls: *Painted Drywall*
- 13. *Acceptable* Floor: *Carpet*
- 14. *Acceptable* Doors: *Solid wood*
- 15. *Acceptable* Windows: *Wood Insulated Double Hung*
- 16. *Acceptable* Electrical: *110 VAC outlets and lighting circuits*
- 17. *Acceptable* HVAC Source: *Heating system register*



Bedroom (Continued)

18. *Acceptable* Smoke Detector: *Tested and in working order*
Main Floor, North East Bedroom
19. *Acceptable* Closet: *Single*
20. *Acceptable* Ceiling: *Painted Drywall*
21. *Acceptable* Walls: *Painted Drywall*
22. *Acceptable* Floor: *Carpet*
23. *Acceptable* Doors: *Solid wood*
24. *Acceptable* Windows: *Wood Insulated Double Hung*
25. *Acceptable* Electrical: *110 VAC outlets and lighting circuits*
26. *Acceptable* HVAC Source: *Heating system register*
27. *Acceptable* Smoke Detector: *Tested and in working order*

Bathroom

Main Level Master Bath Bathroom

1. *Acceptable* Ceiling: *Painted Drywall*
2. *Acceptable* Walls: *Painted Drywall*
3. *Acceptable* Floor: *Ceramic tile*
4. *Acceptable* Doors: *Solid wood*
5. *Acceptable* Electrical: *110 VAC outlets and lighting circuits & 110 VAC GFCI*
6. *Acceptable* Counter/Cabinet: *Wood*
7. *Acceptable* Sink/Basin: *Molded single bowl*
8. *Marginal* Faucets/Traps: *Chrome fixtures with a metal trap, - Unconventional repair observed on the trap. What appears to be mold/mildew was observed on the cabinet floor and wall. The extent and/or type of mold/mildew is beyond the scope of this inspection. I recommend further evaluation and testing by a qualified contractor.*
9. *Acceptable* Shower/Surround: *Fiberglass pan with cultured marble surround*
10. *Marginal* Spa Tub/Surround: *Fiberglass tub and ceramic tile surround, - The jetted tub is not GFCI protected. Recommend further evaluation and repair by a licensed electrician. Service access on side of tub*





Bathroom (Continued)

11. *Acceptable* Toilets: *Standard*
12. *Acceptable* HVAC Source: *Heating system register*
13. *Acceptable* Ventilation: *Electric ventilation fan*
-
- Main Level Hall Bath Bathroom
14. *Acceptable* Closet: *Single*
15. *Acceptable* Ceiling: *Painted Drywall*
16. *Acceptable* Walls: *Painted Drywall*
17. *Acceptable* Floor: *Ceramic tile*
18. *Acceptable* Doors: *Solid wood*
19. *Acceptable* Electrical: *110 VAC outlets and lighting circuits & 110 VAC GFCI*
20. *Acceptable* Counter/Cabinet: *Wood*
21. *Acceptable* Sink/Basin: *Molded single bowl*
22. *Acceptable* Faucets/Traps: *Chrome fixtures with a PVC trap*
23. *Acceptable* Tub/Surround: *Fiberglass tub and fiberglass surround*
24. *Marginal* Toilets: *Standard, - Toilet loose on floor. Recommend qualified plumber for repairs.*
25. *Acceptable* HVAC Source: *Heating system register*
26. *Acceptable* Ventilation: *Electric ventilation fan*
-
- Lower Finished Level Bath Bathroom
27. *Acceptable* Closet: *Single*
28. *Acceptable* Ceiling: *Painted Drywall*
29. *Acceptable* Walls: *Painted Drywall*
30. *Acceptable* Floor: *Ceramic tile*
31. *Acceptable* Doors: *Solid wood*
32. *Acceptable* Electrical: *110 VAC outlets and lighting circuits & 110 VAC GFCI*
33. *Acceptable* Counter/Cabinet: *Wood*
34. *Acceptable* Sink/Basin: *Molded single bowl*
35. *Acceptable* Faucets/Traps: *Chrome fixtures with a PVC trap*
36. *Acceptable* Tub/Surround: *Fiberglass tub and fiberglass surround*
37. *Acceptable* Toilets: *Standard*
38. *Acceptable* HVAC Source: *Heating system register*
39. *Acceptable* Ventilation: *Electric ventilation fan*

Laundry Room/Area

-
- Main Floor Laundry Room/Area
1. *Acceptable* Closet: *Single*
2. *Acceptable* Ceiling: *Painted Drywall*
3. *Acceptable* Walls: *Painted Drywall*
4. *Acceptable* Floor: *Ceramic tile*
5. *Acceptable* Doors: *Solid wood*
6. *Acceptable* Windows: *[WIDH]Wood Insulated Double Hung*
7. *Acceptable* Electrical: *110 VAC outlets and lighting circuits*
8. *Acceptable* HVAC Source: *Heating system register*
9. *Acceptable* Laundry Tub: *PVC*
10. *Acceptable* Laundry Tub Drain: *PVC*

Missouri Property Inspections, LLC

21:06 June 27, 2011



Joe & Jane Smith
123 Maple Street
Anytown

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MPI Sample

Laundry Room/Area (Continued)

- | | |
|-----------------------|---|
| 11. <i>Acceptable</i> | Washer Hose Bib: <i>Ball valves</i> |
| 12. <i>Acceptable</i> | Washer and Dryer Electrical: <i>110-240 VAC</i> |
| 13. <i>Acceptable</i> | Dryer Vent: <i>Vent to exterior</i> |