



## MOKAN HOME INSPECTIONS

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### MOKAN NEW

1234 Main St.  
Blue Springs MO 64015

Buyer Name

09/06/2018 9:00AM



Inspector

**RYAN BASS**

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Agent

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This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited.

**Please Read All Components**

This report includes multiple sections and areas of information, each section has a limitation and SOP section headers.

While the summary typically covers the report there is limitation that you should be aware of.

**It is recommended that any noted deficiencies be evaluated and repaired by a certified contractor of trade.**

# SUMMARY
























ITEMS INSPECTED

MAINTENANCE, MONITOR,  
COSMETIC

REPAIR/EVALUATION



HIGH IMPORTANCE

-  1.1.1 Inspection details - Structure Details: Change Locks
-  2.3.1 Roof - Flashing/Vents: Plumbing Vent Screens
-  3.3.1 Exterior - Exterior issues: Firewood Storage
-  3.4.1 Exterior - Electrical: No caulk light
-  3.4.2 Exterior - Electrical: Light loose/substandard
-  3.5.1 Exterior - Windows and Door: Door damage/Deterioration
-  3.7.1 Exterior - Gutters and Flashing: Downspout extensions
-  4.1.1 Interiors - Electrical: Light fixture-open lamp
-  4.1.2 Interiors - Electrical: Loose plug/cover
-  4.1.3 Interiors - Electrical: Receptacle Cover Broken
-  4.1.4 Interiors - Electrical: Receptacle Damage
-  4.1.5 Interiors - Electrical: Cover plate missing
-  4.2.1 Interiors - Floors, Walls, Ceilings: Registers Missing
-  4.2.2 Interiors - Floors, Walls, Ceilings: Trim missing
-  4.4.1 Interiors - Windows and Door: Window-screens missing
-  6.1.1 Water Heater - Water Heater: TPR Improper Material
-  9.3.1 Kitchen - Electrical: Open Pantry light
-  9.3.2 Kitchen - Electrical: Receptacle Loose
-  10.1.1 Bathrooms - Bathub: Grout deteriorated
-  11.4.1 Garage - Vehicle door: Auto Reverse closing
-  11.4.2 Garage - Vehicle door: Photo-eyes too high

# 1: INSPECTION DETAILS

## Information

<b>Start Time</b> 4:00	<b>Finish Time</b> 7:00	<b>Ground Condition</b> Damp
<b>Present at time of the inspection</b> Owner	<b>Property Occupancy</b> Yes	<b>Temperature</b> 73 Fahrenheit
<b>Weather Condition</b> Cloudy	<b>Rain in the last few days</b> Yes	<b>Structure Details: Structures Inspected</b> House
<b>Structure Details: Type of Structure</b> Single Family	<b>Structure Details: Age of the Structure</b> 4	<b>Structure Details: Foundation Type</b> Basement
<b>Structure Details: Structure Faces</b> East	<b>Structure Details: Utilities</b> All Utilities on	<b>The following items have been excluded from the inspection.</b> Irrigation system

### Category description

Listed below is a description of the Categories used throughout the report to help understand the severity of an item. Any items list in the below categories may be based on the inspectors opinion. These categories are not designed to be considered as an enforceable repair or responsibility of the current homeowner, but designed to inform the current client of the current condition of the property and structure. They may be used in negotiations between real estate professionals.

**Maintain, Montior, or Cosmetic** = The item, component, or system while perhaps is functioning as intended may be in need of **minor** repair, service, or maintenance; is showing wear or deterioration that could result in an adverse condition at some point in the future; or consideration should be made in upgrading the item, component, or system to enhance the function, efficiency, and/or safety. Items that fall into this category frequently be addressed by a **homeowner or Licensed Handyman** and are considered to be cosmetic, routine homeowner maintenance (DIY) or recommended upgrades.

**Repair or Evaluation** = The item, component, or system while perhaps functioning as intended is in need of **moderate** repair, service, is showing signs of wear or deterioration that could result is an adverse condition at some point in the future; consideration should be made in upgrading the item, component, or system to enhance the function, efficiency and/or safety. Items falling into this category can frequently be addressed by a **licensed handyman or qualified contractor of trade** and are not considered routine maintenance or DIY items. Items that may need further evaluation by a licensed contractor fall into this category.

**High Importance** = The item, component, or system may need immediate attention, inspector feels need addressing, or may pose a safety concern in or around the home. Some listed concerns may have been considered acceptable for the time of the structures construction, but pose a current risk.

The item, component or system is not functioning as intended, or needs further inspection by a **qualified license contractor of trade**; possible damage to the structure, item, or component may occur. Repairs may be possible to satisfactory condition with out replacement. Repair or replacement may be needed.

Overview

A home inspection is not a pass or fail type of inspection. It is a visual only evaluation of the conditions of the systems and accessible components of the home designed to identify areas of concern within specific systems or components defined by the Florida State Standards of Practice, that are both observed and deemed material by the inspector at the exact date and time of inspection. Conditions can and will change after the inspection over time. Future conditions or component failure can not be foreseen or reported on. Components that are not readily accessible can not be inspected. Issues that are considered as cosmetic are not addressed in this report. (Holes, stains, scratches, unevenness, missing trim, paint and finish flaws or odors). It is not the intent of this report to make the house new again. Any and all recommendations for repair, replacement, evaluation, and maintenance issues found, should be evaluated by the appropriate trades contractors within the clients inspection contingency window or prior to closing, which is contract applicable, in order to obtain proper dollar amount estimates on the cost of said repairs and also because these evaluations could uncover more potential issues than able to be noted from a purely visual inspection of the property. This inspection will not reveal every concern or issue that exists, but only those material defects that were observable on the day of the inspection. This inspection is intended to assist in evaluation of the overall condition of the dwelling only. This inspection is not a prediction of future conditions and conditions with the property are subject to change the moment we leave the premises.

Left or right of home

When the direction of "Left or Right" is mentioned, it is a description of the area of the house, facing the house from the street looking towards the house, unless otherwise stated.

Limitations

Structure Details


OCCUPIED

Some areas and items at this property were obscured by furniture, stored items, or debris. This often includes but is not limited to walls, floors, windows, inside and under cabinets, under sinks, on counter tops, in closets, behind window coverings, under rugs or carpets, and under or behind furniture. Areas around the exterior, under the structure, in the garage and in the attic may also be obscured by stored items. The inspector in general does not move personal belongings, furnishings, carpets or appliances. When furnishings, stored items or debris are present, all areas or items that are obscured, concealed or not readily accessible are excluded from the inspection. The client should be aware that when furnishings, stored items or debris are eventually moved, damage or problems that were not noted during the inspection may be found.

Observations

1.1.1 Structure Details

CHANGE LOCKS

 Maintenance, Monitor, Cosmetic

MoKan Home Inspections recommends that ALL locks and Security codes be changed before moving into the house.

Recommendation  
Recommended DIY Project

2: ROOF

Information

<b>General: Roof Type</b> Hipped	<b>General: Roof covering</b> Asphalt/Fiberglass Shingles	<b>General: Estimated roof age(main)</b> 4 year(s)
<b>General: Roof Drainage</b> Gutter system		
<b>General: Roof Inspection method</b> Viewed from eaves with ladder, Viewed from ground with binoculars, Viewed with SpectoScope We normally conduct our typical roof inspection by walking on the roof's surface in what we call the "random walk" methodology. This method of inspection is not intended to cover every square inch of the roof's surface, nor will it. Further we could not recreate the route of a random walk even if we tried to. We do arrive at an overall impression of the roof's condition developed during this random walk inspection and extrapolate it to the entire roof's surface. If any discrepancies are in fact identified, it is recommended that to accurately determined the scope of the actual discrepancies, as well as any cost of correction, you consult with a licensed roofing contractor. Not all roof will be walked, dimension, slope, weather, etc may allow the roof to be accessed.		

**General: Roof repairs**  
It is recommended that a certified roofing contractor make any needed repairs to the roof system.

General: Roof Pictures



Limitations

General  
**COULDN'T TRAVERSE**

Normally the inspector attempts to traverse roof surfaces during the inspection. However, due to *type of roof covering (slippery or fragile) / roof configuration (steep or very high) / slippery conditions*, the inspector was unable to traverse the roof and wasn't able to fully evaluate the entire roof surface

#### General

### FLASHINGS, PENETRATIONS, COMPONENTS

Certain areas of the roof (i.e. flashing, valley, overlaps) are only partially visible due to roof design.

#### General

### ROOF STRUCTURE

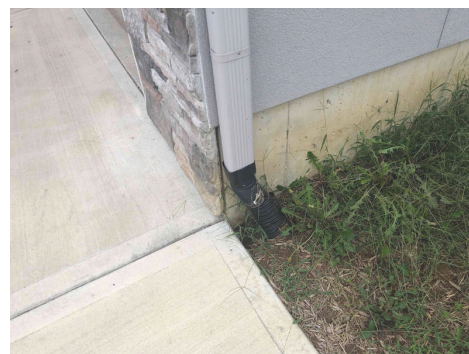
Note that all areas of the attic and roof components may not be visible during the inspection, design and conditions may limit. All accessible areas are visually inspected and reported based on the condition at the time of inspection. The inspection is a snap shot in time, inspector can not predict future issue, which may occur post inspection.

#### Gutters/drains

### UNDERGROUND TERMINATION

#### NORTHEAST GARAGE

Underground termination or operation can not be tested for operation or function.



## Observations

#### 2.3.1 Flashing/Vents

### PLUMBING VENT SCREENS

One or more plumbing vents on the roof do not have screens installed. This is a common practice. It is recommended to have screens installed at the top of plumbing vent stacks to reduce the chance of access to the plumbing system by small animals/rodents.

#### Recommendation

Contact a qualified roofing professional.



Maintenance, Monitor, Cosmetic



# 3: EXTERIOR

## Information

<b>General: Foundation Material</b> Concrete	<b>General: Exterior wall structure</b> wood Frame	<b>General: Wall Covering</b> Stucco, Hardy Board, Stone Veneer
<b>General: Driveway Material</b> Concrete	<b>General: Exterior doors</b> SC Wood	<b>General: Fencing</b> N/A
<b>General: Garage Door Material</b> Metal	<b>General: Sidewalk/Patio Material</b> Concrete	<b>General: Vehicle Parking</b> Attached Garage, Driveway

### General: Exterior Photos

General photos of the exterior for reference



## Limitations

General

### WOOD FRAMING WALLS

The wood framing members(studs) behind the siding are not visible for inspection, Additional damage may be present that may only be discovered during an invasive inspection

Driveway, Walkway, Patio

### CARS

Cars were blocking areas of the driveway. A complete visual evaluation could not be made.

Driveway, Walkway, Patio

PATIO FURNITURE/OBSTUCTIONS

There is furniture or stored item on areas of the patio. A full visual evaluation could not be made.

Exterior issues

EXTERIOR WALLS OBSCURED

Exterior wall sections were obscured by *vegetation / stored items / debris* and couldn't be fully evaluated. They are excluded from this inspection.

Gutters and Flashing

UNDERGROUND TERMINATION

NORTHEAST GARAGE

Underground termination or operation can not be tested for operation or function.



Observations


3.3.1 Exterior issues

FIREWOOD STORAGE

Firewood was stored so that it was in contact with or close to the building exterior. This is a conducive condition for wood-destroying organisms. Recommend storing firewood outdoors in an open area, and as far away from buildings as practical to keep insects away from buildings.

Recommendation

Recommended DIY Project


 Maintenance, Monitor, Cosmetic



3.4.1 Electrical

NO CAULK LIGHT

One or more wall-mounted exterior light fixtures had no caulk or deteriorated sealant at the back plate. Water can enter the space behind the back plate and contact wiring. Recommend that a qualified person apply caulk above and around the back plate per standard building practices. A gap should be left at the bottom of the plate so that condensation can drain out.

 Maintenance, Monitor, Cosmetic

Recommendation  
Contact a handyman or DIY project



3.4.2 Electrical

**LIGHT LOOSE/SUBSTANDARD**

 Repair/Evaluation


One or more light fixtures are loose or installed in a substandard way. A qualified contractor or electrician should evaluate and make repairs as necessary so light fixtures are securely mounted and installed in accordance with the manufacturer's installation instructions.

Recommendation  
Contact a qualified electrical contractor.



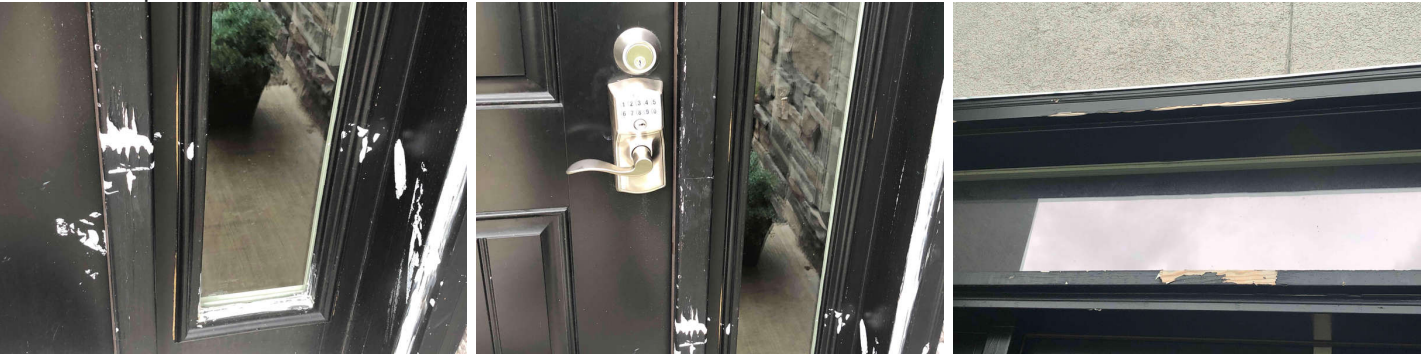
3.5.1 Windows and Door

**DOOR DAMAGE/DETERIORATION**

 Maintenance, Monitor, Cosmetic


One or more exterior doors had minor damage and/or deterioration. Although serviceable, the client may wish to repair or replace such doors for appearances' sake and to help prevent future deterioration.

Recommendation  
Contact a qualified professional.



3.7.1 Gutters and Flashing

**DOWNSPOUT EXTENSIONS**

 Maintenance, Monitor, Cosmetic

Extensions such as splash blocks or drain pipes for one or more downspouts were *missing / poorly sloped / misaligned / clogged / substandard / damaged*. Water can accumulate around the building foundation or inside crawl spaces or basements as a result. Recommend that a qualified person install, replace or repair extensions as necessary so rainwater drains away from the structure.

Recommendation  
Contact a qualified professional.



# 4: INTERIORS

## Information

<b>Floors, Walls, Ceilings: Wall material/covering</b>	<b>Smoke and CO alarms: Smoke Alarms Present</b>
Drywall	Yes

## Observations

4.1.1 Electrical

Repair/Evaluation

**LIGHT FIXTURE-OPEN LAMP**  
PANTRY  
Lamp holders or light fixtures with fully or partially exposed bulbs are installed in one or more closets. This is a safety hazard due to the risk of fire. Flammable stored items may come into contact with hot bulbs, and hot fragments from broken bulbs may fall on combustible materials. Standard building practices require closet lighting to use fluorescent light fixtures, or to use fully enclosed incandescent fixtures. Installing a compact fluorescent lamp in a lamp holder is not an acceptable practice. A qualified electrician should replace closet lights as necessary and as per standard building practices.  
Recommendation  
Contact a qualified electrical contractor.



4.1.2 Electrical

Repair/Evaluation

**LOOSE PLUG/COVER**  
KITCHEN ISLAND  
One or more electric receptacles and/or the boxes in which they were installed were loose and/or not securely anchored. Wire conductors can be damaged due to repeated movement and/or tension on wires, or insulation can be damaged. This is a shock and fire hazard. Recommend that a qualified electrician repair as necessary.  
Recommendation  
Contact a qualified electrical contractor.



## 4.1.3 Electrical

**RECEPTACLE COVER BROKEN**

## LIVING ROOM FLOOR

One or more exterior receptacle covers were broken. This is a potential shock hazard. Recommend that a qualified person replace covers where necessary.

## Recommendation

Contact a qualified electrical contractor.



## 4.1.4 Electrical

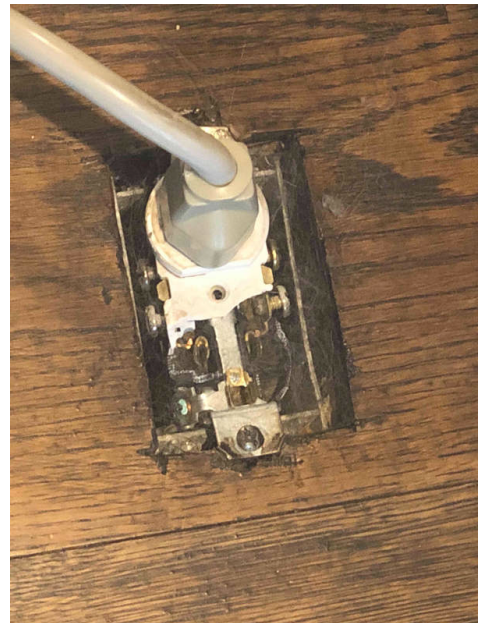
**RECEPTACLE DAMAGE**

## LIVING ROOM FLOOR

One or more receptacles were broken or damaged. This is a potential shock or fire hazard. Recommend that a qualified electrician replace such receptacles as necessary.

## Recommendation

Contact a qualified electrical contractor.



## 4.1.5 Electrical

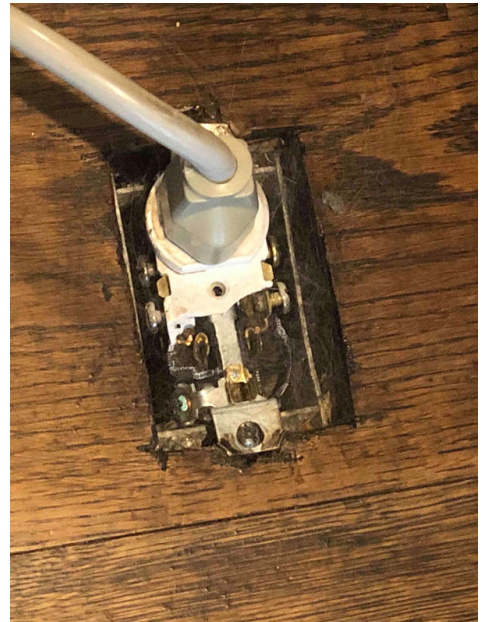
**COVER PLATE MISSING**

## LIVING ROOM FLOOR

Cover plate(s) are missing from one or more electric boxes, such as for receptacles, switches and/or junction boxes. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. Cover plates should be installed where missing.

## Recommendation

Contact a qualified electrical contractor.



#### 4.2.1 Floors, Walls, Ceilings

### REGISTERS MISSING

#### PANTRY

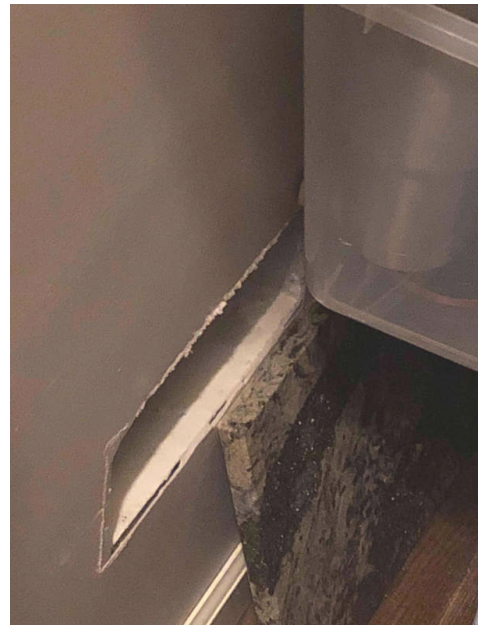
One or more air supply registers are missing. The air flow cannot be controlled as a result. Registers should be installed where missing.

#### Recommendation

Contact a qualified HVAC professional.



Repair/Evaluation



#### 4.2.2 Floors, Walls, Ceilings

### TRIM MISSING

#### KITCHEN ISLAND

Trim is missing in one or more areas. Recommend having a qualified contractor install trim where missing.

#### Recommendation

Contact a qualified carpenter.



Maintenance, Monitor, Cosmetic



4.4.1 Windows and Door


**WINDOW-SCREENS MISSING**

LIVING ROOM

Screen(s) in one or more windows are missing. The client(s) should ask the property owner(s) about this. Screens are often removed for window cleaning and they may be stored somewhere. If not, then recommend installing screens where missing.

Recommendation


Contact a qualified window repair/installation contractor.

 Maintenance, Monitor, Cosmetic



5: PLUMBING

Information

<b>General: Location of Main Shut off</b> Basement Utility room	<b>General: Water Pressure</b> 0 Unverified	<b>General: Location of Water meter</b> Not Found
		
<b>General: Location of main fuel shut off</b> Basement Utility Room	<b>General: Service Pipe to house</b> Not Visible	<b>General: Interior Supply piping</b> Copper, Plastic(PEX)
<b>General: Water Source</b> Public Water	<b>General: Drain Pipe</b> Not Visible	<b>General: Vent Pipe</b> PVC
<b>General: Waste Pipe</b> Not Visible		

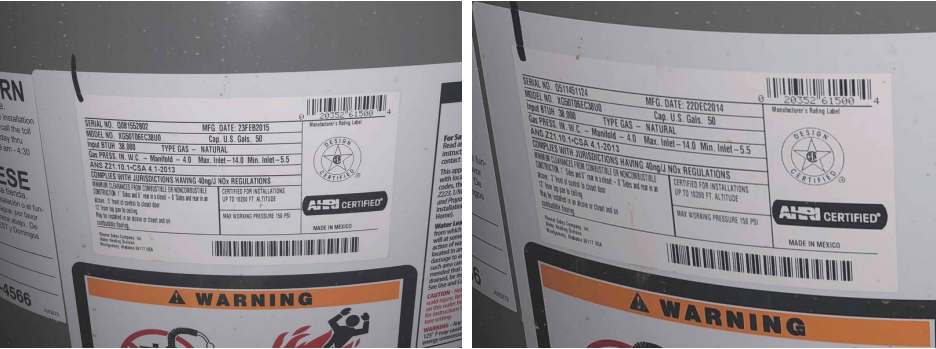
**General: Meter Not Found**  
The inspector was not able to find the water meter. Recommend that the client(s) attempt to find the water meter by consulting with the property owner(s), searching for it themselves, or consulting with the local water municipality. It is especially important to find the meter if no main shut-off valve is found because the meter may be the only way to turn off the water supply in the event of an emergency, such as when a supply pipe bursts.

**General: Plumbing In Walls**  
As is typical of most buildings, the majority of the supply piping is concealed from view. Basically it is installed inside the walls and under the floors. Where the supply piping was noted, it was found to be copper. This is an excellent water piping material with an indefinite lifespan.

# 6: WATER HEATER

## Information

<b>Water Heater: Model #</b> See Pics	<b>Water Heater: Estimated Age</b> 4 Years	<b>Water Heater: Energy Source</b> Natural Gas
<b>Water Heater: Manufacturer</b> Rheem	<b>Water Heater: Location</b> Basement Understairs	<b>Water Heater: Water Temperature</b> 120 Degrees
<b>Water Heater: Capacity</b> 50	<b>Water Heater: Type</b> Tank	
<b>Water Heater: Serial #</b> See Pics		



## Observations

### 6.1.1 Water Heater

#### TPR IMPROPER MATERIAL

The TPR drain line was made of an improper material. These drains lines are to be made of either CPVC, Copper, or Galvanized piping to prevent melting when hot water or gases escape. Recommend qualified plumber repair.

#### Recommendation

Contact a qualified plumbing contractor.

High Importance



7: ELECTRIC SERVICE

Information

<b>Electric Panel: Amperage</b> 200	<b>Electric Panel: Panel Manufacturer</b> Unverified due to Limitations	<b>Electric Panel: Protection</b> Breakers
<b>Electric Panel: Service Type</b> Underground	<b>Electric Panel: Service Voltage</b> 120/240	<b>Electric Panel: Branch Wiring</b> Copper



Electric Panel: Panel pictures



Electric Panel: Location of Main Disconnect  
Top of Panel

Electric Panel: Service Conductor  
Unverified

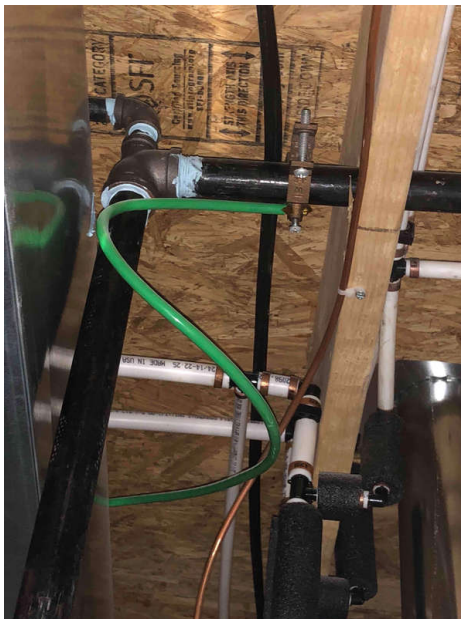
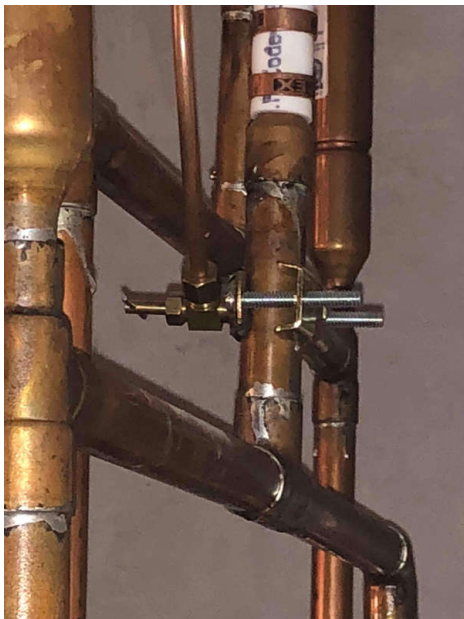
Electric Panel: Location of Main Panel  
Basement Northeast Bedroom  
Exterior wall

Electric Panel: Positive Attributes

The size of the electrical service is sufficient for the typical single family needs. The electrical panel is well arranged and all fuses/breakers are properly sized. All outlets and light fixtures that were tasted operated satisfactorily. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

## Electric Panel: System Grounding

### Cold water Line



## Circuit Breakers: AFCI Description

The house has Arc Fault Circuit Interrupter breakers. ( AFCI)

The AFCI is an arc fault circuit interrupter. AFCIs are newly-developed electrical devices designed to protect against fires caused by arcing faults in the home electrical wiring.

### THE FIRE PROBLEM

Annually, over 40,000 fires are attributed to home electrical wiring. These fires result in over 350 deaths and over 1,400 injuries each year. Arcing faults are one of the major causes of these fires. When unwanted arcing occurs, it generates high temperatures that can ignite nearby combustibles such as wood, paper, and carpets. Arcing faults often occur in damaged or deteriorated wires and cords. Some causes of damaged and deteriorated wiring include puncturing of wire insulation from picture hanging or cable staples, poorly installed outlets or switches, cords caught in doors or under furniture, furniture pushed against plugs in an outlet, natural aging, and cord exposure to heat vents and sunlight.

### TESTING AN AFCI

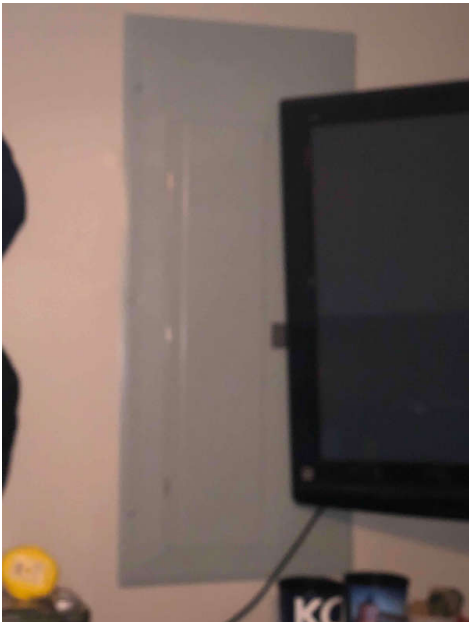
AFCIs should be tested after installation to make sure they are working properly and protecting the circuit. Subsequently, AFCIs should be tested once a month to make sure they are working properly and providing protection from fires initiated by arcing faults.

## Limitations

### Electric Panel

#### SHELVING/STRUCTURE, COVER NOT REMOVED

The main service panel cover couldn't be removed due to lack of access from shelving, cabinets, walls and/or ceilings. This panel wasn't fully evaluated. Repairs should be made so the panel cover can be easily removed.



8: HVAC

Information

<b>General: Cooling source</b> Electric	<b>General: Heat Source</b> Natural Gas	<b>General: Distribution</b> Sheet Metal Duct
<b>General: A/C Type</b> Split System	<b>General: Heat Type</b> Forced Air	<b>General: Last Service Date</b> Unknown
<b>Condensing Unit: Estimated Age</b> <b>Condensing Unit</b> 4 Year(s)	<b>Condensing Unit: Condenser Serial #</b> See Pics	<b>Condensing Unit: Manufacturer</b> Trane



<b>Condensing Unit: Good condition</b> The condensing unit appeared to be in good condition.	<b>Air Handler: Estimate Age Air Handler</b> 4 Year(s)	<b>Air Handler: Air Handler Model #</b> See pics
<b>Air Handler: Air Handler Serial #</b> See pics	<b>Air Handler: Filter Location</b> Side of unit	<b>Air Handler: Manufacturer</b> Trane



<b>General: Temperature Differential</b> 19 Degrees This is the number of degrees the system is cooling (or heating) the house air. Normal range for this number is 14-24 degrees when operating the system during hot weather, lower when ambient temperatures are lower. The system functioned as expected when tested and appeared to be serviceable at the time of the inspection. As with all mechanical equipment, the unit may fail at any time without warning. The inspector cannot determine future failures.
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General: Filter Advice

Recommend that home buyers replace or clean HVAC filters upon taking occupancy depending on the type of filters installed. Regardless of the type, recommend checking filters monthly in the future and replacing or cleaning them as necessary. How frequently they need replacing or cleaning depends on the type and quality of the filter, how the system is configured (e.g. always on vs. "Auto"), and on environmental factors (e.g. pets, smoking, frequency of house cleaning, number of occupants, the season.

Condensing Unit: Condenser Model #

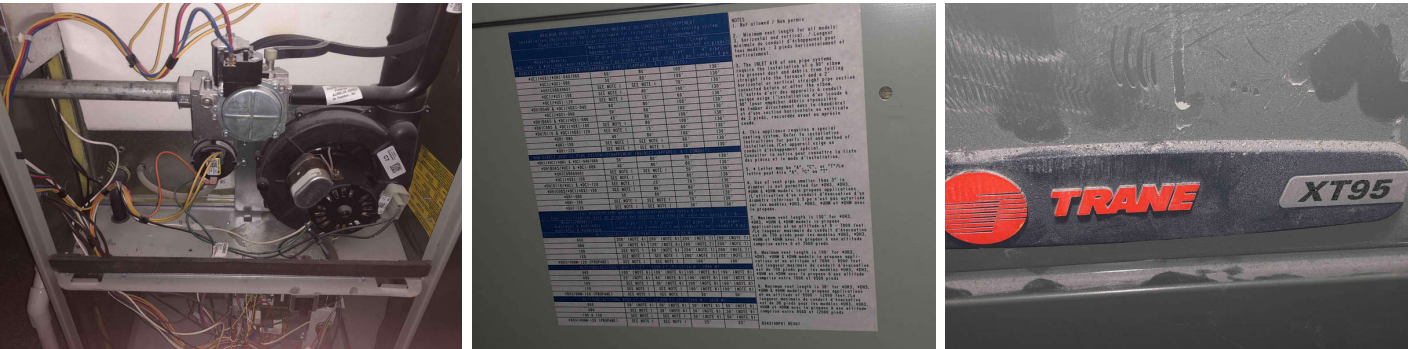
See pics



Condensing Unit: Pictures of Unit



Air Handler: Pictures of unit



Air Handler: Unit in Good Condition

The air handler appeared in good condition. The unit ran and cold as expected.

## 9: KITCHEN

### Limitations

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Sink

#### STORED ITEMS

### Observations

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#### 9.3.1 Electrical



Repair/Evaluation

##### OPEN PANTRY LIGHT

Lamp holders or light fixtures with fully or partially exposed bulbs are installed in one or more closets. This is a safety hazard due to the risk of fire. Flammable stored items may come into contact with hot bulbs, and hot fragments from broken bulbs may fall on combustible materials. Standard building practices require closet lighting to use fluorescent light fixtures, or to use fully enclosed incandescent fixtures. Installing a compact fluorescent lamp in a lamp holder is not an acceptable practice. A qualified electrician should replace closet lights as necessary and as per standard building practices.

##### Recommendation

Contact a qualified electrical contractor.



#### 9.3.2 Electrical



Repair/Evaluation

##### RECEPTACLE LOOSE

One or more electric receptacles and/or the boxes they are installed in are loose and/or not securely anchored. Wire conductors may be damaged due to repeated movement and/or tension on wires, or insulation may be damaged. This is a safety hazard due to the risk of shock and fire. A qualified electrician should evaluate and repair as necessary.

##### Recommendation

Contact a qualified electrical contractor.



# 10: BATHROOMS

## Information

### Bathub: Jetted Tub operation

Master Bathroom

The jetted tub operated as expected.

## Observations

10.1.1 Bathub

### GROUT DETERIORATED

Grout at the tiles around the bathtub is damaged or deteriorated. This can allow water to intruded behind the tiles cause loose tiles and microbial growth issues behind tiles. For example, deteriorated or missing grout, cracked, missing or loose tiles, etc. A qualified contractor should evaluate and repair tile and/or grout as necessary.

Recommendation

Contact a qualified tile contractor

Maintenance, Monitor, Cosmetic



# 11: GARAGE

## Information

### Vehicle door: Vehicle Door safety

- VEHICLE DOOR: safety tips:
- 1. The garage door is the largest moving object in the home. It can weigh hundreds of pounds. Often it is supported with spring tension Both the weight of the door itself and the condition of these powerful springs can be dangerous on their own. Combined these two items can become a potentially lethal item. During our inspection, we attempt to inspect vehicle doors for proper operation.
  - 2. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury.
  - 3. Regular lubrication of the garage door tracks, rollers, springs and mounting hardware is recommended. ( consult the owners manual or contact the door/opener manufacture. [www.overheaddoor.com/Pages/safety-information.aspx](http://www.overheaddoor.com/Pages/safety-information.aspx)

## Observations

### 11.4.1 Vehicle door

 Repair/Evaluation

#### AUTO REVERSE CLOSING

One or more garage vehicle doors wouldn't close with the automatic opener because the opener auto-reversed while the door was closing. This can be caused by photoelectric sensors being out of adjustment, the door binding, the mechanical auto-reverse sensor having problems, etc. Note that because of this, the inspector was unable to verify that the auto-reverse functions for the automatic opener were operable. A qualified person should evaluate, repair as necessary and verify that auto-reverse functions are working.

#### Recommendation

Contact a qualified garage door contractor.



### 11.4.2 Vehicle door

 Repair/Evaluation

#### PHOTO-EYES TOO HIGH

The infrared "photo eye" devices that trigger the vehicle door opener's auto-reverse feature are located higher than 4 to 6 inches from the floor. This is a potential safety hazard. A qualified contractor should relocate these devices so they're 4 to 6 inches from the floor.







**Recommendation**

Contact a qualified garage door contractor.



12: ATTIC

Information

<div><div>General: Ceiling Structure</div><div>Beams</div></div>	<div><div>General: Inspection Method</div><div>Viewed from access</div></div>	<div><div>General: Insulation Depth</div><div>R30</div></div> <div></div>
<div><div>General: Insulation Material</div><div>Cellulose loose</div></div> <div></div>	<div><div>General: Roof Structure</div><div>Rafters</div></div>	
<div><div>General: Attic pictures</div><div><div></div><div></div><div></div><div></div></div></div>		

# STANDARDS OF PRACTICE

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## Inspection details

MoKan Home Inspections is pleased to submit the enclosed report. This report is a professional opinion based on a visual inspection of the readily accessible areas and components of the building. This report is neither an engineering inspection nor an exhaustive technical evaluation. An engineering inspection or a technical evaluation of this nature would cost many times more and take days, if not weeks, to complete.

Please understand that there are limitations to this type of visual inspection. Many components of the property are not visual during the inspection and very little historical information (if any) is provided in advance of, or even during, the inspection. While we believe we can reduce your risk of purchasing a property, we can not eliminate it, nor can or do we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to ownership. In addition to those improvements recommended in our report, we recommended that you budget for unexpected repairs. On the average, we have found it necessary for you to set aside a percentage of the value of the home on an annual basis that will be sufficient to cover unexpected repairs. This maybe 1 % for a modest home and a higher amount, say maybe 3 % or so, for a more complex and /or an older home with aging systems and some deferred maintenance.

Your attention is directed to your copy of the Pre-Inspection Agreement. It more specifically explains the scope of the inspection and the limit of our ability in performing this inspection. The Standards of Practice and Code of Ethics of the National Association of Certification Home Inspectors (NACHI) prohibit us from making any repairs or referring any contractors. We are not associated with any other party to the transaction of this property, except as may be disclosed by you.

The information provided in this report is solely for your use. MoKan Home Inspections will not release a copy or this report, nor will we discuss its contents with any third party, without your written consent.

We know you had many options in your choice of an inspection company. Thank you for selecting us. We appreciate the opportunity to be your choice in the building inspection industry. Should you have any questions about the general conditions of the house in the future, we would be happy to answer these. There is no fee for your 1st telephone consulting call. Additional calls may incur additional fees. Our inspection fees are based on a single visit to the property. If additional visits are required for any reason, additional fees will be assessed.

## Roof

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; solar roofing components. Any comments made regarding these items are made as a courtesy only. Note that the inspector does not provide an estimate of remaining life on the roof surface material, nor guarantee that leaks have not occurred in the roof surface, skylights or roof penetrations in the past. Regarding roof leaks, only active leaks, visible evidence of possible sources of leaks, and evidence of past leaks observed during the inspection are reported on as part of this inspection. The inspector does not guarantee or warrant that leaks will not occur in the future. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high wind and rain) would be needed to do so. Occupants should monitor the condition of roofing materials in the future. For older roofs, recommend that a professional inspect the roof surface, flashings, appurtenances, etc. annually and maintain/repair as might be required. If needed, the roofer should enter attic space(s). Regarding the roof drainage system, unless the inspection was conducted during and after prolonged periods of heavy rain, the inspector was unable to determine if gutters, downspouts and extensions perform adequately or are leak-free.

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visual and apparent conditions at the time of the inspection. Unless prolonged and extensive rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Even Then, numerous features may conceal active leakage. Usually not all attics are readily accessible for inspection. The client is advised to inquire about the presence of any roof leaks with the present owner.

IF Required, Only Qualified, License personnel Should Carry Out Any Repairs Needed.

All roofs require periodic maintenance to achieve typical lifespans, and should be inspected annually. Expect to

make periodical repairs to any roof on a routine basis with replacement at the end of the roof's material Useful Service Life, which may not be equal to its Design Life.

CONCLUSIONS MADE BY THE INSPECTOR DO NOT CONSTITUTE A WARRANTY, GUARANTY, OR POLICY OF INSURANCE.

### Exterior

The inspector performs a visual inspection of accessible components or systems at the exterior. Items excluded from this inspection include below-grade foundation walls and footings; foundations, exterior surfaces or components obscured by vegetation, stored items or debris; wall structures obscured by coverings such as siding or trim. Some items such as siding, trim, soffits, vents and windows are often high off the ground, and may be viewed using binoculars from the ground or from a ladder. This may limit a full evaluation. Regarding foundations, some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of seismic reinforcement.

Unless specifically included in the inspection, the following items and any related equipment, controls, electric systems and/or plumbing systems are excluded from this inspection: detached buildings or structures; fences and gates; retaining walls; underground drainage systems, catch basins or concealed sump pumps; swimming pools and related safety equipment, spas, hot tubs or saunas; whether deck, balcony and/or stair membranes are watertight; trees, landscaping, properties of soil, soil stability, erosion and erosion control; ponds, water features, irrigation or yard sprinkler systems; sport courts, playground, recreation or leisure equipment; areas below the exterior structures with less than 3 feet of vertical clearance; invisible fencing; sea walls, docks and boathouses; retractable awnings. Any comments made regarding these items are as a courtesy only.

### Interiors

The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; cosmetic deficiencies such as nail-pops, scuff marks, dents, dings, blemishes or issues due to normal wear and tear in wall, floor and ceiling surfaces and coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window, drawer, cabinet door or closet door operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Carpeting and flooring, when installed over concrete slabs, may conceal moisture. If dampness wicks through a slab and is hidden by floor coverings that moisture can result in unhygienic conditions, odors or problems that will only be discovered when/if the flooring is removed. Determining the cause and/or source of odors is not within the scope of this inspection.

### Plumbing

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.

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

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

### Water Heater

The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

**Electric Service**

The following items are not included in this inspection: generator systems, transfer switches, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low-voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of grounding or bonding, if this system has an adequate capacity for the client's specific or anticipated needs, or if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, and does not install or change light bulbs. The inspector does not evaluate every wall switch or receptacle, but instead tests a representative number of them per various standards of practice. When furnishings, stored items or child-protective caps are present some receptacles are usually inaccessible and are not tested; these are excluded from this inspection. Receptacles that are not of standard 110 volt configuration, including 240-volt dryer receptacles, are not tested and are excluded. The functionality of, power source for and placement of smoke and carbon monoxide alarms is not determined as part of this inspection. Upon taking occupancy, proper operating and placement of smoke and carbon monoxide alarms should be verified and batteries should be changed. These devices have a limited lifespan and should be replaced every 10 years. The inspector attempts to locate and evaluate all main and sub-panels. However, panels are often concealed. If panels are found after the inspection, a qualified electrician should evaluate and repair if necessary. The inspector attempts to determine the overall electrical service size, but such estimates are not guaranteed because the overall capacity may be diminished by lesser-rated components in the system. Any repairs recommended should be made by a licensed electrician.

**HVAC**

The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood-fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating or cooling system components, does not determine if heating or cooling systems are appropriately sized, does not test coolant pressure, or perform any evaluations that require a pilot light to be lit, a shut-off valve to be operated, a circuit breaker to be turned "on" or a serviceman's or oil emergency switch to be operated. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future. Where buildings contain furnishings or stored items, the inspector may not be able to verify that a heat source is present in all "liveable" rooms (e.g. bedrooms, kitchens and living/dining rooms).

**Attic**

The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation. Any comments made regarding these items are made as a courtesy only. The inspector does not determine the adequacy of the attic ventilation system. Complete access to all roof and attic spaces during all seasons and during prolonged periods of all types of weather conditions (e.g. high/low temperatures, high/low humidity, high wind and rain, melting snow) would be needed to do so. The inspector is not a licensed engineer and does not determine the adequacy of roof structure components such as trusses, rafters or ceiling beams, or their spacing or sizing.

Some attic areas were inaccessible due to the lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection. We conducted our typical attic inspection by walking through the attic areas as much as possible, in what we call the "random walk" methodology. This method of inspection is not intended to cover every square foot of the attic area, nor will it. Further we could not recreate the route of a random walk even if we tried. We do arrive at an overall impression of the attic's condition developed during this random walk inspection and extrapolate it to the entire attic area. In all the attics area shows normal wear and tear for a home of this age.