



Diamond Heritage Inspections, LLC.

1209 SE Woodbine Drive

Blue Springs, MO 64014

(816) 898-8639

www.dpikc.com

chris@dpikc.com

Inspected By: Diamond Heritage Inspections



Home Inspection Report

Prepared For:

Customer

Property Address:

123 DHI st

Blue Springs, MO 64015

Inspected on Sat, Mar 13 2021 at 6:45 AM

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Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for their icons along the left side margin. Comments with the blue icon are primarily informational and comments with the orange icon are also displayed on the summary. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Roofing

- 1) Comment 3: 1. Inspector recommends to seal nails at ridge cap, roof vents, skylights and plumbing vents.
2. Inspector recommends to re-seal rain cap at chimney.
3. Inspector notes rotted siding and trim boards around chimney, recommend replacing these areas.
4. Recommend to add downspout extensions to all downspouts that are not part of the drainage system.
5. Inspector notes deterioration to the ceiling at the front porch. This shows potential water backing up in the gutters. Inspector would recommend correcting the guttering and repairing the ceiling.
6. Inspector notes rotted fascia board at the north west corner, recommend repair or replace.

Exterior

- 2) Comment 5: 1. Inspector noted missing railing along with rotted stair treads going to the patio. Inspector would recommend replacing these stair treads and installing a railing. Inspector notes termite damage to stair treads.
2. Inspector notes termite damage underneath of the deck at the chimney. Inspector recommends treating the home for termites and replacing all rotted and termite affected wood.
3. Inspector notes support post underneath of the deck that are not properly braced, inspector notes that the footers have sunk. Inspector would recommend pouring concrete footers for proper support.
4. Inspector notes that the ledger board at the lower deck platform is starting to pull away from the home, recommend correction.
5. Inspector recommends scraping and repainting loose, blistering paint around windows and trim most notably on the south east corner of the home.
6. Inspector notes some bowing to the siding on both sides of the home. Recommend monitoring these areas for further deterioration. Inspector notes that all siding was firm

(Report Summary continued)

and showed no wood rot at the time of inspection.

7. Inspector notes the start of wood rot at the seams on the front lap siding. These areas have been sealed but should be monitored for any further deterioration and repair as necessary.

8. Inspector notes rotted siding on the front of the home to the east side of the front porch, recommend replacing.

9. Inspector recommends replacing rotted spindle on the east side of the front porch. Also recommended to scrape all loose paint at front porch and repaint these areas.

Site

3) Comment 6: 1. Inspector notes termite damage at landscaping timbers on the backside of the home. Inspector recommends termite treatment.

2. Inspector notes that the landscape timbers on the backside of the home have shifted pushing water towards the foundation, Inspector would recommend readjusting the slope for water runoff.

3. Inspector recommends correcting the grading on the east side foundation and under the deck for proper water runoff.

4. Inspector recommends adding rock to build up the rock beds around the front porch and walkway to keep water from getting underneath of these areas.

Garage

4) Comment 8: 1. Inspector notes that there are not light beams properly fixed at the base of either garage door.

2. Inspector notes that the Westside garage door was very loose and would not shut properly on its own. Recommend repair or replace.

Electrical

5) Comment 10: 1. Inspector recommends repairing gap in conduit at service entrance.

2. Inspector recommends installing smoke detectors in each bedroom.

Basement

6) Comment 15: 1. Inspector notes the basement window will not lock, recommend repair.

2. Inspector recommends repairing closet door next to bathroom door to open and close properly. Inspector would also recommend adding doorstops to all basement doors.

(Report Summary continued)

HVAC: Heating

7) Comment 18: 1. Inspector notes a flex gas line running into the furnace. Inspector would recommend installing steel gas pipe from the gas valve to the exterior of the furnace and then reconnecting the flex gas line.

Plumbing: Water Heater

8) Comment 25: 1. Inspector notes signs of carbon monoxide backdrafting at the seals around the hot and cold water stems. Inspector conducted a backflow test and carbon monoxide showed to be venting properly. Inspector recommends installing a carbon monoxide detector in the utility closet by the hot water tank.

Bathrooms: Bathroom #1

9) Comment 28: 1. Inspector recommends securing toilet to the floor.
2. Inspector notes that the hot and cold water lines to the shower faucet are reversed.
3. Inspector recommends securing shower faucet to the wall.

Living Room

10) Comment 32: 1. Inspector notes patched settling cracks above entry to kitchen on the east side of the living room recommend monitoring.

Laundry

11) Comment 37: 1. Inspector notes the bottom sash to the laundry room window would not stay open. Inspector would recommend repairing this window to operate properly.

Bedrooms: Bedroom #3

12) Comment 41: 1. Inspector notes bunching Carpet, recommend stretching.

Interior

13) Comment 44: 1. Inspector notes the gas line has deteriorated and separated in the fireplace, recommend capping or replacing the diffuser.

General

Property Type:	Single Family
Approximate Age:	29 years
Age Based On:	Listing
Bedrooms/Baths:	3/2
Door Faces:	North
Occupied:	Yes
Weather:	Sunny
Temperature:	Warm
Soil Condition:	Dry
Utilities On During Inspection:	Electric Service, Gas Service, Water Service
People Present:	Client, Buyer's Agent
Inspector Name::	Chris Shrum 816-898-8639

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. The purpose of the inspection is to determine general condition, NOT to determine life expectancy.

Inspection Method:	Walked Roof
Roof Covering:	3 Tab Shingle
	Condition: Satisfactory
# of Layers?:	1
	Condition: Satisfactory

(Roofing continued)

**Comment 1:**

If the roof has multiple existing layers of composition asphalt shingles installed at the time of the inspection, this condition may result in the following:

*Reduced asphalt shingle lifespan compared to similar shingles installed over a proper substrate.

*Any warranty which may have been in effect may be void.

*Shingles will be more easily damaged by hail.

*When new roofing is required, all layers will need to be removed before new roofing material can be installed. This is much more expensive than simply adding another layer and you may wish to take this into account in your consideration of this property.

Approximate Roof Age:	~5-7 Years Old
Ventilation Present:	Roof Condition: Repair or Replace
Vent Stacks:	Plastic Condition: Repair or Replace
Chimney :	Metal, Wood Frame Condition: Repair or Replace
Chimney Cap/Cover Present?:	Yes Condition: Satisfactory
Sky Lights:	Yes Condition: Satisfactory
Flashings:	Metal, Tar/Caulk Condition: Repair or Replace
Soffit and Fascia:	Wood Condition: Repair or Replace
Gutters & Downspouts:	Metal Condition: Repair or Replace

(Roofing continued)



Comment 2:



Figure 2-1



Figure 2-2



Figure 2-3



Figure 2-4

(Roofing continued)



Figure 2-5



Figure 2-6



Comment 3:

1. Inspector recommends to seal nails at ridge cap, roof vents, skylights and plumbing vents.
2. Inspector recommends to re-seal rain cap at chimney.
3. Inspector notes rotted siding and trim boards around chimney, recommend replacing these areas.
4. Recommend to add downspout extensions to all downspouts that are not part of the drainage system.
5. Inspector notes deterioration to the ceiling at the front porch. This shows potential water backing up in the gutters. Inspector would recommend correcting the guttering and repairing the ceiling.
6. Inspector notes rotted fascia board at the north west corner, recommend repair or replace.

(Roofing continued)

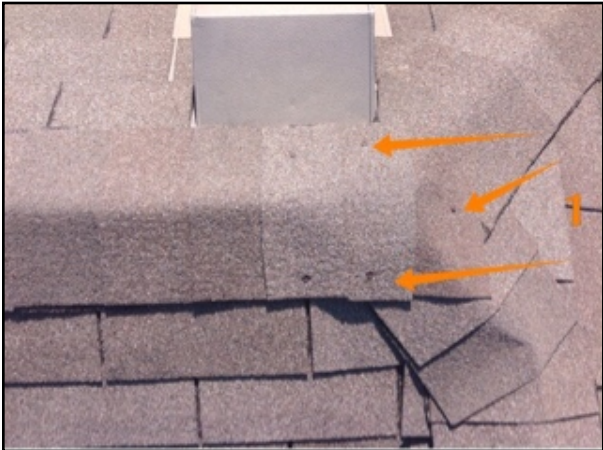


Figure 3-1

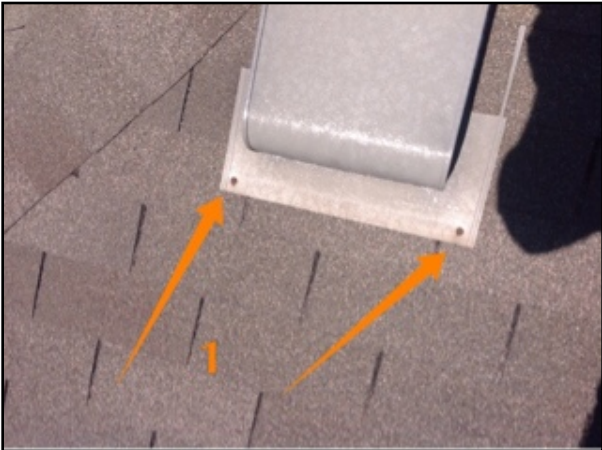


Figure 3-2



Figure 3-3



Figure 3-4



Figure 3-5

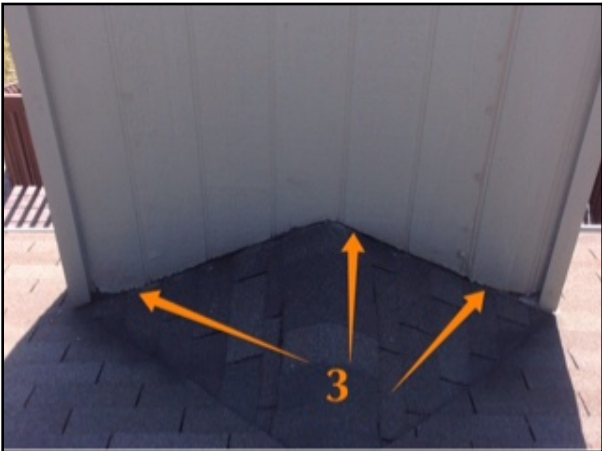


Figure 3-6

(Roofing continued)

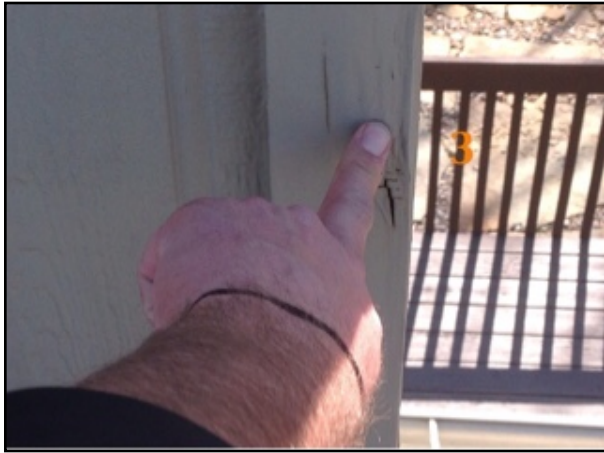


Figure 3-7



Figure 3-8



Figure 3-9



Figure 3-10

(Roofing continued)



Figure 3-11

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Exterior Covering:	Brick, Wood Condition: Repair or Replace
Exterior Trim Material:	Wood Condition: Repair or Replace
Windows:	Vinyl Condition: Satisfactory
Entry Doors:	Steel Condition: Satisfactory
Deck/Railings:	Wood Condition: Repair or Replace
Exterior Faucets Operational?:	Yes Condition: Satisfactory

(Exterior continued)



Comment 4:

All exterior hoses should be detached when the risk of freeze is present. Also, exterior faucets should be freeze proof.

Working GFCI w/ Appropriate
Cover?:

Yes
Condition: Satisfactory



Comment 5:

1. Inspector noted missing railing along with rotted stair treads going to the patio. Inspector would recommend replacing these stair treads and installing a railing. Inspector notes termite damage to stair treads.

2. Inspector notes termite damage underneath of the deck at the chimney. Inspector recommends treating the home for termites and replacing all rotted and termite affected wood.

3. Inspector notes support post underneath of the deck that are not properly braced, inspector notes that the footers have sunk. Inspector would recommend pouring concrete footers for proper support.

4. Inspector notes that the ledger board at the lower deck platform is starting to pull away from the home, recommend correction.

5. Inspector recommends scraping and repainting loose, blistering paint around windows and trim most notably on the south east corner of the home.

6. Inspector notes some bowing to the siding on both sides of the home. Recommend monitoring these areas for further deterioration. Inspector notes that all siding was firm and showed no wood rot at the time of inspection.

7. Inspector notes the start of wood rot at the seams on the front lap siding. These areas have been sealed but should be monitored for any further deterioration and repair as necessary.

8. Inspector notes rotted siding on the front of the home to the east side of the front porch, recommend replacing.

9. Inspector recommends replacing rotted spindle on the east side of the front porch. Also recommended to scrape all loose paint at front porch and repaint these areas.

(Exterior continued)



Figure 5-1



Figure 5-2



Figure 5-3



Figure 5-4



Figure 5-5



Figure 5-6

(Exterior continued)



Figure 5-7

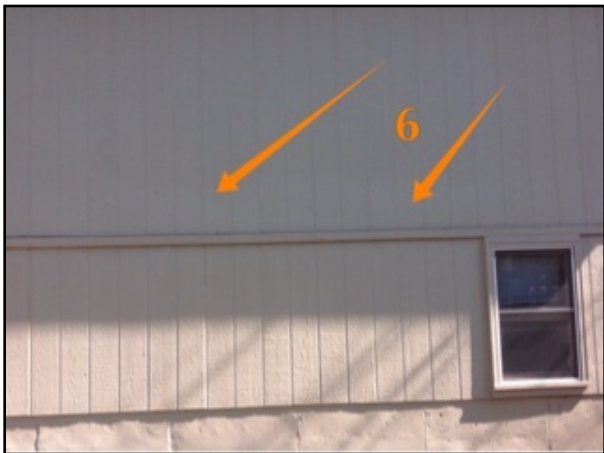


Figure 5-8



Figure 5-9



Figure 5-10



Figure 5-11



Figure 5-12

Site

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Site Grading:	Sloped Toward Structure Condition: Repair or Replace
Vegetation:	Generally Maintained Condition: Satisfactory
Retaining Walls:	Not Present
Driveway:	Concrete Condition: Repair or Replace
Walkways/Steps/Stoops:	Concrete Condition: Repair or Replace
Patios:	Concrete Condition: Satisfactory
Fencing Type?:	Wood Condition: Satisfactory
Termite Treatment Present?:	No Condition: Repair or Replace



Comment 6:

1. Inspector notes termite damage at landscaping timbers on the backside of the home. Inspector recommends termite treatment.
2. Inspector notes that the landscape timbers on the backside of the home have shifted pushing water towards the foundation, Inspector would recommend readjusting the slope for water runoff.
3. Inspector recommends correcting the grading on the east side foundation and under the deck for proper water runoff.
4. Inspector recommends adding rock to build up the rock beds around the front porch and walkway to keep water from getting underneath of these areas.

(Site continued)

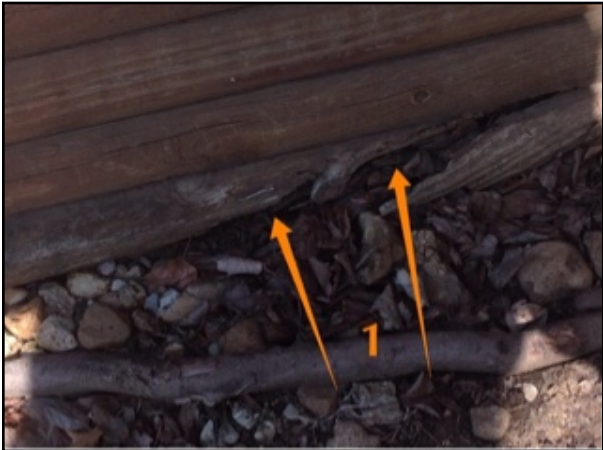


Figure 6-1



Figure 6-2



Figure 6-3



Figure 6-4

(Site continued)



Figure 6-5



Figure 6-6

Garage

Garage Type:	Attached
Garage Size:	2 Car
Door Opener:	Chain Drive
	Condition: Satisfactory
Door Opener #2:	Chain Drive
	Condition: Repair or Replace
Opener Safety Feature:	Not Present
electrical Outlets Operational?:	No (specify with defective comment)
	Condition: Repair or Replace

(Garage continued)



Comment 7:



Figure 7-1



Figure 7-2



Comment 8:

1. Inspector notes that there are not light beams properly fixed at the base of either garage door.
2. Inspector notes that the Westside garage door was very loose and would not shut properly on its own. Recommend repair or replace.



Figure 8-1



Figure 8-2

(Garage continued)

Exterior

Roofing

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Type of Service:	Underground
Main Disconnect Location:	Service Panel
Service Panel Location:	Basement
Service Panel Manufacturer:	Cutler Hammer
	Condition: Satisfactory
Service Line Material:	Aluminum
	Condition: Satisfactory
Service Voltage:	240 volts
Service Amperage:	100 amps
Service Panel Ground:	Cold Water Pipe
Branch Circuit Wiring:	Non-Metallic Shielded Copper, Stranded Copper
	Condition: Satisfactory
Overcurrent Protection:	Breakers
	Condition: Satisfactory
Smoke Detectors:	9 volt Battery Type, Hard Wired
	Condition: Repair or Replace

(Electrical continued)



Comment 9:



Figure 9-1



Figure 9-2



Figure 9-3



Figure 9-4

(Electrical continued)



Figure 9-5

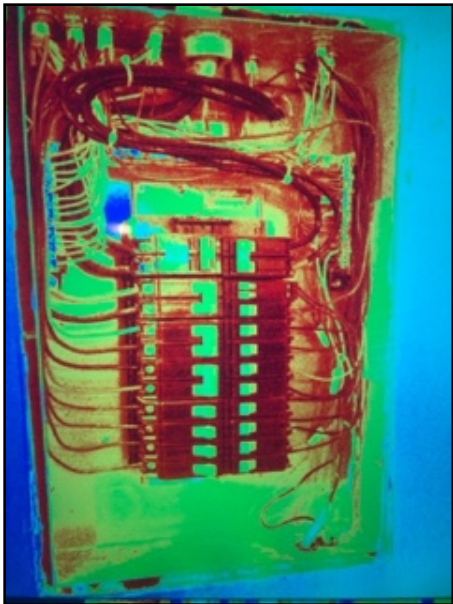


Figure 9-6



Figure 9-7

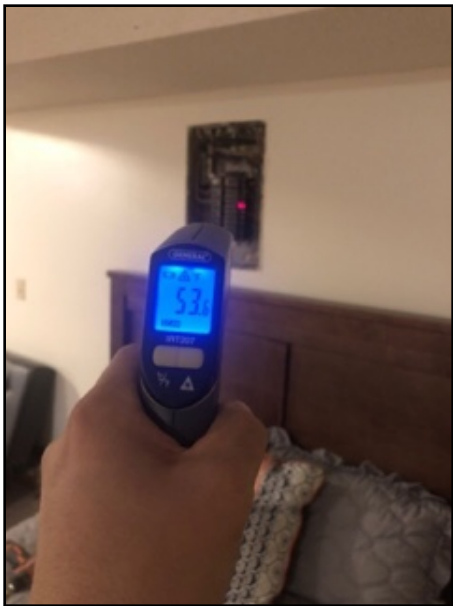


Figure 9-8

(Electrical continued)


-  Comment 10:
1. Inspector recommends repairing gap in conduit at service entrance.
 2. Inspector recommends installing smoke detectors in each bedroom.



Figure 10-1

Sub Panel (2nd, usually smaller panel)?

Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types:	Basement
Foundation Material:	Poured Concrete
	Condition: Satisfactory
Signs of Water Penetration:	Not Present
Prior Waterproofing:	Not Present
Floor Structure:	Wood Frame
	Condition: Satisfactory
Subflooring:	Plywood
	Condition: Satisfactory

(Structure continued)



Comment 11:

If there are any structural questions regarding the foundation or support of the home, inspector recommends the buyer consult with a licensed and certified Structural Engineer.



Comment 12:

Inspector notes very minimal amount of interior structural components can be observed due to finished sheet rock. Structural evaluation is based upon what can be seen at time inspection.

If there are any structural questions regarding the foundation or support of the home, inspector recommends the buyer consult with a licensed and certified Structural Engineer.



Figure 12-1



Figure 12-2

(Structure continued)



Figure 12-3



Figure 12-4

Attic

Attic Entry:	Bedroom Closet
Roof Framing Type:	Joist and Rafters
	Condition: Satisfactory
Roof Deck Material:	Plywood
	Condition: Satisfactory
Vent Risers:	ABS
	Condition: Satisfactory
Insulation:	Blown In Fiberglass
	Condition: Satisfactory

(Attic continued)



Comment 13:



Figure 13-1



Figure 13-2



Figure 13-3



Figure 13-4

(Structure continued)

Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Basement

Flooring:	Carpet Condition: Satisfactory
Ceiling and Walls:	Sheetrock Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Smoke Detector Condition: Satisfactory
Windows:	Aluminum Condition: Repair or Replace
Doors:	Hinged Condition: Repair or Replace
Heat Source:	Register Condition: Satisfactory

(Basement continued)



Comment 14:



Figure 14-1



Figure 14-2



Comment 15:

1. Inspector notes the basement window will not lock, recommend repair.
2. Inspector recommends repairing closet door next to bathroom door to open and close properly. Inspector would also recommend adding doorstops to all basement doors.



Figure 15-1



Figure 15-2

HVAC

HVAC System Type:	Central Split System
Thermostat:	Smart
	Condition: Satisfactory
Thermostat Location:	Hallway

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Location:	Basement
Type of Equipment:	Forced Air
	Condition: Repair or Replace
Manufacturer:	Ducane
Heating Fuel:	Gas
	Condition: Satisfactory
Approximate Age:	2017
Type of Venting:	Metal Ducting
	Condition: Satisfactory



Comment 16:

Furnace filters should be changed every 30 days. Inspector also recommends a yearly servicing of all HVAC components by a licensed and certified HVAC professional.

(Heating continued)



Comment 17:



Figure 17-1



Figure 17-2



Figure 17-3



Figure 17-4

(Heating continued)



Comment 18:

1. Inspector notes a flex gas line running into the furnace. Inspector would recommend installing steel gas pipe from the gas valve to the exterior of the furnace and then reconnecting the flex gas line.



Figure 18-1

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Energy Source:	Electric
Type of Equipment:	Split System
	Condition: Satisfactory
Condenser Make:	Ducane
Condenser Approximate Age:	2018
Condensate Drainage:	To Floor Drain
	Condition: Satisfactory

Comment 19:

Inspector conducted a T minus test to see the differential between the air supply and air return systems. If the air conditioner is marked as satisfactory then the results of this test were -15° or better. Please see pictures for actual differential.

Comment 20:

Inspector conducted a T minus test to see the differential between the air supply and air return systems. If the air conditioner is marked as satisfactory then the results of this test were -15° or better. Please see pictures for actual differential.



Figure 20-1



Figure 20-2

(Cooling continued)



Figure 20-3



Figure 20-4



Figure 20-5



Figure 20-6

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of a home inspection.

Water Service:	Public
Supply Pipe Material:	Copper
	Condition: Satisfactory
Location of Main Water Shutoff:	By Water Heater
Sewer System:	Public
Waste Pipe Material:	Copper
	Condition: Satisfactory



Comment 21:

As an added precaution, the inspector always recommends having the sewer line professionally scoped by a licensed company to determine the soundness of the main sewer line that is under ground.

Sump Pump:	Not Present
Location of Fuel Shutoff:	At Meter
Water Pressure Satisfactory?:	Yes
	Condition: Satisfactory



Comment 22:

As an added precaution, the inspector always recommends having the sewer line professionally scoped by a licensed company to determine the soundness of the main sewer line that is under ground.

(Plumbing continued)



Figure 22-1



Figure 22-2



Figure 22-3

Water Heater

Manufacturer:	Rheem
Fuel:	Natural Gas
Capacity:	40 gal
Approximate Age:	2018

(Water Heater continued)

Temp & Pressure Relief Valve: Present With Blow Off Leg
 Condition: Satisfactory
 Fuel Disconnect: In Same Room
 Thermal Expansion Tank Present?: Not Present

**Comment 23:**

When the water heater makes hot water, the water in the system expands. The expansion of the warm water increases the pressure on the homes water pipes and walls of water heater itself. An expansion tank absorbs the extra pressure. The action of the expansion tank reduces knocking of the pipes and wear and tear on the faucets and shut-off valves in the home. If the home is equipped with a standard water heater (not a tankless one), then adding a thermal expansion tank may be a good idea. This is not necessarily something that must be done, but consulting with a licensed plumber about adding one may assist in prolonging the life of your current, existing tank.

**Comment 24:**

Figure 24-1



Figure 24-2

(Water Heater continued)



Figure 24-3



Comment 25:

1. Inspector notes signs of carbon monoxide backdrafting at the seals around the hot and cold water stems. Inspector conducted a backflow test and carbon monoxide showed to be venting properly. Inspector recommends installing a carbon monoxide detector in the utility closet by the hot water tank.



Figure 25-1

(Plumbing continued)

Water Softener



Comment 26:

Water softener, if present, not inspected. This is not part of a standards of practice for home inspections.

Bathrooms

Bathroom #1

Location:	Primary Bathroom
Bath Tub:	Not Present
Shower:	Stall
	Condition: Repair or Replace
Sink(s):	Double Vanity
	Condition: Satisfactory
Toilet:	Standard Tank
	Condition: Repair or Replace
Shower Walls:	Onyx
	Condition: Satisfactory
Floor:	Tile
	Condition: Satisfactory
Ventilation Type:	Ventilator
	Condition: Satisfactory
GFCI Protection:	Outlets
	Condition: Satisfactory

(Bathroom #1 continued)



Comment 27:



Figure 27-1



Figure 27-2



Figure 27-3

(Bathroom #1 continued)


-  **Comment 28:**
1. Inspector recommends securing toilet to the floor.
 2. Inspector notes that the hot and cold water lines to the shower faucet are reversed.
 3. Inspector recommends securing shower faucet to the wall.



Figure 28-1



Figure 28-2



Figure 28-3

(Bathrooms continued)

Bathroom #2

Bath Tub:	Recessed Condition: Satisfactory
Shower:	In Tub Condition: Satisfactory
Sink(s):	Single Vanity Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Shower Walls:	Fiberglass Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Ventilator Condition: Satisfactory
GFCI Protection:	Outlets Condition: Satisfactory

(Bathroom #2 continued)



Comment 29:

Main floor hall bathroom.



Figure 29-1

Bathroom #3

Location:	Basement half bath
Sink(s):	Pedestal Condition: Satisfactory
Toilet:	Standard Tank Condition: Satisfactory
Floor:	Tile Condition: Satisfactory
Ventilation Type:	Not Present
GFCI Protection:	Outlets Condition: Satisfactory

(Bathroom #3 continued)



Comment 30:



Figure 30-1

Bathroom #4

Living Room

Flooring:	Wood Condition: Satisfactory
Ceiling and Walls:	Drywall/plaster Condition: Marginal
Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan Condition: Satisfactory
Windows:	Double Hung Condition: Satisfactory
Doors:	Hinged Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory

(Living Room continued)



Comment 31:



Figure 31-1



Figure 31-2



Comment 32:

1. Inspector notes patched settling cracks above entry to kitchen on the east side of the living room recommend monitoring.



Figure 32-1

Dining Room

Kitchen

Cabinets:	Wood Condition: Satisfactory
Countertops:	Laminated Condition: Satisfactory
Sink:	Double Condition: Satisfactory
GFCI Outlets Near Water?:	Yes - tested and operating correctly Condition: Satisfactory



Comment 33:



Figure 33-1



Figure 33-2

(Kitchen continued)

Appliances

This is a cursory check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Oven:	Whirlpool Condition: Satisfactory
Range:	Whirlpool Condition: Satisfactory
Refrigerator:	Amana Condition: Satisfactory
Dishwasher:	Kenmore Condition: Satisfactory
Microwave:	Kenmore Condition: Satisfactory
Disposal:	Badger Condition: Satisfactory



Comment 34:



Figure 34-1



Figure 34-2

(Appliances continued)



Figure 34-3



Figure 34-4



Figure 34-5



Figure 34-6

(Appliances continued)



Figure 34-7

Laundry

Laundry Sink:

Not Present

Dryer Venting:

To Exterior

Condition: Satisfactory

Laundry Hook Ups:

Yes (operates correctly)

Condition: Further Evaluation Required



Comment 35:

If water is on and supply hoses are present, inspector tests laundry hook ups to ensure proper water distribution and dryer exhaust. Even if washer and dryer are not part of the real estate transaction, inspector will momentarily test these units to ensure the hook ups operate correctly.

Washer Drain Present?:

Yes, and is subbed into main plumbing (add photo)

Condition: Further Evaluation Required

(Laundry continued)



Comment 36:



Figure 36-1

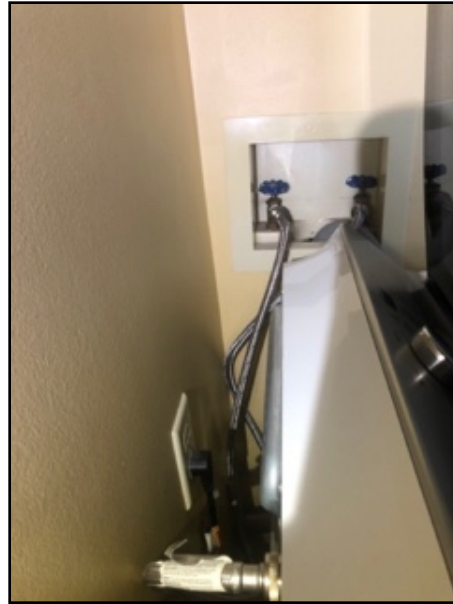


Figure 36-2



Figure 36-3

(Laundry continued)



Comment 37:

1. Inspector notes the bottom sash to the laundry room window would not stay open. Inspector would recommend repairing this window to operate properly.



Figure 37-1

Bedrooms

Bedroom #1

Flooring:	Carpet Condition: Satisfactory
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan Condition: Satisfactory
Windows:	Double Hung Condition: Satisfactory
Doors:	Hinged (if sticking, add DEFECT comment) Condition: Satisfactory

(Bedroom #1 continued)

Heat Source:

Register

Condition: Satisfactory



Comment 38:
Front bedroom.



Figure 38-1

Bedroom #2

Flooring:

Carpet

Condition: Satisfactory

Ceiling & Walls:

Drywall/Plaster

Condition: Satisfactory

Electrical:

Switches and Outlets, Light Fixture, Ceiling Fan

Condition: Satisfactory

Windows:

Double Hung

Condition: Satisfactory

Doors:

Hinged (if sticking, add DEFECT comment)

Condition: Satisfactory

Heat Source:

Register

Condition: Satisfactory

(Bedroom #2 continued)



Comment 39:
Northwest bedroom.



Figure 39-1

Bedroom #3

Flooring:	Carpet Condition: Repair or Replace
Ceiling & Walls:	Drywall/Plaster Condition: Satisfactory
Electrical:	Switches and Outlets, Light Fixture, Ceiling Fan Condition: Satisfactory
Windows:	Double Hung Condition: Satisfactory
Doors:	Hinged (if sticking, add DEFECT comment), Slide Condition: Satisfactory
Heat Source:	Register Condition: Satisfactory

(Bedroom #3 continued)



Comment 40:
Primary bedroom.



Figure 40-1



Comment 41:
1. Inspector notes bunching Carpet, recommend stretching.



Figure 41-1

(Bedrooms continued)

Bedroom #4

Interior

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors.

Fireplace: Wood Burning
Condition: Repair or Replace



Comment 42:

Inspector recommends having the fireplace and chimney professionally inspected and cleaned by a licensed chimney sweep prior to first use.

Does the doorbell operate correctly?:	Yes Condition: Satisfactory
Does The Fireplace Damper Open And Close Correctly?:	Yes Condition: Satisfactory
Attic Fan Operate Correctly?:	Covered at inspection Condition: Further Evaluation Required

(Interior continued)



Comment 43:



Figure 43-1



Figure 43-2



Comment 44:

1. Inspector notes the gas line has deteriorated and separated in the fireplace, recommend capping or replacing the diffuser.



Figure 44-1

Lawn Sprinkler



Comment 45:

Home sprinkler systems are not part of the standards of practice of a normal home inspection. Inspector recommends obtaining records of maintenance from the current owner of the property.



Comment 46:

Home sprinkler systems are not part of the standards of practice of a normal home inspection. Inspector recommends obtaining records of maintenance from the current owner of the property.

Infrared Imaging

Oven Off Prior To Inspector Leaving?

Did The Inspector Provide A Final Walkthrough/Sweep Of The Interior Of The Property To Ensure Windows Are Shut, Lights Are Off, All Plumbing Is Shut Off, And No New Leaks Appeared?

Thermostat Set To Original Temp?

Yes:

70-heat

Condition: Satisfactory

Shed/Outbuilding

PHOTO

Yes:

Dear Client,

By relying on this inspection report you have agreed to be bound by the terms, conditions and limitations as set forth in the INSPECTION AGREEMENT, which has already been sent to your for review. If you did not receive an agreement for review contact us immediately.

The inspection report is an unbiased assessment of the property for the day it was created. It is essential you read this report in its entirety and determine what you feel is important in regards to corrections needed. It is not intended to reflect the value of the property, or to make any representation as to the advisability of purchase. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. This inspection is not a guarantee or warranty of any kind.

Diamond Heritage Inspections performs all inspections in substantial compliance with the InterNACHI Standards of Practice. As such, we inspect the readily accessible, visually observable, installed systems and components of a home as designated. This Property Inspection Report contains observations of those systems and components that, in the professional judgment of the inspector, are not functioning properly, significantly defective, unsafe, or are near the end of their service lives. If the cause for the deficiency is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life is reported, and recommendations for correction or monitoring are made as appropriate.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the attached Standards of Practice so that you clearly understand what things are included in the home inspection and report.

Home Inspectors are generalists. Our position is to discover basic visible defects with the home and either suggest action or recommend further evaluation by a specialist in the appropriate field. In many cases generalists can not diagnose conditions with major components or systems, due to the lack of specific licenses. Only individuals who carry the proper credentials can make proper assessments.

Any repairs or work suggested in this report should only be performed by qualified licensed individuals. We will not be responsible for any repairs made by sellers or unqualified individuals. While the inspector makes every effort to thoroughly inspect all aspects, some areas can be overlooked due to human error, or the event that areas are inaccessible. Some areas that are inaccessible can prohibit full view because objects or

items block or hinder full view of the space. Certain repairs may need to be performed, then an additional inspection may be needed to fully inspect an area.

The report has been prepared for your exclusive use, as our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein. The report itself is copyrighted, and may not be used in whole or in part by any 3rd parties without the report owners express written permission. Again, thank you very much for the opportunity to conduct this inspection for you. We are available to you throughout the entire real estate transaction process. Should you have any questions, please call or email us.

Chris Shrum

Owner

Diamond Heritage Inspections

www.DPIKC.com

816.898.8639

Chris@DPIKC.com