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Sep 17th, 2025

1013 Caymus ct, Columbia, MO, 65201

# Home Inspection Report

PREPARED FOR:

Alan Whitt

INSPECTED BY:

Alan WHITT / AW Inspections, LLC



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# Inspection Details

## INSPECTOR 1

**Alan WHITT**

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Phone

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## CLIENT

**Alan Whitt**

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## ADDITIONAL INFO

📅 Inspection date

Sep 17th, 2025

● Others Present

Buyer

● Property Occupied

Vacant

● Building Type

Single Family

● Weather

Clear

● Temperature

75 °F

● Year Built

2021

● Water Source

City

● Sewage/Disposal

City

## HOME INSPECTION REPORT

# Definitions

### **Inspected**

The Item or component was inspected and no material defects were observed. Cosmetic issues may have been observed.

### **Maintenance**

The Item or component requires regular maintenance for continued optimal performance.

### **Recommendation**

The Item or component appears operational, but inspector recommends action be taken for conditions that are beyond cosmetic.

### **Requires Attention**

The Item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.

### **Safety**

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

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

Flagged items will show up in summary view.

## 1. Grounds

The grounds were inspected according ASHI standards. The grounds are looked at to make sure there is not obvious defects in either the driveway, walkways, grading or drainage and patios and decks. According to ASHI standards we do not inspect fences or any out buildings.

### 1.1 DRIVEWAY

---

**DESCRIPTION:** Concrete

**INFORMATION:** The driveway looks to be in satisfactory shape; no defects were visual. This inspection is limited to above ground situations.

**MEDIA:**



## 1.2 WALKS

---

**DESCRIPTION:** Concrete

**INFORMATION:** The sidewalks were inspected, and no major defects were visualized. The inspection was limited to above ground conditions.

**MEDIA:**



## 1.3 GRADING/DRAINAGE

---

**DESCRIPTION:** Moderate slope

**INFORMATION:** There was some moderate sloping noted at the property. All slopes seem to take the water away from the foundation but has caused some ponding in the yard itself. This condition could cause unwanted pest to thrive. I would recommend some maintenance to fill in these areas to cause the water completely move off of property.

**MEDIA:**



**COMMENTS:**

Maintenance

Evidence of poor drainage



Maintenance

Water pooling

Location - North of garage



**1.4 PORCH/PATIO**

---

**DESCRIPTION:** Concrete

## 1.5 DECK/BALCONY

---

**DESCRIPTION:** Concrete

# 2. Exterior

The exterior was a combination of brick, stone and stucco. We didn't notice any defects on the exterior surface of this house.

## 2.1 TYPE

---

**DESCRIPTION:** Stucco, Brick

**MEDIA:**



## 2.2 SOFFITS/FASCIA

---

**DESCRIPTION:** Aluminum

## 2.3 WINDOWS

---

**DESCRIPTION:** Aluminum

## 2.4 EXTERIOR DOORS

---

**DESCRIPTION:** Wood

## 2.5 HOSE BIBS

---

**DESCRIPTION:** Rotary

**MEDIA:**



**COMMENTS:**

Inspected

Located on north side of house.

## 2.6 GAS METER

---

**DESCRIPTION:** Side of house

**MEDIA:**



## 3. Roof

The roof was walked as much as we could safely do so. There was an area where we found some loose shingles, and they are noted, and this should be fixed as soon as possible.

### 3.1 TYPE

---

**DESCRIPTION:** Gable, Hip

**METHOD OF INSPECTION:** On roof

**MATERIAL:** Asphalt shingle

**COMMENTS:**

 Requires Attention

Loose or damaged shingle(s). I would recommend a qualified roofing contractor fix. I would recommend this being done as soon as possible.

Location - Garage



### 3.2 GUTTERS

---

**DESCRIPTION:** Aluminum

**INFORMATION:** All downspouts were attached to either underground or above ground extensions that carried the water away from the foundation.

### 3.3 DOWNSPOUTS/LEADERS/EXTENSIONS

---

**DESCRIPTION:** Aluminum, Plastic

### 3.4 FLASHING

---

**DESCRIPTION:** Aluminum

### 3.5 VALLEYS

---

**DESCRIPTION:** Asphalt shingle

### 3.6 PLUMBING VENTS

---

**DESCRIPTION:** PVC

## 4. Garage

### 4.1 TYPE

---

**DESCRIPTION:** Attached

### 4.2 GARAGE DOORS

---

**DESCRIPTION:** Insulated aluminum

**INFORMATION:** The garage doors were activated and tested for proper travel and that the safety systems were working. No defects were found.

### 4.3 DOOR OPENER

---

**DESCRIPTION:** LiftMaster

### 4.4 FLOOR/FOUNDATION

---

**DESCRIPTION:** Poured slab

### 4.5 ELECTRICAL

---

**DESCRIPTION:** 110 volts, GFCI

**INFORMATION:** All of the receptacles tested with GFCI protection.

## 5. Structure

This house structure was very limited visually. I was able to see in the attic that the walls are wood framed, and it looked to be 2X6 walls. The foundation is slab concrete, and we didn't notice any defects.

## 5.1 TYPE

---

**DESCRIPTION:** Wood frame

## 5.2 FOUNDATION

---

**DESCRIPTION:** Poured slab

## 5.3 BEAMS

---

**DESCRIPTION:** Solid wood

## 5.4 FLOOR/SLAB

---

**DESCRIPTION:** Poured slab

## 5.5 JOISTS/TRUSSES

---

**DESCRIPTION:** 2 x 8

## 5.6 BEARING WALLS

---

**DESCRIPTION:** Wood frame

## 5.7 SUBFLOOR

---

**DESCRIPTION:** Not visible

# 6. Electrical

The electrical service line is underground and is copper at the main breaker box. The breaker box is a Square D Homeline box. It has open spaces for future expansion.

## 6.1 SERVICE

---

**DESCRIPTION:** Copper

**SERVICE AMPS AND VOLTS:** 220 VAC, 200 amps

**GROUND:** Rod in ground only

**LOCATION:** Garage North wall

**MEDIA:**



## 6.2 MAIN PANEL

---

**DESCRIPTION:** Square D

**CAPACITY:** 200 amps

## 6.3 GFCI/AFCI

---

**DESCRIPTION:** At GFCI receptacle(s) only, AFCI not present

## 6.4 BRANCH CIRCUITS

---

**DESCRIPTION:** Copper

## 6.5 SMOKE DETECTORS

---

**DESCRIPTION:** Hard wired with battery back up

## 6.6 CARBON MONOXIDE DETECTORS

---

**DESCRIPTION:** Hard wired with battery back up

## 7. Plumbing

The utility closet is located on 2nd floor near the storage area.

## 7.1 SERVICE LINE

---

**DESCRIPTION:** Copper

**MEDIA:**



## 7.2 MAIN WATER SHUTOFF

---

**DESCRIPTION:** Utility closet

**LOCATION:** Utility closet on second floor

**MEDIA:**



## 7.3 WATER LINES

---

**DESCRIPTION:** PEX

## 7.4 DRAIN PIPES

---

**DESCRIPTION:** PVC

## 7.5 VENT PIPES

---

**DESCRIPTION:** PVC

## 7.6 FUEL SERVICE LINES

**DESCRIPTION:** Insulflex

## 7.7 WATER HEATER

**DESCRIPTION:** Tank

**MANUFACTURER:** A.O. Smith

**CAPACITY:** 50 gal

**FUEL:** Natural gas

**LOCATION:** Second floor

**MEDIA:**



## 8. Attic

We were able to inspect the attic by getting into attic. The insulation seemed to be undisturbed and in good shape.

### 8.1 METHOD OF INSPECTION

**DESCRIPTION:** In the attic

**ATTIC ACCESS:** Hatch access in the West wall of 2nd floor storage area

**MEDIA:**



## 8.2 ROOF FRAMING

---

**DESCRIPTION:** Truss

## 8.3 INSULATION

---

**DESCRIPTION:** Blown in

**DEPTH:** 24 Inches

## 8.4 VENTILATION

---

**DESCRIPTION:** Ridge, Soffit

## 8.5 MOISTURE PENETRATION

---

**DESCRIPTION:** None noted

# 9. Heating/Cooling

The furnace looks to have been installed in July of 2021. The filter was clean and there was a supply of filters in the closet. The outdoor unit was installed in June of 2023. It looks to be in good condition.

## 9.1 THERMOSTAT(S)

---

**DESCRIPTION:** Programmable, Multi-zone

**INFORMATION:**

This is a zoned system with the secondary zone being the 2nd floor and thermostat located in 2nd floor bedroom

**LOCATION:** Entry Hallway next to Northwest bedroom, , 2nd Floor

## 9.2 HEATING SYSTEM

---

**DESCRIPTION:** Forced air

**MANUFACTURER:** Amana

**FUEL TYPE:** Natural gas

**MEDIA:**



## 9.3 DISTRIBUTION

---

**DESCRIPTION:** Metal duct

## 9.4 CONTROLS

---

**DESCRIPTION:** Service disconnect switch

**MEDIA:**



## 9.5 COOLING SYSTEM

**DESCRIPTION:** Central A/C

**MANUFACTURER:** Amana

**FUEL TYPE:** 110 VAC

**CAPACITY:** 4 ton

## 9.6 EXTERIOR UNIT

**DESCRIPTION:** Suspended

**LOCATION:** South

**MEDIA:**



## 9.7 BLOWER FAN/FILTERS

**DESCRIPTION:** Direct drive, Disposable filter

# 10. Bathroom

There is 3 full baths and 1 1/2 bath. All bathrooms were inspected, and all defects were noted.

## 10.1 ELECTRICAL

**DESCRIPTION:** GFCI

**LOCATION:** 2nd Floor

**COMMENTS:**



Replace faulty GFCI outlet Recommend a qualified electrician to replace GFCI

Location - 2nd Floor



## 10.2 COUNTER/CABINET

---

**DESCRIPTION:** Granite, Wood

## 10.3 SINK/BASIN

---

**DESCRIPTION:** Single, Double

## 10.4 FAUCETS/TRAPS

---

**DESCRIPTION:** Delta, PVC

## 10.5 TOILETS

---

**DESCRIPTION:** 1.6 gallon tank, Kohler

**COMMENTS:**

 Requires Attention

Toilet is loose from the floor. Recommend securing to prevent leaking/water damage.

Location - 2nd Floor



2nd floor bathroom

## 10.6 TUB/SHOWER/SURROUND

---

**DESCRIPTION:** Fiberglass surround, Tile surround

## 10.7 VENTILATION

---

**DESCRIPTION:** Electric fan

# 11. Bathroom 3

There is 3 full baths and 1 1/2 bath. All bathrooms were inspected, and all defects were noted.

## 11.1 ELECTRICAL

---

**DESCRIPTION:** GFCI

**LOCATION:** 2nd Floor

**COMMENTS:**



Replace faulty GFCI outlet Recommend a qualified electrician to replace GFCI

Location - 2nd Floor



## 11.2 COUNTER/CABINET

---

**DESCRIPTION:** Granite, Wood

## 11.3 SINK/BASIN

---

**DESCRIPTION:** Single, Double

## 11.4 FAUCETS/TRAPS

---

**DESCRIPTION:** Delta, PVC

## 11.5 TOILETS

---

**DESCRIPTION:** 1.6 gallon tank, Kohler

**COMMENTS:**

 Requires Attention

Toilet is loose from the floor. Recommend securing to prevent leaking/water damage.

Location - 2nd Floor



2nd floor bathroom

## 11.6 TUB/SHOWER/SURROUND

---

**DESCRIPTION:** Fiberglass surround, Tile surround

## 11.7 VENTILATION

---

**DESCRIPTION:** Electric fan

# 12. Bathroom 2

There is 3 full baths and 1 1/2 bath. All bathrooms were inspected, and all defects were noted.

## 12.1 ELECTRICAL

---

**DESCRIPTION:** GFCI

**LOCATION:** 2nd Floor

**COMMENTS:**



Replace faulty GFCI outlet Recommend a qualified electrician to replace GFCI

Location - 2nd Floor



## 12.2 COUNTER/CABINET

---

**DESCRIPTION:** Granite, Wood

## 12.3 SINK/BASIN

---

**DESCRIPTION:** Single, Double

## 12.4 FAUCETS/TRAPS

---

**DESCRIPTION:** Delta, PVC

## 12.5 TOILETS

---

**DESCRIPTION:** 1.6 gallon tank, Kohler

**COMMENTS:**

 Requires Attention

Toilet is loose from the floor. Recommend securing to prevent leaking/water damage.

Location - 2nd Floor



2nd floor bathroom

## 12.6 TUB/SHOWER/SURROUND

---

**DESCRIPTION:** Fiberglass surround, Tile surround

## 12.7 VENTILATION

---

**DESCRIPTION:** Electric fan

## 13. Kitchen

The kitchen was inspected. The range/oven and the oven in the wall were operated to make sure the burners were operational. The dishwasher was operated and checked for leaks. The disposal was checked for obstructions then run. The Refrigerator was observed. All of the appliances where operable and no defects found.

## 13.1 ELECTRICAL

---

**DESCRIPTION:** 110 volts, GFCI

**INFORMATION:** All receptacles tested correctly and all are attached to GFCI in the pantry

**COMMENTS:**



Replace faulty GFCI outlet Recommend having a qualified Electrical contractor replace the GFCI.

Location - Kitchen



Kitchen Pantry

## 13.2 COUNTERTOPS

---

**DESCRIPTION:** Granite

## 13.3 CABINETS

---

**DESCRIPTION:** Wood

## 13.4 SINK

---

**DESCRIPTION:** Double

## 13.5 PLUMBING/FIXTURES

---

---

**DESCRIPTION:** Stainless steel

## 13.6 DISPOSAL

---

**DESCRIPTION:** InSinkErator

## 13.7 DISHWASHER

---

**DESCRIPTION:** General Electric

## 13.8 RANGE/OVEN

---

**DESCRIPTION:** General Electric

**FUEL SOURCE:** Gas

## 13.9 MICROWAVE

---

**DESCRIPTION:** General Electric

## 13.10 REFRIGERATOR

---

**DESCRIPTION:** General Electric

# 14. Interior

## 14.1 ELECTRICAL

---

**DESCRIPTION:** 110 volts, GFCI

## 14.2 CEILING

---

**DESCRIPTION:** Paint, Drywall

**COMMENTS:**

 Inspected

Typical cracking/flaws were observed in ceiling finish

## 14.3 WALLS

---

**DESCRIPTION:** Drywall

**COMMENTS:**

 Inspected

Typical cracking/flaws were observed in wall finish

## 14.4 FLOOR

---

**DESCRIPTION:** Carpet, Hardwood, Vinyl, Tile

**COMMENTS:**

 Inspected

Typical wear

## 14.5 DOORS

---

**DESCRIPTION:** Solid wood, French

## 14.6 WINDOWS

---

**DESCRIPTION:** Aluminum

## 14.7 SMOKE DETECTOR

---

**DESCRIPTION:** Hard wired with battery back up

## 14.8 CARBON MONOXIDE DETECTOR

---

**DESCRIPTION:** Hard wired with battery back up

## 15. Laundry

The laundry was inspected but the washer and dryer were not run. There was not a visual sign of defects.

## 15.1 LOCATION

---

**DESCRIPTION:** First floor

## 15.2 DRYER VENT

---

**DESCRIPTION:** Metal flex

## 15.3 WASHER HOSE BIB

---

**DESCRIPTION:** Ball

## 15.4 WASHER DRAIN

---

**DESCRIPTION:** Wall mounted drain

## 15.5 ELECTRICAL

---

**DESCRIPTION:** 110 volts

## 15.6 FLOOR DRAIN/PAN

---

**DESCRIPTION:** Not visible

# Summary

## HOME INSPECTION REPORT

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.



### Requires Attention

The item or component is not functioning as intended requires maintenance or repair. Recommend repair or further evaluation by a qualified contractor.



### Safety

The item or component appears to be unsafe and should be corrected as soon as possible a qualified contractor.

## 3. Roof

### 3.1 TYPE

---

#### COMMENTS:



Loose or damaged shingle(s). I would recommend a qualified roofing contractor fix. I would recommend this being done as soon as possible.

Location - Garage



## 10. Bathroom

### 10.1 ELECTRICAL

---

#### COMMENTS:

## Safety

Replace faulty GFCI outlet Recommend a qualified electrician to replace GFCI

Location - 2nd Floor



## 10.5 TOILETS

---

COMMENTS:

### Requires Attention

Toilet is loose from the floor. Recommend securing to prevent leaking/water damage.

Location - 2nd Floor



2nd floor bathroom

## 11. Bathroom 3

### 11.1 ELECTRICAL

---

COMMENTS:

### Safety

Replace faulty GFCI outlet Recommend a qualified electrician to replace GFCI

Location - 2nd Floor



## 11.5 TOILETS

---

COMMENTS:

### Requires Attention

Toilet is loose from the floor. Recommend securing to prevent leaking/water damage.

Location - 2nd Floor



2nd floor bathroom

## 12. Bathroom 2

### 12.1 ELECTRICAL

---

COMMENTS:

## Safety

Replace faulty GFCI outlet Recommend a qualified electrician to replace GFCI

Location - 2nd Floor



## 12.5 TOILETS

---

COMMENTS:

### Requires Attention

Toilet is loose from the floor. Recommend securing to prevent leaking/water damage.

Location - 2nd Floor



2nd floor bathroom

## 13. Kitchen

### 13.1 ELECTRICAL

---

COMMENTS:

 Safety

Replace faulty GFCI outlet Recommend having a qualified Electrical contractor replace the GFCI.

Location - Kitchen



Kitchen Pantry