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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR
Brad Beckenbach

INSPECTION ADDRESS

1005 Sycamore Dr
Maysville, MO 64469

INSPECTION DATE

11/11/2025

REPRESENTED BY

Carlene Villaruel
Platinum Realty



This report is intended for the sole use of the client (named above) and is not to be relied upon or shared in anyway with third parties without the consent of the client.

Report Table of Contents

Inspection Conditions	3
Exterior	4
Structural	6
Roof	7
Plumbing	8
Electrical System	10
Heating, Ventilation, and Air Conditioning (HVAC)	12
Interior	13
Kitchen	15
Hallway	17
Stairs	18
Bedrooms	19
Bathrooms	24
Laundry	26
Garage	27

Inspection Conditions

Client and Site Information

File Name: 1005 Sycamore Dr Maysville MO 64469.
Date Of Inspection November 11, 2025.
Time Of Inspection 2:00 PM.
Client Name Brad Beckenbach.
Client Phone # 816-729-4205.
Client Email Address [bsbeckenbach@gmail.com.](mailto:bsbeckenbach@gmail.com)
Inspection Site 1005 Sycamore Dr.
Inspection Site City/State/Zip Maysville, MO 64469.

Buyers Real Estate Agent

Name Carlene Villaruel.
Company Platinum Realty.
Address 9393 W 110th St. Suite 170.
City/State/Zip Overland Park, KS 66210.
Phone Number 816-260-0456.
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Climatic Conditions

Weather Clear.
Soil Conditions Dry.
Approximate Outside Temperature 55.
In F

Building Characteristics

Main Entry Faces For the purpose of this report, this house faces primarily. South.
Year Built (approx.) 2025.
Building Type Single Family.
Space Below Grade Slab on grade.

Utility Services

Water Source Public.
Sewage Disposal Public.
Utilities Status All utilities on.

Other Information

House Occupied? No.
Client Present Yes.
Others Present Buyers Agent.

General Disclaimer

Pictures in this report do not necessarily depict total areas of concern.

Termites are very evasive and may be present even if no signs of them are observed during the home inspection. Being on a termite treatment program is always recommended and your best protection for your investment.

Exterior

We evaluated the exterior in accordance with the standards specified in the scope of work section of this report which includes the visible and accessible claddings, flashings, doors, drainage, and surrounding grounds which may have an adverse affect on the building. If problems were identified by random testing, you should assume that similar problems exist in like items that were not selected for testing.

Amateur workmanship is always to be interpreted as heightened risk of unseen or unobserved deficiencies. Areas of amateur workmanship are often heightened maintenance areas also. If indications of amateur workmanship were noted, you should have a specialist check for other occurrences of amateur work, that were not visible at the time of the inspection, and obtain a complete diagnosis and repair estimate.

This building inspection is not intended to determine compliance with national or local codes. In accordance with the inspection standards, we do not inspect screening, shutters, awnings or other seasonal accessories, fences, geological conditions, recreational facilities or outbuildings. Areas that were, in our opinion, unsafe or not readily accessible were not inspected.

Noted defects or concerns should be evaluated by a specialist before the end of your inspection contingency period because additional deficiencies may be discovered through in-depth investigation. This is especially important where a noted defect may be causing damage in non-visible locations.

House Wall Finish

House Wall Finish Type: Vinyl.

House Wall Finish Observations: The siding of the house is in acceptable condition.

Exterior Components

Driveway Type: Gravel.



Driveway Conditions: The driveway is in acceptable condition.

Walkway/Stoop Type: Gravel.



Walkway/Stoop Conditions: The walkways are acceptable.

Trim The house trim is in acceptable condition.

Hose Faucets: Exterior hose faucets did not work at the time of the inspection

Address: 1005 Sycamore Dr , Maysville, MO 64469
Inspection Date/Time: 11/11/2025 2:00 PM



Structural

All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them and fracturing slabs and other hard surfaces. In fact, expansive soils have accounted for more structural damage than most natural disasters. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any evidence of structural deficiencies. However, cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings, but others can be more structurally significant and reveal the presence of expansive soils that can predicate more or less continual movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert

Because carbon monoxide emitting gas fired appliances are located in the basement of houses, you should install a carbon monoxide detector inside the basement as well as other locations within the living quarters to ensure a safe environment. It is the home owners responsibility to test such detectors on a monthly bases and ensure they are operating properly.

Slab Foundation

Method of Evaluation

We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls. The interior portions of the slab, which is also known as the slab floor, have little structural significance and, inasmuch as they are covered and not visually accessible, it is beyond the scope of our inspection.

Slab Foundation Observations

The slab foundation appears to be in serviceable condition, but very little of it is visible from the inside or the outside.

Roof

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

Roofing

Method of Evaluation

The roof and its components were evaluated by the use of a drone.



Style of Roof

Flat.

Roof Covering Materials

Build up System.



Estimated Age:

The roof is the same age as the residence.

Plumbing

Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.

Waste and drainpipes pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes are usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system, but blockages in drainpipes, and particularly in main drainpipes, can be expensive to repair, and for this reason we recommend having them video-scanned. This could also confirm that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.

Potable Water Supply Pipes

Internal Supply Piping Material

The interior supply piping in the structure is predominantly PEX (cross-linked polyethylene).

Supply Pipe Condition

The supply pipes are in acceptable condition.

Water Heater Tankless

Location

Kitchen Cabinet.



Fuel Source for Water Heater:

The water heater is electrically heated.

Brand:

Marey.

Tank Capacity (Gallons)

Tankless.

Age (Years)

New.

Water Shut-Off Valve & Connectors

The shut-off valves and water connectors are present but were not tested.

Temperature Controls

The temperature did not get very hot with just one faucet on and dropped to just a warm temperature when two were on at the same time. Recommend evaluation and any needed repairs by a certified contractor.

Water Heater Mini Tank

Location

Kitchen Cabinet.

Address: 1005 Sycamore Dr , Maysville, MO 64469
Inspection Date/Time: 11/11/2025 2:00 PM



Fuel Source for Water Heater:
Brand:
Temperature Controls

The water heater is electrically heated.
Bosch.

The unit did not respond to normal controls. Recommend evaluation and any needed repairs by a certified contractor.

Waste & Drainage Systems

Type of Material

Because of the slab foundation the waste drainage pipes are under the slab and not visible and therefore can not be inspected without running a video camera through them. Recommend having a video scope preformed to determine the condition of the waste drainage pipes.

Electrical System

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interest of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than twenty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen countertop outlets with the exception of refrigerator and freezer outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. The latest NEC codes require AFCI breakers on all interior circuits. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

Main Panel

Service Size:

The residence is served by a 200 amp, 220 volt panel.



Panel Location:

Outside North Wall.

Main Panel Observations:

The panel and its components have no visible deficiencies.



Panel Cover Observations:

The exterior panel cover is in acceptable condition.

Sub Panels

Location:

The sub panel is located inside the garage.

Address: 1005 Sycamore Dr , Maysville, MO 64469
Inspection Date/Time: 11/11/2025 2:00 PM



Panel Manufacturer:

Leviton.

Sub Panel Observations:

The electrical sub panel has no visible deficiencies.



Heating, Ventilation, and Air Conditioning (HVAC)

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice of the American Society of Home Inspectors, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

HVAC

Heating System Type

Heat Pump Mini Split.



Fuel Source

The fuel source is electricity.

Brand

Senville.



Approx. Age (Years)

New.

Interior

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself, and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary before the close of escrow.

Main Entry

Doors:

The door in this room is functional.



Flooring:

The floor has no significant defects.



Walls and Ceiling:

The walls and ceiling are in acceptable condition.

Lights:

The lights in this room are functional.

Outlets:

The tested 3-prong grounded outlets are functional.

Living Room

Flooring:

The floor has no significant defects.



Walls and Ceiling:

The walls and ceiling are in acceptable condition.

Address: 1005 Sycamore Dr , Maysville, MO 64469
Inspection Date/Time: 11/11/2025 2:00 PM

Window Type: Double Pane.

Window Conditions: **The window locks will not engage. Recommend evaluation and any needed repairs by a certified contractor.**



Lights: The lights in this room are functional.

Outlets: The tested 3-prong grounded outlets are functional.

Heat Source / Return: A heat / air supply is present in this room.

Kitchen

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit decreased efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open oven door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards. Also because carbon monoxide emitting gas fired appliances may be located in the kitchen, you should install a carbon monoxide detector inside the kitchen as well as other locations within the living quarters to ensure a safe environment. It is the home owners responsibility to test such detectors on a monthly bases and ensure they are operating properly.

Kitchen

Flooring:

The floor has no significant defects.



Walls and Ceiling:

The walls and ceiling are in acceptable condition.

Window Type:

Double Pane.

Window Conditions:

The windows in this room are in acceptable condition.

Sink(s) and Drainage:

The sink drain includes a flexible drainpipe. Such piping is not a approved as plumbing material and can easily lead to blockages. We recommend replacement of the pipe with an approved plumbing pipe.



Counter Top:

The sink countertop is in acceptable condition.

Cabinets:

The cabinets are in acceptable condition.

Range/Oven Fuel Source:

Electric.

Range/Oven:

There is a built-in range top and oven(s). They appeared to function correctly at the time of the inspection. The timers and temperature settings were not tested and are not a part of this inspection.

Dishwasher



The dishwasher is functional. During the course of our inspections, there is only time for to run the dishwasher through one cycle.



Exhaust Fan or Downdraft

Lights:

Outlets:

The exhaust fan or downdraft is functional.

The lights in this room are functional.

The GFCI outlets are functional.

Refrigerator

Kitchen

Functioning at the time of the inspection.



Hallway

Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails and guardrails. Also because carbon monoxide emitting gas fired appliances may be located in the house, you should install a carbon monoxide detector in the hallway as well as other locations within the living quarters to ensure a safe environment. It is the home owner's responsibility to test such detectors on a monthly basis and ensure they are operating properly.

bb

Second Floor Hallway

Flooring:

The floor has no significant defects.



Walls and Ceiling:

The walls and ceiling are in acceptable condition.

Lights:

The lights in this room are functional.

Stairs

Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.

Main Stairs

Floor Treads & Risers

The floor has no significant defects.



Walls and Ceiling:

The walls and ceiling are in acceptable condition.

Handrails & Guardrails

The handrail is in serviceable condition.

Lights:

The lights in this room are functional.

Bedrooms

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

Also because carbon monoxide emitting gas fired appliances may located in the house, you should install a carbon monoxide detector inside each bedroom as well as other locations within the living quarters to ensure a safe environment. It is the home owners responsibility to test such detectors on a monthly bases and ensure they are operating properly.

1st Guest Bedroom

Location:

2nd Floor East Side.



Doors:

The door to the outside knob is loose and should be repaired.



Flooring:

The floor has no significant defects.

Walls and Ceiling:

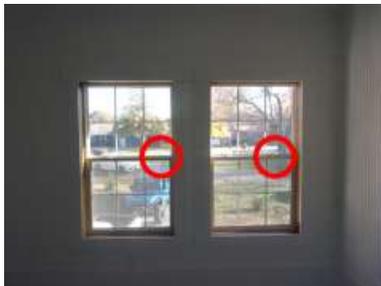
The walls and ceiling are in acceptable condition.

Window Type:

Double Pane.

Window Conditions:

The window locks will not engage. Recommend evaluation and any needed repairs by a certified contractor.



Lights:

The lights in this room are functional.

Outlets:

Multiple three prong outlets have an open ground. Recommend evaluation and any needed repairs by a certified contractor.



Heat Source / Return:

The heat source to this room consist of a register booster fan that sits in a hole in the floor that goes to the living space beneath. The booster fan pulls the heat from the living space below into the bedroom. There is no duct work that has hot air being pushed through it like you have with a furnace. Today the outside ambient temperature was 55 degrees, the heat pump was set to 80 degrees in the main living area. After about an hour and a half of the booster fan pulling air from the first floor living space the temperature in the bedroom only got to about 65 degrees. How this will fare when the outside ambient temperature is in the teens, single digits or even negative numbers is undetermined. Register booster fans were designed to work in a ducted system where there is a supply of hot air being pushed through the ducts and the booster fan does just that, it boost the air flow from the duct work to push more of the hot air into the room. Recommend having an HVAC certified contractor evaluating this system and make any needed repairs (if any).

2nd Guest Bedroom

Location:

2nd Floor, Front / Middle.



Doors:

The door in this room is functional.

Flooring:

The floor has no significant defects.

Walls and Ceiling:

The walls and ceiling are in acceptable condition.

Window Type: Double Pane.

Window Conditions: The window locks will not engage. Recommend evaluation and any needed repairs by a certified contractor.



Lights: The lights in this room are functional.

Outlets: All of the three prong outlets in this room have an open ground. Recommend evaluation and any needed repairs by a certified contractor.



Heat Source / Return: The heat source to this room consist of a register booster fan that sits in a hole in the floor that goes to the living space beneath. The booster fan pulls the heat from the living space below into the bedroom. There is no duct work that has hot air being pushed through it like you have with a furnace. Today the outside ambient temperature was 55 degrees, the heat pump was set to 80 degrees in the main living area. After about an hour and a half of the booster fan pulling air from the first floor living space the temperature in the bedroom only got to about 62 degrees. How this will fare when the outside ambient temperature is in the teens, single digits or even negative numbers is undetermined. Register booster fans were designed to work in a ducted system where there is a supply of hot air being pushed through the ducts and the booster fan does just that, it boost the air flow from the duct work to push more of the hot air into the room. Recommend having an HVAC certified contractor evaluating this system and make any needed repairs (if any).

Smoke Detectors: There is a smoke detector present in this room. Monthly testing to ensure the smoke detector is functional is the responsibility of the homeowner.

3rd Guest Bedroom

Location: First Floor, SW corner.



Doors:

The door rubs on the frame. Recommend evaluation and any needed repairs by a certified contractor.



Flooring:

The floor has no significant defects.

Walls and Ceiling:

The walls and ceiling are in acceptable condition.

Window Type:

Double Pane.

Window Conditions:

The window locks will not engage. Recommend evaluation and any needed repairs by a certified contractor.



Lights:

The lights in this room are functional.

Outlets:

All of the three prong outlets in this room have an open ground. Recommend evaluation and any needed repairs by a certified contractor.





Heat Source / Return:

The heat source to this room consist of a register booster fan that sits in a hole in the floor that goes to the living space beneath. The booster fan pulls the heat from the living space below into the bedroom. There is no duct work that has hot air being pushed through it like you have with a furnace. Today the outside ambient temperature was 55 degrees, the heat pump was set to 80 degrees in the main living area. After about an hour and a half of the booster fan pulling air from the first floor living space the temperature in the bedroom only got to about 57 degrees. The farther away you get from the main heat source on the main floor the more temperature drop you have. This bedroom is the farthest away from the heat source. How this will fare when the outside ambient temperature is in the teens, single digits or even negative numbers is undetermined. Register booster fans were designed to work in a ducted system where there is a supply of hot air being pushed through the ducts and the booster fan does just that, it boost the air flow from the duct work to push more of the hot air into the room. Recommend having an HVAC certified contractor evaluating this system and make any needed repairs (if any).

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance will be required in the future

1st Guest Bathroom

Location: 1st Floor Northwest Corner.



Size: This is a full bathroom.
Doors: The door in this room is functional.
Flooring: The floor has no significant defects.
Walls and Ceiling: The walls and ceiling are in acceptable condition.
Sink(s) and Drainage: **The sink drains slowly or is partially blocked. Recommend evaluation and any needed repairs by a certified contractor.**

The sink drain includes a flexible drainpipe. Such piping is not a approved as plumbing material and can easily lead to blockages. We recommend replacement of the pipe with an approved plumbing pipe.



Tub / Shower: The tub/shower is functional.
Toilet: The toilet is functional.
Exhaust Fan: The exhaust fan is functional.
Lights: The lights in this room are functional.
Outlets: The GFCI outlets are functional.

2nd Guest Bathroom

Location: Second Floor. Northwest corner.
Size: This is a full bathroom.
Doors: The door in this room is functional.
Flooring: The floor has no significant defects.
Walls and Ceiling: The walls and ceiling are in acceptable condition.
Sink(s) and Drainage: **The sink drain includes a flexible drainpipe. Such piping is not a approved as plumbing**

Address: 1005 Sycamore Dr , Maysville, MO 64469
Inspection Date/Time: 11/11/2025 2:00 PM

material and can easily lead to blockages. We recommend replacement of the pipe with an approved plumbing pipe.



Tub / Shower:

The tub/shower is functional.

Toilet:

The toilet is functional.

Lights:

The lights in this room are functional.

Outlets:

The GFCI outlets are functional.

Laundry

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size larger.

Laundry Room / Area

Doors:

The door in this room is functional.

Flooring:

The floor has no significant defects.



Washing Machine Valves & Connectors:

The valves and connectors are present. However, operating the valves or a washing machine (if present) is outside the scope of the inspection.

220 Volt Receptacle:

The valves and connectors were obstructed from view by the tall washer and dryer, and were not inspected.

Garage

It is not uncommon for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is a common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. Also, garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles. Automatic openers manufactured after 1979 must have automatic reverse safety switches that should be tested on a monthly basis by the owner. Garage doors manufactured after January 1, 1993 are required to have additional safety features, including a photo eye or edge sensor. Vehicles emit carbon monoxide when the engine is running. You should install a carbon monoxide detector inside the garage as well as other locations within the living quarters to ensure a safe environment. It is the home owners responsibility to test such detectors on a monthly bases and ensure they are operating properly.

Garage

Garage Type:

This is an attached garage.



Size of Garage:

Two car garage.

Number of Overhead Doors:

There is a single overhead door.

Walls and Ceiling:

The walls and ceiling are in acceptable condition.

Entry Door Into the House

The house entry door is solid core, or fire-rated, in conformance with fire-safety regulations.

Overhead Door & Hardware

The overhead door(s) and its hardware are functional.

Automatic Opener

The door catches on the way down and returns to the up position sometimes. Recommend evaluation and any needed repairs by a certified contractor.

Lights:

The lights in this room are functional.

Outlets:

The GFCI outlets are functional.