

EXHIBIT 5H  
LCRA 4/28/21

April 26th, 2021

Land Clearance for Redevelopment Authority  
Economic Development Corporation  
300 Wyandotte, Suite# 400  
Kansas City, MO 64105  
Mr. Robert Long  
rlong@edckc.com

Re: 3400-3408 Campbell Street URA

Dear LCRA Commissioners,

I am the owner of 3400-3408 Campbell Street, Kansas City, MO 64109. This letter is in address the letter that was sent to you by Miss Angie Splittberger and the mass email she sent out to neighbors. Unfortunately, Ms. Splittberger has, once again, shared misleading information that has caused fear and concerns to the neighbors. My hope is that you will be able to review facts, and ones that are actually related to the application, and not be distracted by false claims that are mostly created to distract from the actual evidence by attacking my character. Below is my response to the claims that were made:

- Ms. Splittberger has publicly stated that she opposes any tax abatements for investors and that these programs are bad and unfair. Her words in the email she sent out to the neighbors in hopes she would get them to oppose the application confirms her belief against the program, *"homeowners like us maintain and fix up our homes on our own."* (Exhibit A) While she is entitled for her own opinion, her personal attacks are a cover up to the fact that she wants to see all tax incentives programs gone. Ms. Splittberger not only opposes the program, but she also opposes investors and landlords and she has harassed me frequently in hopes that I would give up and leave.
- I recently discovered that in the last property tax revaluation period, Ms. Splittberger has saved thousands of dollars by using my property as a comparable to contest her property value and lower her property taxes. My property's condition is nowhere to be compared to Ms. Splittberger. Sadly, it appears that Ms. Splittberger would rather have a distressed property in her neighborhood that she can use to continue saving thousands of dollars every year than to see a former nursing house that has been abandoned for 10+ years renovated and occupied. According to "Realtors Property Resource" which is a primary platform realtors like me use to assess a value of a property (and the website is usually about 10-15% under value in this market), Ms. Splittberger's property is valued at \$431,780 (Exhibit B: Page 1). However, with Ms. Splittberger using my property to contest her home value, she was able to get her tax evaluation to less than half of it's true value at only \$199,737 (Exhibit B: Page 2). A smaller house just 1 block away on 3524 Campbell is currently listed at \$449,000 (Exhibit B: Page 3), another is pending at 3335 Harrison for \$445,000 (Exhibit B: Page 4), and another on 3628 Campbell (just 2 blocks away on the same street) is currently pending at \$709,000 (Exhibit B: Page 5). Ms. Splittberger wants to save on her property taxes by intentionally manipulating the

facts as she is doing with her opposition letter and at the cost of the property being left distressed as long as she could possibly keep it that way.

- In response to her claims:
  - I. THERE IS NO BLIGHT AT 3400 CAMPBELL.
  - II. EVEN IF THERE IS BLIGHT, THE OWNER CREATED THE BLIGHT AND SHOULD NOT BE REWARDED FOR BAD BEHAVIOR.

Please refer to the inspection report ([Exhibit C](#)) that was conducted on 4/25/2017, prior to my purchase of the property that shows plenty of evidence that there was plenty of blight indeed. You can see clearly the dire condition the property was in. According to the listing agent, this property was an abandoned nursing home that was completely neglected for over a decade.

Please also refer to the photos I personally took after I first purchased the property and removed all personal furniture, food, etc. ([Exhibit D](#)) to confirm my statements. Ms. Splittberger is using personal social media posts to create a false narrative that I created the blight. Not only is this not logical for me as a homeowner to intentionally create blight, it is also dishonest and deceiving.

As far as work completed in the property, There are two items that had to be completed as they were urgent in order to protect the integrity of the property:

1. **The Exterior:** There was chipping paint, broken windows, old windows that caused water leaks inside of the property, and the deteriorating porch that was not structurally sound. There were also 3 dead trees and a tree that was brushing against the roof. These items were considered urgent per both city requirements and to protect the property from further damages and work was done on them so further damage would not occur.
2. **Clean Out:** Removing all garbage, personal items and gutting the property were necessary. The interior of the property had leaks coming through the windows between the walls which can lead to mold and larger damages, there were dirt on the ground and shrubs that were growing inside of the property, there was a large amount of food items (some was open) that were left for years which has caused strong odor, rodents, and hazardous items throughout the building. In order to protect the interior from continuous deterioration, mold, horrendous smell that consisted of dead mice, or someone getting injured (In fact, we have had what appeared to be a homeless person belongings around the premise and inside of it), it was crucial to do a clean out.

Both items above were made in 2020 as they were safety issues. I was made aware of the LCRA Tax Abatement program on 1/23/2020 and I was informed by Mr. Robert Long that I should reach out to my 2 councilmen to get their support. I immediately wrote to them emails requesting support ([Exhibit E, Page 1](#)). Unfortunately, I did not get any response back so I followed up with 2 voicemails approximately during spring of 2020 and fall of 2020.

Then I followed up with another email to the councilmen on 11/16/2020 (Exhibit E, Page 2). I have tried for my 3rd failed email attempt to my councilman, sending separate emails to each of them on 1/8/2021 (Exhibit E, Page 3-12). I was under the impression that in order to move forward with the application I needed my councilmen support. First week of this year, I reached out to EDKC and I learned that I can still apply regardless. I was also informed that I cannot start developing on the new lot until the application is approved. Development was scheduled with foundation work in January of this year but all work on the new lot was immediately stopped in order to wait for the application to be approved. I was made aware by my contractor that lumbar costs are going up the roof and that the price for the rehab may significantly go up if I wait but I decided to wait for the approval. During that time, I did work on rehabbing the existing property. These videos of the interior were taken during that time as I was posting them unaware that work needed to stop in the existing property also. Once I was informed by an email from Mr. Robert Long that work needed to stop, I immediately stopped it. Ms. Splittberger comments in regards to work being close to completion is false, my budget and progress is evidence that most of the work is still to be completed.

I have not worked on the empty lot for 5-months, knowing that the costs of the project can significantly go up (in addition to the loss in rent, mortgage interest payments, etc.) in order to comply with the program requirements. I immediately stopped working on the existing property once I was informed that no work can be done until approval is made, A large portion of the work and cost incurred had to do with the exterior and the clean out which were unavoidable due to safety and city requirements.

Below are responses to some of the many attacks made by Ms. Splittberger over my character, while I believe that the topics below are irrelevant to the application, and Ms. Splittberger has continued to use the same narrative to try to block me from any work in the past, I am briefly responding to some of them:

- The email she sent out has stated, *"This owner neglects the property for two years, mows only when complaints are made to the City, doesn't pick up trash, leaves the windows open (after breaking them during demo) to the elements, and then hangs up some caution tape when he starts remodeling and that makes him entitled to tax abatement?"* These statements are false:
  - **Two-Years:** There are two reasons why it's taking 2-years to work on the project and they have nothing to do with "neglect". First, It is a long process that takes months to go through city zoning and permits. Given the fact that this property was used as a nursing home in the past, the process takes much longer than a simple house renovation. At the time of my purchase, the property was advertised on the MLS as a potential 9-plex (see attachment 1 provided by the listing agent for a bid). Once I purchased the property, I have done my due diligence to find out what the maximum amount of units allowed based on the property size and other requirements. It took months to meet with the city and get all the needed information. Once I was told that this property qualifies for up to

6-units, I hired an architect and had to go back and forth with the city to insure that everything is done per code. Then I had to attend a neighborhood hearing where Ms. Splittberger recruited neighbors with false statements such as “if he makes this multiple units, he will bring sex offenders to our neighborhood”. With the opposition for a multi-family (despite the fact that it is a much better option than the nursing home that was there and there are multiple apartments on the block), I had to go back and start over with the city and architect to change it to a duplex. In summary, no investor or homeowner wants to “neglect” a property while continuing to pay mortgage, insurance, taxes and upkeep while losing on rental income. The reason it is taking this long is 1) Because due diligence is being followed so that all zoning and permits requirements are satisfied 2) Because of the opposition Ms. Splittberger has caused. Months and months would have been saved if she was willing to have a discussion with me in person but despite multiple attempts stretching my hands out, she refused to communicate and this does not do justice to the neighbors who would like to see a neglected abandoned property renovated.

- **Lawn care and Trash:** Again, those statements are false. Lawn care is on a bi-weekly cycle by a company. If you look at 311 complaints, there have been no complaints about overgrown lawns. The only complaint related to landscaping was made on 6/8/2020 stating that we removed a bunch of brush and put it on the sidewalk. This is false and there is absolutely no reason for me to hire someone to cut branches and then leave them blocking the sidewalk across my property. There is no logical reasoning behind it and there is no evidence that there were branches left by me on the sidewalk.
- **Paint:** Ms. Splittberger has falsely stated that I “did not comply With The Certificate Of Appropriateness For Paint Colors.” That is false as it was reviewed by the Historic Preservation Committee and approved (**Exhibit F**).
- **“Breaking Windows”:** We didn’t break any windows and there is absolutely no reason for me to break my own windows. A third-party professional historic window restoration company has inspected the windows and created documentation listing which windows are salvageable and which aren’t, please review the photos and the notes made by a third-party vendor that specializes in restoring historic windows (**Exhibit G**). All of that was done under the supervision of the City Historic Preservation officer, Mr. Bradley Wolf. It doesn’t make logical sense how Ms. Splittberger assumes that we “broke windows”. If Ms. Splittberger has really cared about the neighborhood and the property, she could have simply called 311 to report those issues and I would have been required to fix them, by law, in 10 days. But she has intentionally used it as an opportunity to create a case against me. In addition, the photos she has included in her opposition have inaccurate dates and as a Kansas City resident and a landlord for decades, the inspectors would have not let me leave windows open for several months as she claims.
- **Roof.** In her email out to the neighbors, Ms. Splittberger stated *“Paint and wood rot is fixed, roof is fixed, new windows are in”*, No work was done on the roof. In addition, please note how Ms. Splittberger is contradicting herself by saying that I neglected the property when convenient in order to frame me as an irresponsible



investor, followed by saying that I did all the work when convenient to frame me as illegitimate for the tax abatement application.

- **“The owner mocked neighbors' concerns and claimed he wants to increase neighbors' property taxes”**: Another false claim. No one was “mocked” and I never claimed that I want to increase property taxes. Ms. Splittberger is referencing a social media post that wasn’t about a random “neighbor” but it was in response to her where I stated that I will not apologize for improving a property that could lead to raising property taxes as I firmly believe that the best thing for a neighborhood is for abandoned properties to be restored and making multiple attempts to push me out as an investor so that she can continue using my property to lower her own property taxes is not right.
- **“Public Incentives Should Not Be Awarded For A Project That Even The Owner Admits Is Bad For The Neighborhood.”**: Ms. Splittberger is stating that because I shared in social media that homeowners tend to take care of a property more than renters, that I am admitting that having rentals is bad for a neighborhood. Ms. Splittberger seems to believe that renters make bad neighbors and that is not a ground for her to oppose the project, let alone the tax incentives. While it’s true that homeowners tend to care more, as a landlord of several rentals, I have stellar renters and I have a property management in place that makes sure everything is unkept. Not everyone has the privilege of being able to purchase a home and Ms. Splittberger's opposition to renters could be hostile and discriminatory. In addition, I am not 100% certain whether or not I plan to sell the property or keep it after completion given that the market is strong. Regardless, whether or not I have renters is irrelevant. She proceeds by using a social media photo of another property I purchased that was a duplex and I was planning to return it into a single-family home (but ended up selling) stating that I am admitting that single-family dwelling is better than a duplex, this actually supports the fact that I look at each property differently and base my decision based on size, condition, and layout. That property was much smaller, there was a lack of parking. Again, none of that is relevant to the tax incentives as Ms. Splittberger has already used those arguments and during the process of approval with the city and thankfully, the city was able to see through the noise and false claims.
- **“Public Incentives Should Not Be Used to Bail Out An Owner Who Makes Bad Business Decisions”**: Taking an educational video where I share how I have several credit cards and teach people how to use credit cards wisely, use them to stay organized between different properties, and take advantage of perks is being used to deceptively frame me as someone *“in dire financial straits and ask for a public bailout”* which is also a contradiction to other statements she made where she stated that I do not need any financial support and therefore my application should be rejected. While that’s irrelevant, I have never paid one late payment to a mortgagee or a credit card company in my life and I have a strong history showing financial responsibility and showing that I always pay what I owe and I finish what I start. Unfortunately, even after having to block Ms. Splittberger from my social media platforms, she finds ways to follow me in attempts to put stories together in a way to frame me in a wrong light.

My approval of the tax abatement does not affect Ms. Splittberger negatively in any way. Personally, It is reasonable to conclude that Ms. Splittberger's attempts to block my approval is for one of three reasons. Either A) Her personal objection to tax credits program offered for investors (or for investors and landlords in general being in the neighborhood), B) to benefit by keeping her taxes low at the cost of my property and the neighborhood getting better, C) she has a personal vendetta against me possibly because the city was in my favor to build on the empty lot, or simply due to her own opposition to the LCRA programs offered to investors.

I have worked tirelessly for the past 3 years to perform due diligence with the city zoning, Historic Preservation, and contractors to achieve the goal of restoring and improving the property. Despite the strong opposition and recruitment by Ms. Splittberger, I have received tremendous amounts of support and both City Zoning and Development, and the Historic Preservation committee were able to see the potential of the project and the efforts I have made and receive their support. I have worked hard on the Tax Incentive applications and pursued my councilmen and all the support I can get. I have put the new development on hold for many months, with delays and waiting, until I can receive the support. I am grateful to have strong support by many neighbors for the project and seeing neighbors excited to see a blight property being rehabbed and an empty lot being developed. I am looking forward to the completion of the project and I believe that it will add value to the neighborhood as an abandoned nursing home will be transformed and restored and an empty lot will be finished.

Sincerely,



Johnny Youssef

(816) 810-4780

johnnysyoussef@gmail.com



Johnny Youssef <johnnysyoussef@gmail.com>

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## Fwd: Opposition to Tax Breaks for 3400 Campbell Needed

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Johnny Youssef <johnnysyoussef@gmail.com>  
To: Johnny Youssef <johnnysyoussef@gmail.com>

Tue, Apr 27, 2021 at 11:30 AM

**From:** Angela Splittgerber <asplittgerber@gmail.com>  
**Date:** April 23, 2021 at 05:39:34 CDT  
**To:** Angie Splittgerber <asplittgerber@gmail.com>  
**Subject:** Opposition to Tax Breaks for 3400 Campbell Needed

Hello all,

I apologize for the short notice, but I just learned late yesterday that the owner of 3400 Campbell is **seeking a blight designation for the property so that he can get 10 years of property tax abatement.**

**Please join me to oppose this at 9:30 am on Wednesday, April 28, 2021. It would be good to submit letters of opposition to Bob Long by Tuesday, April 27, 2021. [rlong@edckc.com](mailto:rlong@edckc.com) (please copy me).**

I am working on a thorough letter of opposition that I will circulate this weekend, so you will have access to that. If you'd prefer to get your letter done sooner, some points are:

1. Declaring the property blighted incentivizes the owner's bad behavior--homeowners like us maintain and fix up our homes on our own. This owner neglects the property for two years, mows only when complaints are made to the City, doesn't pick up trash, leaves the windows open (after breaking them during demo) to the elements, and then hangs up some caution tape when he starts remodeling and that makes him entitled to tax abatement? (these are conditions cited in the staff report) He caused all this damage. He created the problem and now wants our taxpayer money to fix it.
2. The property is not blighted as it currently exists. The owner has been working on the property for over a year. Paint and wood rot is fixed, roof is fixed, new windows are in, and the inside is well on its way to being finished--with high end elements. This isn't a situation where the property will remain blighted but for the incentives. The interior photos in the staff report do not reflect the current interior condition of the property. I have video evidence to prove this.
3. Neighbors don't support the development of two duplexes here but we couldn't stop it due to zoning. The owner mocked neighbors' concerns and claimed he wants to increase neighbors' property taxes. But he wants to be exempt from paying property taxes. (I'm attaching a FB post by owner) You may also recall he told neighbors and Historic Preservation that he didn't need incentives and that as long as he got approval to build the duplex, he could get his loan and complete the entire project.

I am attaching the agenda and reports by the LCRA.

Angie

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Angie Splittgerber, Esq

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4 attachments

9.25.20 post.PNG  
4927K



**LCRA Exhibits.2021-04-28 - Ex. 5A - 3400 Campbell URP (00224404xA7821).PDF**  
1201K



**LCRA AGENDA - 2021-04-28 (00224415xA7821).PDF**  
159K



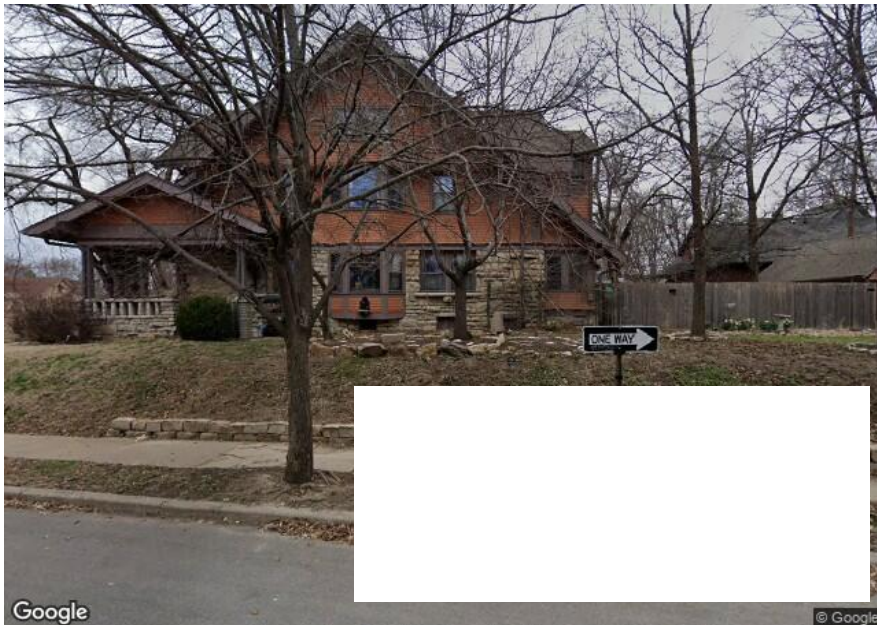
**LCRA Exhibits.2021-04-28 - Ex. 5B - 3400 Campbell Blight Study (00224405xA7821).PDF**  
2580K

Home > [Property Search](#) > 3341 Campbell St

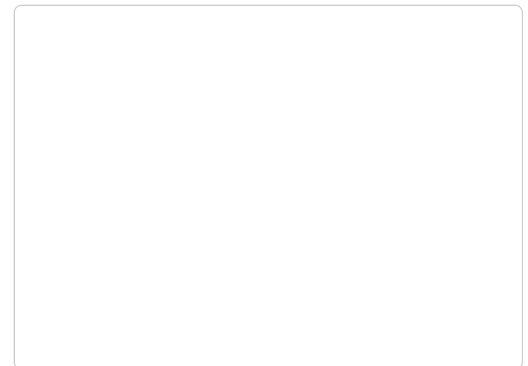
SUMMARY HISTORY CHARTS REFINED VALUE CMA NEIGHBORHOOD

**3341 Campbell St,** Kansas City, MO 64109 SAVE PRINT CREATE REPORT

STREET OVERHEAD HISTORICAL PHOTOS



MAP



UNITED MORTGAGE

**Name:** Lee McClelland  
**E-mail:** [lmcclelland@umloans.com](mailto:lmcclelland@umloans.com)  
**Work:** (888) 220-1064 x1021

**277373**  
**9393 West 110th Street**  
**Overland Park, KS 66210**  
**Website:** <http://umloans.com>

## Property Summary

Closed / Public Record • *Sold Date: 5/24/2002, Public Record*

<b>RVM® </b> <div><b>\$431,780</b></div> <p>RVM® Updated 4/7/2021</p>	<b>REFINED VALUE</b> Change the RVM® estimate for this property. <div>Refine Value</div>	<b>COMP ANALYSIS VALUE</b> No Comp Analysis value available. <div>Create CMA</div>
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<b>BASIC FACTS</b> <div>  7 bd            5 ba            3,481 sqft            9,148 sqft         </div> <div> <b>Type</b> Single Family         </div> <div> <b>Price by sq ft</b> \$124         </div>	<b>MORE ON RVM®</b> <div> <b>RVM® Estimated Est. Range</b> <b>RVM® Confidence </b>            \$393K – \$471K  </div> <div> <b>RVM® Month Change</b>            ↓ \$3,630         </div> <div> <b>RVM® Article</b>  <a href="#">Using the RVM® in Pricing Discussions →</a> </div>
<b>Owner</b> Splittgerber Angela M	<b>Last Sold Price</b> \$180,000 on 5/24/2002

## Property Facts

ADDITIONAL RESOURCES

Analyze Property

MY UPDATES

Abbreviated Description  
HIGHGATE LOT 38 BLK 2

SOURCE: PUBLIC

Notes

Tax Information

Assessment Year  
2020

Total Assessor Market Value  
\$199,737

Assessed Value - Land  
\$10,593

Tax Rate Code Area  
001

Assessed Value - Improvements  
\$27,358

Tax Year  
2020

Total Assessed Value  
\$37,951

Total Tax Amount  
\$3,150

Assessor Market Value Year  
2019

Tax Account ID  
830874

SOURCE: PUBLIC

Notes

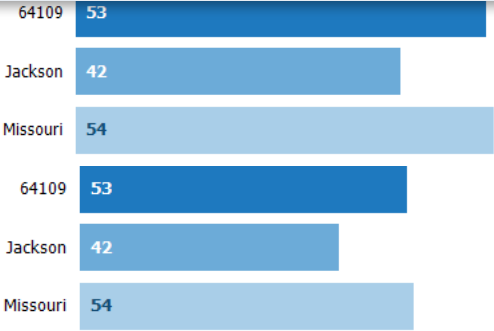
Deed Records

Document Type	WD	Seller Name	TERRY H ANDREWS, JERI L NORDBROCK
Recording Date	5/24/2002	Seller ID	Husband and Wife
Buyer Name	ANGELA M SPLITTGERBER	Document #	2002K0032369
Buyer ID	Single Person or Individual	Contract Date	5/17/2002

SOURCE: PUBLIC

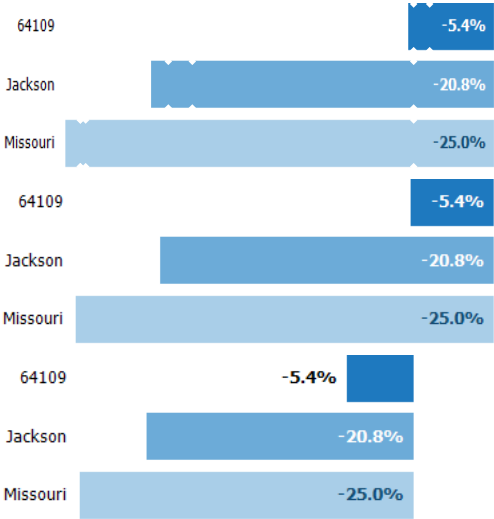
Mortgage Records

Recording Date	10/24/2008	Lender Name	TAX INCREMENT FINANCING COMMISSION OF KA
Loan Type	Unknown	Lender Type	Not Known
Borrower Name	ANGELA M SPLITTGERBER		
Borrower ID	Single Person or		



12 mo. Change in Median Days in RPR

About this data



More About This Neighborhood



☐ 3524 Campbell Street, Kansas City, MO 64109

## Listing

☐ 3524 Campbell Street, Kansas City, MO 64109

MLS#: 2316095

Status: Active

County: Jackson

Residential

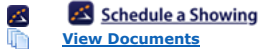
Area: 202 - Kansas City Area (So. of River)



Sub: Hyde Park Central Type: SINGLE CDOM: 3  
 Bed: 4 Full Bath: 2 Half Bth: 1 DOM: 3  
 Above Grade Fin: 3,137 Source: Owner Total SF: 3,137  
 Below Grade Fin: 0 Source: Owner Source: 101 Years/More  
 Lsz: 7,477 - Square Feet Yr Blt: 1905  
 Lgl: HAMPDEN PLACE 55' OF LOT 6 & ALL OF LOT 7  
 FP: Yes RP: No CA: Yes Gar: No Brk ID: RAN 01  
 Maint Provided: No Attached: No Bsmt: Yes Agt ID: GARDPAM  
 Direction Faces:

L Price: \$449,000

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Floor Plan: 3 Stories  
 Construct: Brick & Frame, Lap  
 Garage: Shared Driveway  
 Dining: Eat-In Kitchen, Formal  
 Lot Desc:  
 Elem: Magnet  
 Sr High: Magnet  
 Fireplace: 1/Living Room  
 Oth Rms: Den/Study

Style: Traditional  
 Roof: Composition  
 Bsmt: Full, Stone/Rock, Sump Pump  
 Lake:  
 Fence: Wood  
 Middle: Magnet  
 District: Kansas City Mo  
 Utilities: Second Level

## Listing Office Information

Show: Call Co-op  
 Poss: Negotiable  
 List Type: Exclusive Right To Sell  
 LO: ReeceNichols - Country Club Pl  
 LA: Pam Anderson Gard  
 Agt Email: pamgard@reecenichols.com  
 LA2:  
 LA Cap: Designated Agent  
 Builder:  
 Builder Plan:  
 InternetList: Yes Bonus:  
 List Service:  
 Spec Conds:  
 Ofc Ph: 816-709-4900  
 Agt Ph: 816-729-1241  
 Agt Ph:  
 Co-op: 913-451-7469  
 Spec Docs: No  
 XD:  
 List Dt: 04/23/2021  
 Exp Dt:  
 Ofc Ext:  
 Ofc Fax: 816-622-3778  
 SAC: 3  
 BAC: 3  
 TBC: 3  
 CBO: Gross Sale Price  
 Dual Var Comp:

## Remarks &amp; Directions

Historic Foursquare, Shirtwaist in Central Hyde Park listed in the National Historic Register. The entrance to the home is through an original leaded-glass front door opening from a large sitting porch. Gleaming oak woodwork and floors plus a stunning staircase with a hand-carved newel post and leaded glass windows on the landing. Many period features include a small parlor in addition to the formal living and dining rooms. The large renovated kitchen is designed to complement the early 20th century features, but it has all of today's updates. There is an original master bedroom on the second floor and a spacious master suite on the third floor. The full bathrooms have beautiful natural stone tiles. The Laundry Room is conveniently located on the second floor by the Sunroom - both of these rooms have closets and could serve as bedrooms. Zoned heating and cooling keeps the house comfortable in all seasons, and the house has updated wiring and plumbing. Additionally, it has a nice deck off the kitchen and a green and inviting backyard. There is a new sewer line to the street, and the current owners resurfaced the driveway and the parking pad that holds four cars.

Private Remarks - Showing Agt Info:

## Directions:

Central Hyde Park is a beautiful historic neighborhood lined with public parks. It is close to the Country Club Plaza, Crown Center, Crossroads, 18th & Vine, Downtown, Museums, Universities & Hospitals. Take Main Street north of the Country Club Plaza to Armour Boulevard and turn east, then turn south on Campbell Street to the home on the west side of the Street across from the turn-of-the-century Central Presbyterian Church.

## Additional Information

Flood Pln: No Exclude: fireplace & chimney Ownrshp: Private  
 Bldg Conv: Age Rest: Road Mnt: Public Maint Road Surf:  
 Owners: City Limits: Yes  
 Heating: Forced Air Gas Cooling: Central Electric  
 Water: City/Public Sewer: City/Public  
 Patio: Deck, Porch Pool:  
 Flooring: Wood Floors Windows: Storms- Partial, Wood Windows  
 Warranty: Seller Provides  
 Warranty Co: A.B. May Warranty Cost:  
 Interior: Ceiling Fan(s), Kitchen Island, Painted Cabinets, Whirlpool Tub  
 Security: Security System, Smoke Detector  
 Appliances: Dishwasher, Disposal, Dryer, Microwave, Refrigerator, Rng/Oven- Gas, Stainless Appliances, Washer  
 Telecom: Fiber - Available

## Financial Information

Will Sell: Cash, Conventional, FHA, VA Loan  
 Tax: \$4,633 Spc Tax: HOA: \$0  
 Total Tax: \$4,633 Deposit: Kansas City Title  
 Tax Comm:

## Status Change Information

Prev List Pr: Orig LP: \$449,000 Mod Dt: 04/23/2021 Entry Dt: 04/23/2021  
 S Brk: Cont Dt:  
 S Agent: Agency:  
 Sale Terms: Financial Concessions:  
 Major Rep: / Incentives:  
 One Time Showing:

Property Type is 'Residential'

Status is one of 'Active', 'Show For Backups', 'Pending'

Sub is 'Hyde Park', 'Hyde Park Central', 'Hyde Park North'

Ordered by Status, L/S Price

## □ 3335 Harrison Street, Kansas City, MO 64109

## Listing

□ 3335 Harrison Street, Kansas City, MO 64109

MLS#: 2256201

Status:

Pending

County: Jackson

Residential

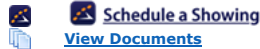
Area: 202 - Kansas City Area (So. of River)



Sub: Hyde Park North Type: SINGLE CDOM: 95  
 Bed: 5 Full Bath: 3 Half Bth: 1 DOM: 95  
 Above Grade Fin: 3,636 Source: RPR Total SF: 3,636  
 Below Grade Fin: 0 Source: RPR Source:  
 Lsz: 5,242 - Square Feet Yr Blt: 1900 Age: 101 Years/More  
 Lgl: HIGHGATE N 45' OF .OT 17 & S 5' OF L OT 18BLK 1 -EX E 46' OF LOTS 17 & 18 BLK 1  
 FP: Yes RP: Yes CA: Yes Gar: Yes Brk ID: KW04  
 Maint Provided: No Attached: No Bsmt: Yes Agt ID: TMURBAN  
 Direction Faces:

L Price: \$445,000  
S Price:

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Schedule a Showing

View Documents



Property History

View Property On Map



RPR Property Detail Information

Report a Violation



Realtor Property Full Detail

Realtor Neighborhood



Realtor Map

General Information			
Floor Plan:	3 Stories	Style:	Traditional
Construct:	Stone Trim, Wood Siding	Roof:	Composition
Garage:	4/Detached	Bsmt:	Full, Stone/Rock, Walk Up
Dining:	Breakfast Area, Formal	Lake:	
Lot Desc:	City Lot, Level, Treed	Fence:	Metal, Wood
Elem:		Middle:	
Sr High:		District:	Kansas City Mo
Fireplace:	1/Living Room, Wood Burning	Utilities:	Bedroom Level, Dryer Hookup-Ele
Oth Rms:	Den/Study, Entry, Family Room, Formal Living Room, Sun Room		
Listing Office Information			
Show:	Appointment Only, Call Co-op, iBox	List Dt:	01/15/2021
Poss:		Exp Dt:	
List Type:	Exclusive Right To Sell	List Service:	
LO:	Keller Williams Key Partners	Spec Conds:	
LA:	Urban Cool KC Team	Ofc Ph:	913-825-7500
Agt Email:	franny@urbancoolkc.com	Ofc Ext:	
LA2:	Franny Knight	Ofc Fax:	816-381-2701
LA Cap:	Designated Agent	Agt Ph:	816-686-7499
Builder:		Co-op:	9134517469
Builder Plan:		Spec Docs:	No
InternetList:	Yes	XD:	
Bonus:		SAC:	0
		BAC:	3
		TBC:	3
		CBO:	Gross Sale Price
		Dual Var Comp:	

## Remarks &amp; Directions

**Fantastic Historic Craftsman Home with original wood floors and wood trim, pocket doors. 5 Bedrooms 3.1 Bath, Carriage House can be finished for an apartment. Rooms are very large. Third floor suite with extra sitting area and full bathroom. . Private Drive. Walk to Martini Corner and Wonder Bread Shops/Restaurants and Ruby Jeans Juicery. Just minutes to Streetcar, Union Station, Westport and Downtown. The 33rd Block of Harrison was part of the Millionaire's Row on Troost. It is an Iconic Block as you will see the Queen Ann Victorians on the Block. All the owners know each other and their kids play together. It is on the Historic Homes Registry. The seller's did dabble in doing 30 day AirBnB rental with some of their bedrooms. Please ask for more information.**

Private Remarks - Showing Agt Info:

**Please Please Please Remove Shoes or put on booties at the door. The owners worked very hard to get the hardwood floors looking nice and snow and salt will be awful on it.**

Directions:

**Go North on Main from 39th street, Turn right onto E Armour Blvd, Turn left onto Campbell St, Turn right onto E 34th St, Turn left onto Harrison St...Destination will be on the right.**

Additional Information			
Flood Pln:	No	Exclude:	Ownrshp: Private
Bldg Conv:		Age Rest:	Road Mnt: Public Maint
Owners:			Road Surf:
Heating:	Forced Air Gas, Zoned		Cooling: Central Electric, Zoned
Water:	City/Public		Sewer: City/Public
Patio:	Deck, Patio, Porch		Pool:
Flooring:	Wood Floors		Windows: Wood Windows
Interior:	Kitchen Island, Walk-In Closet		
Exterior:	Dormer		
HOA Includes:	Curbside Recycle, Trash Pick Up		
Telecom:	Fiber - Available		

Financial Information			
Will Sell:	Cash, Conventional, FHA, VA Loan	HOA:	/
Tax:	\$5,299	Total Tax:	\$5,299
Spc Tax:		Deposit:	McCaffree- Short
		Tax Comm:	
Status Change Information			
Prev List Pr:	\$465,000	Orig LP:	\$499,000
S Brk:		Mod Dt:	04/20/2021
S Agent:		Cont Dt:	04/20/2021
Sale Terms:		Agency:	
Major Rep:	/	Financial Concessions:	
One Time Showing:		Incentives:	
		Entry Dt:	12/16/2020
		Close Dt:	
		DUC:	

Property Type is 'Residential'

Status is one of 'Active', 'Show For Backups', 'Pending'

Sub is 'Hyde Park', 'Hyde Park Central', 'Hyde Park North'

Ordered by Status, L/S Price

Found 7 results in 0.02 seconds.

☐ 3618 Campbell Street, Kansas City, MO 64109

## Listing

☐ 3618 Campbell Street, Kansas City, MO 64109

MLS#: 2309173

Status:

Show For Backups

County: Jackson

Residential

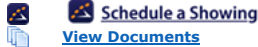
Area: 202 - Kansas City Area (So. of River)



Sub: Hyde Park Central Type: SINGLE CDOM: 17  
 Bed: 5 Full Bath: 3 Half Bth: 1 DOM: 17  
 Above Grade Fin: 4,643 Source: Public Records Total SF: 4,643  
 Below Grade Fin: 0 Source: Public Records Source:  
 Lsz: 14,349 - Square Feet Yr Blt: 1900 Age: 101 Years/More  
 Lgl: HAMPDEN PLACE S 30' OF LOT 16 & ALL LOT 17 & N 25' LOT 18  
 FP: Yes RP: No CA: Yes Gar: Yes Brk ID: RAN 01  
 Maint Provided: No Attached: No Bsmt: Yes Agt ID: KBTPL  
 Direction Faces:

L Price: \$709,000

1 / 65



Schedule a Showing

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Property History

View Property On Map



RPR Property Detail Information

Report a Violation



Realtor Property Full Detail

Realtor Neighborhood



Realtor Map

General Information			
Floor Plan:	3 Stories	Style:	Colonial
Construct:	Brick & Frame	Roof:	Composition
Garage:	2/Detached, Gar Door Opener	Bsmt:	Full, Inside Entrance, Stone/Rock
Dining:	Formal	Lake:	
Lot Desc:	City Lot, Treed	Fence:	Metal, Privacy, Wood
Elem:	Magnet	Middle:	Magnet
Sr High:	Magnet	District:	Kansas City Mo
Fireplace:	2/Living Room, Master Bedroom	Utilities:	Laundry Room, Off The Kitchen
Oth Rms:	Den/Study, Entry, Formal Living Room, Sun Room		
Listing Office Information			
Show:	Call Co-op	List Dt:	03/11/2021
Poss:	Close Of Escrow	Exp Dt:	
List Type:	Exclusive Right To Sell	List Service:	
LO:	ReeceNichols - Country Club Pl	Spec Conds:	
LA:	KBT Plaza Team	Ofc Ph:	816-709-4900
Agt Email:	Brookem@reeceandnichols.com	Agt Ph:	913-239-2070
LA2:		Ofc Ext:	
LA Cap:	Designated Agent	Ofc Fax:	816-531-2530
Builder:		Agt Ph:	
Builder Plan:		Co-op:	913-451-7469
InternetList:	Yes	Spec Docs:	No
Bonus:		XD:	
		SAC:	0
		BAC:	2.5
		TBC:	2.5
		CBO:	Net Sale Price
		Dual Var Comp:	

## Remarks &amp; Directions

**Stately Brick Colonial in Central Hyde Park. Two Front Porches w/ large Columns that provide view of quiet street, lined with historic homes. Home is located on a double lot w/ brick drive, oversized two car garage w/ carriage house above that can be finished w/ endless possibilities. Gorgeous Entryway w/ high ceilings, elegant Staircase, spacious rooms throughout, roof top deck, and Sunroom w/ heated travertine floors. Interior of Home has been freshly painted. Dining Room opens to a Family Room area, Pantry & Large updated Kitchen. Huge Master w/ Bath take the entire south side of 2nd floor. All Bathrooms have been tastefully updated. Additional Family room on 2nd level. All additional upgrades are located in supplements.**

Private Remarks - Showing Agt Info:

All additional Upgrades are located in Supplements. Please leave feedback. 2 hour notice.

## Directions:

Hyde Park is a great place to live. It is located close to Hospitals, Universities, Museums, Libraries, The Plaza, Downtown and 18th & Vine. Take Main Street North from the Country Club Plaza. Turn East on 36th Street. Cross Gillham Road & Drive into Central Hyde Park. Continue on 36th Street to Campbell Street. Turn South to property.

## Additional Information

Flood Pln:	No	Exclude:	see sellers disclosure	Ownrshp:	Private
Bldg Conv:		Age Rest:		Road Mnt:	Public Maint
Owners:				City Limits:	Yes
Heating:	Forced Air Gas, Zoned			Cooling:	Central Electric, Zoned
Water:	City/Public			Sewer:	City/Public
Patio:	Patio, Porch			Pool:	
Flooring:	Wood Floors			Windows:	Wood Windows
Warranty:	Seller Provides				
Warranty Co:	HSA			Warranty Cost:	
Interior:	Ceiling Fan(s), Custom Cabinets, Kitchen Island, Pantry, Stained Cabinets			Warranty Ded:	
Security:	Security System				
Appliances:	Dishwasher, Disposal, Down Draft Range, Dryer, Refrigerator, Stainless Appliances, Washer				
HOA Includes:	Curbside Recycle				

## Financial Information

Will Sell:	Cash, Conventional	HOA:	/	Deposit:	Platinum Title
Tax:	\$9,038	Total Tax:	\$9,038	Tax Comm:	

## Status Change Information

Prev List Pr:	\$725,000	Orig LP:	\$725,000	Mod Dt:	04/18/2021	Entry Dt:	03/11/2021
S Brk:				Cont Dt:	04/18/2021	Close Dt:	
S Agent:				Agency:		DUC:	
Sale Terms:				Financial Concessions:			
Major Rep:	/			Incentives:			
One Time Showing:							

Property Type is 'Residential'

Status is one of 'Active', 'Show For Backups', 'Pending'

Sub is 'Hyde Park', 'Hyde Park Central', 'Hyde Park North'

Ordered by Status, L/S Price

Found 7 results in 0.05 seconds.



## OFFICE LOCATIONS

1518 Eagle Glen Circle  
Raymore, MO. 64083

## CONTACT INFORMATION

Steve Rodriguez  
816-564-3081

[info@bulldoginspect.com](mailto:info@bulldoginspect.com)  
[www.BulldogInspect.com](http://www.BulldogInspect.com)

## SERVICES OFFERED

- [Home Buyer Inspections](#)
- [Home Seller Inspections](#)
- [RE Investor Inspections](#)
- [Termite Inspections](#)
- [48-hour Radon Testing](#)
- [11th Month \(New Home Warranty\) Inspections](#)
- [Multi-Family Properties](#)
- Same-Day Report
- All Inspections  
Guaranteed

## MEMBERSHIPS & AFFILIATIONS

- [National Association of Certified Home Inspectors](#)

## PROPERTY CONDITION REPORT



CLIENT:	Jesse Peoples
INSPECTION ADDRESS:	3400 Campbell St. Kansas City MO 64109
AGENT:	None
DATE:	4/25/2017
INSPECTOR:	Steve Rodriguez
REPORT #:	20170425-3400-Campbell-St

The inspection report does not constitute a warranty, guarantee or insurance policy of any kind. There are no warranties made against roof leaks, wet basements, or mechanical breakdowns. This report is a professional opinion based on a visual inspection of the accessible areas and features of the property as of the date and time of the inspection and is not a listing of repairs to be made. The report is not an assessment nor is it an appraisal. Neither the inspector, nor Bulldog<sup>Â®</sup> Professional Inspection Services, LLC is associated with any seller, buyer, contractor, lawyer, or real estate professional. Other than the inspection fee, inspector has no financial interest in the property. The inspection process is a two part system: the verbal survey and the report. As such, this report is not transferable to third parties as it will not clearly convey the information herein. Inspector and its employees are limited in liability to the fee paid for the inspection services and report. Any controversy or claim between the parties shall be submitted to arbitration in accordance with the applicable rules of the American Arbitration Association. The parties shall mutually appoint an arbitrator who is knowledgeable and familiar with the professional home inspection industry. In the event that any dispute arises out of the Inspection or Report, and proceedings are commenced by the Client, if the Client is unsuccessful in maintaining the claim, then the Client shall be liable to the Inspector for all charges,

- [Certified Master Inspector](#)
- [Kansas Association Of Real Estate Inspectors](#)

expenses, costs and legal fees, including a reasonable fee for all the time spent by the Inspector or Inspector's personnel in preparation for court hearings. Any claims must be presented within one (1) year from the date of the inspection; Inspector shall have no liability for any claims presented one (1) year after the date of the inspection. By accepting this inspection you agree to these terms.

[\*\*www.BulldogInspect.com\*\*](http://www.BulldogInspect.com)





4/25/2017

Report# 20170425-3400-Campbell-St

3400 Campbell St.  
Kansas City MO 64109

Hi Jesse,

I want to thank you for choosing Bulldog Professional Inspection Services to perform your home inspection. I know there's plenty of companies to choose from so I truly appreciate your business. I hope you found the experience both educational and insightful.

Also, don't hesitate to contact us with any questions you have after reading your report. We're available to answer your questions for as long as you own your home.

Finally, we'll be following-up with you by phone in a few days to make sure you received the report without trouble and have no remaining questions.

It was our pleasure to serve you and we wish you a warm congratulations on the purchase of your new home!

Your summaries and report follow below.

Steve Rodriguez  
President and Certified Master Inspector  
Bulldog Professional Inspection Services





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## Safety Item Summary



**Client**  
**Jesse Peoples**

**Property Address**  
**3400 Campbell St.**  
**Kansas City MO 64109**

### 1. LANDSCAPING

#### 1.2 WALKWAY

##### **Safety Item.**

Walkway has moved and cracked to a point where it has created a tripping hazard on East side. Recommend properly repairing to avoid associated personal injuries.



1.2 Item 1(Picture) - Settlement cracking at front walkway

**2. EXTERIOR COMPONENTS****2.7 EXTERIOR ACCESS TO BASEMENT OR CRAWLSPACE****Safety Item.**

Handrails are loose at basement walkout steps. Recommend properly securing to maintain proper stability during use.



2.7 Item 1(Picture) - Loose handrails at basement walkout steps

**6(D) . MAIN FLOOR SOUTH BATH****6.7.D RECEPTACLES AND SWITCHES****Safety Item.**

No GFCI protection present. Recommend contracting electrician to install to protect occupants from electrical shock during a fault situation.

**6(E) . MAIN FLOOR NORTH BATH****6.7.E RECEPTACLES AND SWITCHES****Safety Item.**

No GFCI protection present. Recommend contracting electrician to install to protect occupants from electrical shock during a fault situation.

**6(F) . MAIN FLOOR HALF BATH****6.6.F RECEPTACLES AND SWITCHES****Safety Item.**

Outlet installed in light fixture. This does not provide proper GFCI protection. Recommend avoiding use and installing separate GFCI outlet to provide proper electrical safety protection to space.

**11. CENTRAL HEATING****11.1 HEATING EQUIPMENT****Maintenance Item.**

(2) Active leakage at boiler drip tube. This can be caused by high tank pressure or sediment beneath valve seat. Recommend contracting professional plumber to evaluate and repair to restore proper performance.



11.1 Item 2(Picture) - Boiler drip tube is leaking

**11.7 SMOKE/CO DETECTORS IN SPACE****Safety Item.**

No CO detector present in rooms with fuel burning appliances. A CO detector should be installed in same space as all fuel-burning appliances (not directly above or beside units since it is normal for them to emit a small amount of carbon monoxide upon start-up) and in all upper-level hallways. Recommend installing to provide early CO detection to occupants and avoid associated personal safety hazards

---

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## Major Item Summary



**Client**  
**Jesse Peoples**

**Property Address**  
**3400 Campbell St.**  
**Kansas City MO 64109**

The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or appear to warrant further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function, efficiency, or safety of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

**1. LANDSCAPING****1.3 PORCH****Specialist Item.**

(1) Loose support columns at front porch. Recommend properly securing to maintain proper roof support. No associated structural damages visible during time of inspection.



1.3 Item 1(Picture) - Loose columns at front porch

**4. ATTIC AND ROOF STRUCTURE****4.5 CIRCUIT WIRING****Inspected. Appears Good Or In Working Condition.**

(2) Knob-and-tube wiring system installed within home. This is original to the home and unsafe since today's attics are insulated. Recommend contracting electrician to thoroughly evaluate and replace all areas to maintain safe and reliable electrical service throughout home. No underlying electrical damages visible during time of inspection.



4.5 Item 1(Picture) - Knob-n-tube wiring in attic

**5(A) . TOP FLOOR BEDROOMS****5.8.A HEAT SOURCE****Specialist Item.**

No heat source in East (middle) bedroom. A heat source is necessary in all living spaces. Recommend hiring professional HVAC contractor to evaluate and install to provide necessary heat to space during winter months.

5(C) . MAIN FLOOR BEDROOMS

5.1.C WALLS

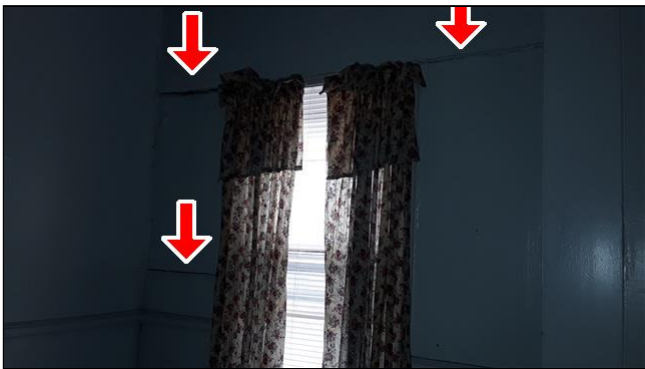
**Specialist Item.**  
Moisture damages visible on South and West walls of home, but no moisture detected during time of inspection. This appears to be caused from previous leakage at roof above stain. Recommend hiring professional roofing contractor to investigate and repair to avoid continued future damages. Unable to determine extent of underlying damages during time of inspection.



5.1.C Item 1(Picture) - Moisture stains and damages on South side of main floor



5.1.C Item 2(Picture) - Moisture damages at floor around South walkout door



5.1.C Item 3(Picture) - Moisture damages on West side of main floor

6(A) . THIRD FLOOR BATH

6.7.A RECEPTACLES AND SWITCHES

**Specialist Item.**  
No electrical outlets in space. Recommend installing to provide for use of electrical appliances.

6(B) . SECOND FLOOR NORTH BATH

6.7.B RECEPTACLES AND SWITCHES

**Specialist Item.**  
No electrical outlets in space. Recommend installing to provide for use of electrical appliances.

**6(C) . SECOND FLOOR SOUTH BATH****6.2.C WALLS****Specialist Item.**

Plaster wall is collapsing in second floor South side bathroom. Recommend hiring professional contractor specialist to investigate and repair to avoid further movement. Unable to determine extent of underlying damages during time of inspection.



6.2.C Item 1(Picture) - Plaster wall is collapsing in second floor South side bathroom



6.2.C Item 2(Picture) - Another angle of collapsing wall in second floor South bathroom

**6.6.C RECEPTACLES AND SWITCHES****Specialist Item.**

No electrical outlets in space. Recommend installing to provide for use of electrical appliances.

**6(G) . BASEMENT HALF BATH****6.7.G RECEPTACLES AND SWITCHES****Specialist Item.**

No electrical outlets in space. Recommend installing to provide for use of electrical appliances.

**9. BASEMENT/CRAWLSPACE/SUB-BASEMENT****9.4 RIM/FLOOR JOISTS****Specialist Item.**

Termite damage at floor joist within crawlspace. No previous treatment is visible and none is disclosed. Recommend hiring professional pest control company to thoroughly treat to avoid future activity and associated damages. No live termites and no significant structural damages visible during time of inspection.



9.4 Item 1(Picture) - Termite damage at floor joist in crawlspace

**11. CENTRAL HEATING****11.1 HEATING EQUIPMENT****Maintenance Item.**

(3) Boiler displays heavy rust and corrosion in and around unit. Unable to determine extent of underlying damages, but unit performs as intended during time of inspection. Recommend having unit serviced prior to closing to maximize life and system efficiency. Budget for future replacement.



11.1 Item 3(Picture) - Rust and corrosion inside boiler burner area

**13. ELECTRICAL SYSTEMS****13.2 CIRCUIT WIRING****Specialist Item.**

Throughout home, ungrounded circuits have 3-prong outlets installed instead of upgrading wiring. It is unsafe to use grounded outlets on ungrounded circuits (correction requires use of only 2-prong outlets, grounded junction boxes, or GFCI outlets). Recommend contracting professional electrician to investigate and correct to avoid associated electrical safety hazards.

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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# Maintenance Item Summary



**Client**  
**Jesse Peoples**

**Property Address**  
**3400 Campbell St.**  
**Kansas City MO 64109**

The following items or discoveries indicate that these systems or components do not function as intended but is considered maintenance in nature. Maintenance items that are not corrected could lead to further damage and cost more to repair. **Please refer to the Major Item Summary for more significant repairs.** This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. LANDSCAPING

### 1.3 PORCH

#### Specialist Item.

(2) Loose banister at front porch. Recommend properly securing to maintain proper stability during use.



1.3 Item 2(Picture) - Loose banister at front porch



2. EXTERIOR COMPONENTS

2.0 RETAINING WALLS

Maintenance Item.

Deteriorated mortar visible at stone retaining wall on West side of home. This condition is a part of normal maintenance in older homes. This is not structurally significant. Recommend properly repointing to avoid further deterioration and underlying damages. No structural damages visible during time of inspection.



2.0 Item 1(Picture) - Deteriorated mortar at basement walkout



2.0 Item 2(Picture) - Deteriorated mortar at basement walkout retaining wall

2.3 WINDOWS

Maintenance Item.

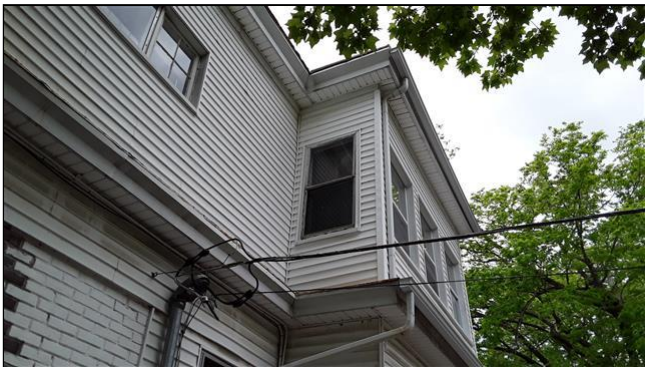
Peeling paint and rot at window frames and sills around home. Recommend properly repairing and repainting to avoid continued damage to underlying framing areas. No significant underlying damages visible during time of inspection.



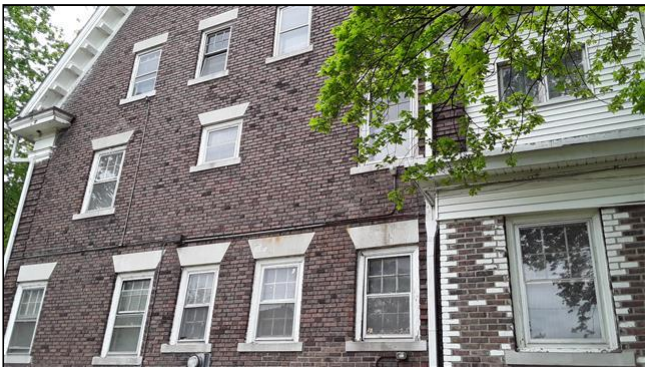
2.3 Item 1(Picture) - Peeling paint around West side window



2.3 Item 2(Picture) - Peeling paint at NW windows



2.3 Item 3(Picture) - Peeling paint and rot on West side



2.3 Item 4(Picture) - Peeling paint on North side



2.3 Item 5(Picture) - Peeling paint on East side



2.3 Item 6(Picture) - Peeling paint at NE corner



2.3 Item 7(Picture) - Peeling paint and rot on South side



2.3 Item 8(Picture) - Rot at window on South side of home



**2.6 EXTERIOR RECEPTACLES****Maintenance Item.**

Broken outlet cover above front porch. Recommend replacing to provide necessary weather protection to internal components and avoid associated electrical safety hazards.



2.6 Item 1(Picture) - Broken outlet cover on East side

3. ROOF SYSTEM

### 3.0 GUTTERS, DOWNSPOUTS, AND DRAINAGE

#### Maintenance Item.

(1) Downspout missing elbow on West side of home. Recommend installing and extending at least 6' to facilitate proper drainage away from foundation and avoid associated moisture damages. None visible during time of inspection.



3.0 Item 1(Picture) - Missing elbow on West side

(2) Downspout disconnected at NW corner and North side of home. Recommend reconnecting to facilitate proper drainage away from home and avoid associated moisture damages. None visible during time of inspection.



3.0 Item 2(Picture) - Downspout disconnected at E corner



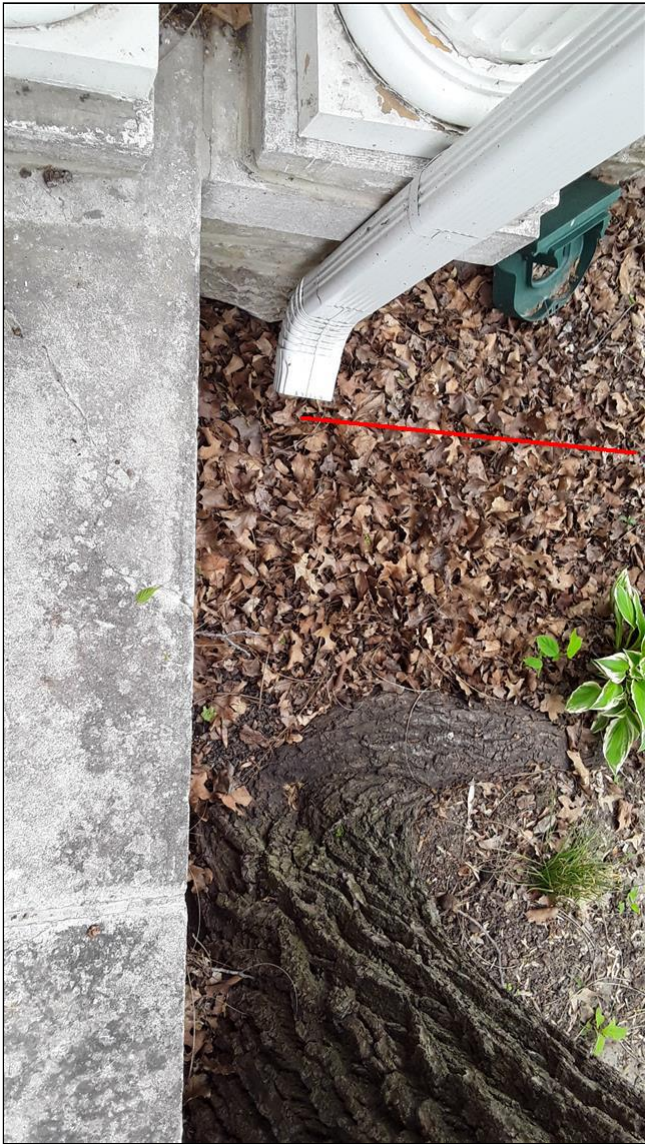
3.0 Item 3(Picture) - Downspout disconnected on West side

(3) Downspout loose around front porch. Recommend properly securing to maintain reliable water flow away from home and avoid possible moisture penetration and associated damages within basement. None visible during time of inspection.



3.0 Item 4(Picture) - Loose downspout at front porch

(4) Downspout drains water too close to foundation at front porch. Recommend extending at least 6' away from foundation wall to avoid possibility of moisture penetration and associated damages. None visible during time of inspection.



3.0 Item 5(Picture) - Extend at front porch



3.1 SOFFITS AND FASCIAS

Maintenance Item.

(1) Rot in soffit boards on West side of home. This is normal in older homes. Recommend properly repairing to avoid possible moisture penetration and associated damages to underlying framing areas. None visible during time of inspection.



3.1 Item 1(Picture) - Rot in soffit boards over basement walkout steps



3.1 Item 2(Picture) - Rot at soffits at front porch

(2) Damaged soffit board on West side of home. Recommend properly repairing to avoid possible moisture penetration and associated damages to underlying framing areas. No significant damages visible during time of inspection.



3.1 Item 3(Picture) - Damaged soffit on West side of home

(3) Peeling paint and rot at rake/fascia boards around home. Recommend properly repairing and repainting all damaged areas to extend their useful life. No significant underlying damages visible during time of inspection.



3.1 Item 4(Picture) - Rot at rake boards on North side of home



3.1 Item 5(Picture) - Peeling paint on West side

### 3.2 ROOF COVERINGS

#### Maintenance Item.

Tree branches overhang onto roof. All tree branches should be kept trimmed back at least 6 to 8 feet from roof and gutters to avoid possible rodent damage and reduce associated debris from clogging gutters. Recommend trimming to avoid associated structural damages. None visible during time of inspection.



3.2 Item 1(Picture) - Tree branches hang over roof

### 3.5 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

#### Maintenance Item.

Missing chimney caps. Recommend installing to maintain safe and proper chimney performance. Unable to determine if any underlying damages exist during time of inspection.



3.5 Item 1(Picture) - Missing chimney cap



**4. ATTIC AND ROOF STRUCTURE****4.1 INSULATION****Maintenance Item.**

1 inch of blown fiberglass insulation present. U.S. Department of Energy recommends R-38 rating in attic spaces, which equates to 13 inches. Consider providing additional depth to maintain intended energy efficiency to home and reduce associated fuel costs.



4.1 Item 1(Picture) - 1 inch of blown fiberglass insulation in attic

**5(A) . TOP FLOOR BEDROOMS****5.2.A CEILING****Maintenance Item.**

Old moisture stains and damage visible at ceiling at NE corner of top floor, but no moisture detected during time of inspection. This appears to be caused from previous leakage at roof above stain. Recommend properly sealing and painting to avoid future moisture damage. No underlying moisture damages visible during time of inspection.



5.2.A Item 1(Picture) - Old moisture stains and damage at NE corner of top floor

**5.7.A RECEPTACLES AND SWITCHES****Maintenance Item.**

Loose electrical outlets throughout floor. Secure both receptacle and conductors to maintain proper electrical safety protection and maintain safe and proper circuit performance.

5(B) . SECOND FLOOR BEDROOMS

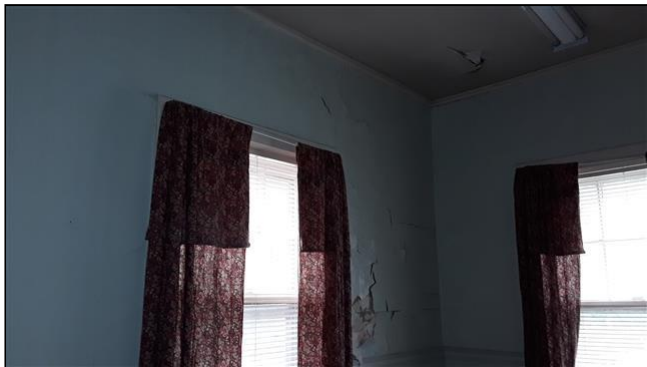
5.2.B CEILING

Maintenance Item.

Old moisture stains and damage visible at ceiling on North side of home, but no moisture detected during time of inspection. This appears to be caused from previous leakage at roof above stain. Recommend properly sealing and painting to avoid future moisture damage. Unable to determine extent of any underlying moisture damages during time of inspection.



5.2.B Item 1(Picture) - Moisture stains and damage at NW corner of second floor

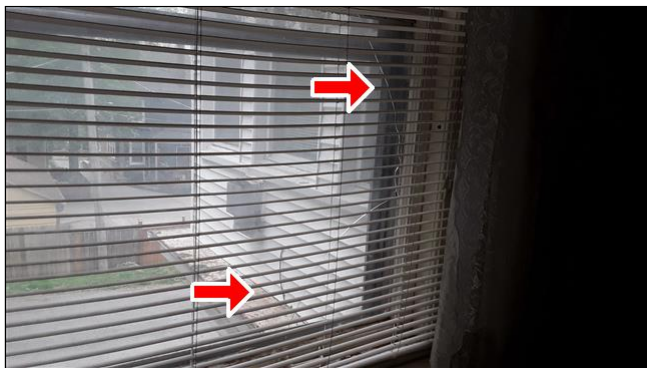


5.2.B Item 2(Picture) - Moisture damage continues onto main floor

5.3.B WINDOWS

Maintenance Item.

West window has cracked pane. Recommend properly replacing to restore designed energy efficiency to space.



5.3.B Item 1(Picture) - Cracked pane on West side of second floor

**5.5.B CLOSET/DOOR****Inspected. Appears Good Or In Working Condition.**

Old moisture stains and damage visible in closet on West side of second floor, but no moisture detected during time of inspection. This appears to be caused from previous leakage at roof above stain. Recommend properly sealing and painting to avoid future moisture damage. No underlying moisture damages visible during time of inspection.



5.5.B Item 1(Picture) - Old moisture stains in West side closet

**5.7.B RECEPTACLES AND SWITCHES****Maintenance Item.**

Loose electrical outlets within space. Secure both receptacle and conductors to maintain proper electrical safety protection and maintain safe and proper circuit performance.

**6(A) . THIRD FLOOR BATH****6.3.A CEILING****Maintenance Item.**

Old moisture stains and damage visible at ceiling, but no moisture detected during time of inspection. This appears to be caused from previous leakage at roof above stain. Recommend properly sealing and painting to avoid future moisture damage. No underlying moisture damages visible during time of inspection.



6.3.A Item 1(Picture) - Old moisture stains and damages in top floor bathroom ceiling

**6.4.A WINDOW****Maintenance Item.**

Window is screwed shut. Recommend opening to restore use. Unable to test.

**6.6.A LIGHTING****Maintenance Item.**

Light out. Replace bulb. If this does not correct, recommend contracting electrician to investigate and correct to restore safe and proper operation.

**6.9.A SINK, FAUCET, PLUMBING, AND TRAP DRAIN****Maintenance Item.**

Cast iron sink is cracked and leaking. Recommend properly repairing to avoid further leakage and associated moisture damages. No moisture damages visible during time of inspection.



6.9.A Item 1(Picture) - Cracked sink in top floor bath

**6.10.A TOILET****Maintenance Item.**

Toilet tank is loose. This condition will eventually worsen and leak if not repaired. Recommend properly securing to avoid future leakage and associated damages. None visible during time of inspection.

**6.11.A TUB AND ENCLOSURE****Maintenance Item.**

Tub has slow drain. This likely indicates local blockage. Recommend contracting professional plumber to investigate and repair to restore proper performance and avoid possible overflow. No associated movement visible during time of inspection.

**6(B) . SECOND FLOOR NORTH BATH****6.10.B TOILET****Maintenance Item.**

Water secured at toilet during time of inspection. Unable to test. Recommend investigating and repairing to restore use. Unable to determine cause during time of inspection.

**6.11.B SHOWER AND ENCLOSURE****Maintenance Item.**

Water secured at shower during time of inspection. Recommend restoring water and having proper operation demonstrated prior to closing. Unable to determine cause during time of inspection.

**6(C) . SECOND FLOOR SOUTH BATH****6.5.C LIGHTING****Maintenance Item.**

Light out. Recommend contracting professional electrician to investigate and repair to restore use. Unable to determine cause during time of inspection.

**6.8.C SINK, FAUCET, PLUMBING, AND TRAP DRAIN****Maintenance Item.**

Water shut off to sink during time of inspection. Unable to determine cause. Recommend investigating and correcting to restore use.

**6.9.C TOILET****Maintenance Item.**

(1) Toilet is loose. This condition will eventually worsen and leak if not repaired. Recommend properly securing to avoid future leakage and associated damages. None visible during time of inspection.

(2) Water secured at toilet during time of inspection. Unable to test. Recommend investigating and repairing to restore use. Unable to determine cause during time of inspection.

**6.10.C TUB AND ENCLOSURE****Maintenance Item.**

Water secured at tub during time of inspection. Recommend investigating cause and restoring water to restore use. Unable to determine cause during time of inspection.

**6(D) . MAIN FLOOR SOUTH BATH****6.9.D SINK, FAUCET, PLUMBING, AND TRAP DRAIN****Maintenance Item.**

Water shut off to sink during time of inspection. Unable to determine cause. Recommend investigating and correcting to restore use.

**6.11.D TOILET****Maintenance Item.**

Toilet flush handle is broken. Recommend repairing to restore proper operation.

**6(E) . MAIN FLOOR NORTH BATH****6.9.E SINK, FAUCET, PLUMBING, AND TRAP DRAIN****Maintenance Item.**

Water shut off to sink during time of inspection. Unable to determine cause. Recommend investigating and correcting to restore use.

**6(F) . MAIN FLOOR HALF BATH****6.9.F TOILET****Maintenance Item.**

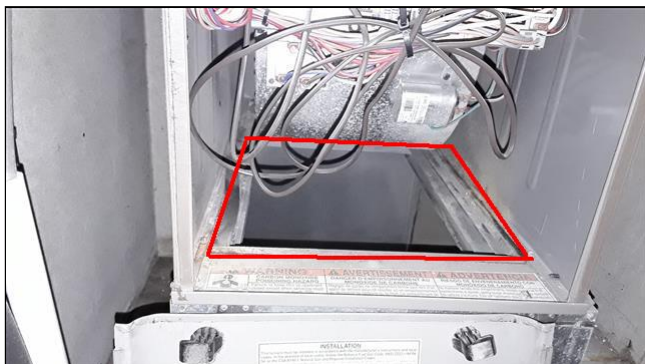
Toilet is loose. This condition will eventually worsen and leak if not repaired. Recommend properly securing to avoid future leakage and associated damages. None visible during time of inspection.

**8. KITCHEN AND COMPONENTS****8.5 SINK, FAUCET, PLUMBING, AND TRAP DRAIN****Maintenance Item.**

Faucet is loose in main floor sink. Recommend properly securing to avoid any possible inadvertent piping damages during use. None visible during time of inspection.

**11. CENTRAL HEATING****11.1 HEATING EQUIPMENT****Maintenance Item.**

(1) Furnace filter is missing. If left unattended, this will reduce efficiency and life of furnace. Recommend installing to maintain proper performance.



11.1 Item 1(Picture) - Missing filter in main floor furnace

**11.8 FURNACE ENCLOSURE****Safety Item.**

Make-up air vent is corroded within laundry room. This is a possible fire hazard since lint is flammable. Recommend repairing to restore safe and efficient performance.



11.8 Item 1(Picture) - Make-up vent is corroded in laundry area

**12. PLUMBING SYSTEM****12.3 INTERIOR DRAIN, WASTE AND VENT SYSTEMS****Maintenance Item.**

Home is older and vacant. And though I've tested the plumbing drains within the home, it is often the drain line outside the home that becomes clogged with tree roots and debris under these circumstances, which cannot be thoroughly tested during the time of inspection. Recommend contracting professional plumber to thoroughly scope main drain to ensure drain is in good, solid condition. No evidence of previous problems visible during time of inspection.



## 12.5 WATER HEATER

### Maintenance Item.

Rust and corrosion in and around both water heaters. Units are 10 years old and operate as intended during time of inspection. These conditions and their age (typical life of water heater is 10-12 years) indicate units are at the end of their useful life. Budget for future replacement.



12.5 Item 1(Picture) - Corrosion on bottom of water heater



12.5 Item 2(Picture) - Corrosion on bottom of second water heater

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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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## This Page Begins Your Full Home Inspection Report

<b>Date:</b> 4/25/2017	<b>Time:</b> 12:30 PM	<b>Report ID:</b> 20170425-3400-Campbell-St
<b>Property:</b> 3400 Campbell St. Kansas City MO 64109	<b>Customer:</b> Jesse Peoples	<b>Real Estate Professional:</b> None

### Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor and all costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected. Good Or Working Condition. (IN)** = The item, component or unit was visually observed and appeared sound or functioning as intended.

**Not Inspected. (NI)** = The item, component or unit was not inspected. However, in the interest of the client and whenever possible, stated observations are made based upon visually verifiable conditions or accessible areas. Please be aware that the nature of these observations prevent reporting on hidden areas with certainty.

**Not Present. (NP)** = This item, component or unit is not in this home or building.

**Maintenance Item. (MN)** = The item, component or unit appears deficient or needs repair or maintenance by homeowner or qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Major Item. (MJ)** = The item, component or unit is deficient or needs further inspection, service or repair by a qualified/licensed contractor or qualified specialist. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Safety Item. (SI)** = The item, component or unit is deficient and/or presents a safety hazard to the occupants and/or the dwelling. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Style of Home:**

1 1/2 STORY

**Age Of Home:**

<1

**Occupancy:**

VACANT

**Beds and Baths:**

5 BED 5 BATH

**Home Faces:**

EAST

**Fire Hydrant:**

FRONT YARD

**Individuals Present:**

BUYER AND AGENT

**Termite Inspection:**

YES

**Temperature:**

OVER 60

**Weather:**

CLEAR AND COOL

**Rain in last 3 days:**

YES

1. LANDSCAPING

Styles & Materials

Driveway:	Walkway:	Porch:
ASPHALT	CONCRETE	CONCRETE
		WOOD COLUMNS

Items

1.0 LANDSCAPING AND DRAINAGE

Comments: Inspected. Appears Good Or In Working Condition.

1.1 DRIVEWAY

Comments: Inspected. Appears Good Or In Working Condition.

1.2 WALKWAY

Comments: Safety Item.

Walkway has moved and cracked to a point where it has created a tripping hazard on East side. Recommend properly repairing to avoid associated personal injuries.



1.2 Item 1(Picture) - Settlement cracking at front walkway

1.3 PORCH

Comments: Specialist Item.

(1) Loose support columns at front porch. Recommend properly securing to maintain proper roof support. No associated structural damages visible during time of inspection.



1.3 Item 1(Picture) - Loose columns at front porch

(2) Loose banister at front porch. Recommend properly securing to maintain proper stability during use.



1.3 Item 2(Picture) - Loose banister at front porch

2. EXTERIOR COMPONENTS

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

<b>Retaining Walls:</b>	<b>Foundation Walls:</b>	<b>Siding Materials:</b>
STONE	STONE	BRICK
		STONE
		VINYL SIDING

Items

2.0 RETAINING WALLS

**Comments:** Maintenance Item.

Deteriorated mortar visible at stone retaining wall on West side of home. This condition is a part of normal maintenance in older homes. This is not structurally significant. Recommend properly repointing to avoid further deterioration and underlying damages. No structural damages visible during time of inspection.



2.0 Item 1(Picture) - Deteriorated mortar at basement walkout



2.0 Item 2(Picture) - Deteriorated mortar at basement walkout retaining wall

2.1 EXTERIOR FOUNDATION WALLS

**Comments:** Inspected. Appears Good Or In Working Condition.

2.2 WALL SIDING, FLASHING, AND TRIM

**Comments:** Maintenance Item.

2.3 WINDOWS

**Comments:** Maintenance Item.

Peeling paint and rot at window frames and sills around home. Recommend properly repairing and repainting to avoid continued damage to underlying framing areas. No significant underlying damages visible during time of inspection.

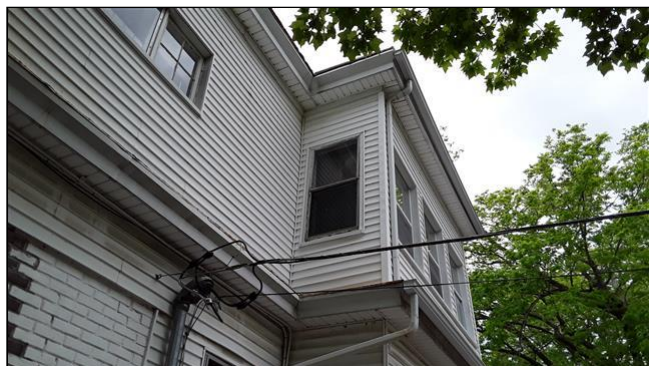




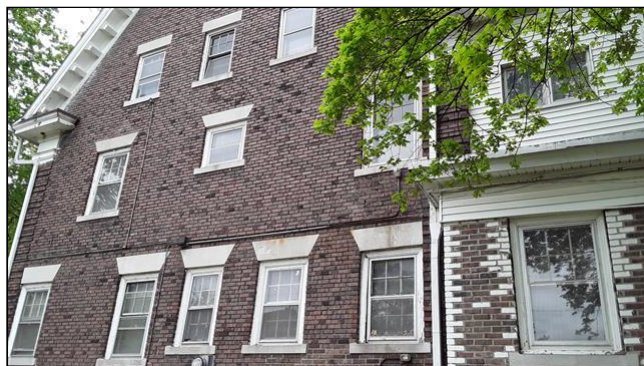
2.3 Item 1(Picture) - Peeling paint around West side window



2.3 Item 2(Picture) - Peeling paint at NW windows



2.3 Item 3(Picture) - Peeling paint and rot on West side



2.3 Item 4(Picture) - Peeling paint on North side



2.3 Item 5(Picture) - Peeling paint on East side



2.3 Item 6(Picture) - Peeling paint at NE corner



2.3 Item 7(Picture) - Peeling paint and rot on South side



2.3 Item 8(Picture) - Rot at window on South side of home

## 2.4 EXTERIOR DOORS

**Comments:** Inspected. Appears Good Or In Working Condition.



## 2.5 EXTERIOR LIGHTING

**Comments:** Inspected. Appears Good Or In Working Condition.

## 2.6 EXTERIOR RECEPTACLES

**Comments:** Maintenance Item.

Broken outlet cover above front porch. Recommend replacing to provide necessary weather protection to internal components and avoid associated electrical safety hazards.



2.6 Item 1(Picture) - Broken outlet cover on East side

## 2.7 EXTERIOR ACCESS TO BASEMENT OR CRAWLSPACE

**Comments:** Safety Item.

Handrails are loose at basement walkout steps. Recommend properly securing to maintain proper stability during use.



2.7 Item 1(Picture) - Loose handrails at basement walkout steps

## 2.8 OTHER DISCOVERIES

**Comments:** Not Present.

---

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. ROOF SYSTEM

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

<b>Viewed Roof Covering From:</b>	<b>Limitations:</b>	<b>Roof Type:</b>
GROUND	STEEP SLOPE	GAMBREL
ROOF EDGE		
<b>Age Of Shingles:</b>	<b>Roof Pitch:</b>	<b>Number Of Layers:</b>
<1	FLAT	1
15	12-12	UNKNOWN
<b>Fascia / Soffit:</b>	<b>Roof Covering:</b>	<b>Life Expectancy:</b>
WOOD	ASPHALT/FIBERGLASS	BEGINNING
	RUBBER MEMBRANE	
<b>Exterior Chimney:</b>	<b>Chimney Cap:</b>	<b>Flue Liner:</b>
BRICK	MISSING	CLAY

Items

3.0 GUTTERS, DOWNSPOUTS, AND DRAINAGE

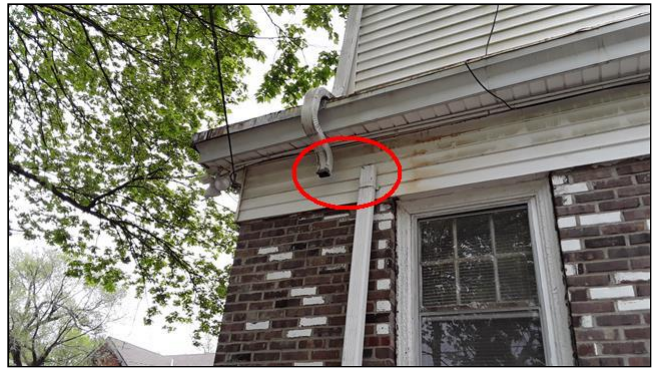
**Comments:** Maintenance Item.

(1) Downspout missing elbow on West side of home. Recommend installing and extending at least 6' to facilitate proper drainage away from foundation and avoid associated moisture damages. None visible during time of inspection.



3.0 Item 1(Picture) - Missing elbow on West side

(2) Downspout disconnected at NW corner and North side of home. Recommend reconnecting to facilitate proper drainage away from home and avoid associated moisture damages. None visible during time of inspection.



3.0 Item 2(Picture) - Downspout disconnected at E corner



3.0 Item 3(Picture) - Downspout disconnected on West side

(3) Downspout loose around front porch. Recommend properly securing to maintain reliable water flow away from home and avoid possible moisture penetration and associated damages within basement. None visible during time of inspection.





3.0 Item 4(Picture) - Loose downspout at front porch

(4) Downspout drains water too close to foundation at front porch. Recommend extending at least 6' away from foundation wall to avoid possibility of moisture penetration and associated damages. None visible during time of inspection.



3.0 Item 5(Picture) - Extend at front porch

### 3.1 SOFFITS AND FASCIAS

**Comments:** Maintenance Item.

(1) Rot in soffit boards on West side of home. This is normal in older homes. Recommend properly repairing to avoid possible moisture penetration and associated damages to underlying framing areas. None visible during time of inspection.



3.1 Item 1(Picture) - Rot in soffit boards over basement walkout steps



3.1 Item 2(Picture) - Rot at soffits at front porch

(2) Damaged soffit board on West side of home. Recommend properly repairing to avoid possible moisture penetration and associated damages to underlying framing areas. No significant damages visible during time of inspection.



3.1 Item 3(Picture) - Damaged soffit on West side of home

(3) Peeling paint and rot at rake/fascia boards around home. Recommend properly repairing and repainting all damaged areas to extend their useful life. No significant underlying damages visible during time of inspection.



3.1 Item 4(Picture) - Rot at rake boards on North side of home



3.1 Item 5(Picture) - Peeling paint on West side

### 3.2 ROOF COVERINGS

**Comments:** Maintenance Item.

Tree branches overhang onto roof. All tree branches should be kept trimmed back at least 6 to 8 feet from roof and gutters to avoid possible rodent damage and reduce associated debris from clogging gutters. Recommend trimming to avoid associated structural damages. None visible during time of inspection.





3.2 Item 1(Picture) - Tree branches hang over roof

### 3.3 ROOF VENTILATION

**Comments:** Inspected. Appears Good Or In Working Condition.

### 3.4 FLASHINGS

**Comments:** Inspected. Appears Good Or In Working Condition.

### 3.5 SKYLIGHTS, CHIMNEYS AND ROOF PENETRATIONS

**Comments:** Maintenance Item.

Missing chimney caps. Recommend installing to maintain safe and proper chimney performance. Unable to determine if any underlying damages exist during time of inspection.



3.5 Item 1(Picture) - Missing chimney cap

---

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. ATTIC AND ROOF STRUCTURE



Styles & Materials

<b>Method Used To Observe Attic:</b>	<b>Limitations:</b>	<b>Roof Structure:</b>
FROM ENTRY	INSULATION	WOOD BOARD
		WOOD RAFTER
<b>Attic Insulation:</b>	<b>Ventilation:</b>	
BLOWN FIBERGLASS	GABLE END	
	RIDGE	

Items

4.0 ROOF STRUCTURE

**Comments:** Inspected. Appears Good Or In Working Condition.

4.1 INSULATION

**Comments:** Maintenance Item.

1 inch of blown fiberglass insulation present. U.S. Department of Energy recommends R-38 rating in attic spaces, which equates to 13 inches. Consider providing additional depth to maintain intended energy efficiency to home and reduce associated fuel costs.



4.1 Item 1(Picture) - 1 inch of blown fiberglass insulation in attic

4.2 ATTIC ACCESS

**Comments:** Inspected. Appears Good Or In Working Condition.

4.3 VENTILATION, FANS, AND EXHAUST DUCTING

**Comments:** Inspected. Appears Good Or In Working Condition.

4.4 SKYLIGHTS, CHIMNEYS, AND ROOF PENETRATIONS ( ATTIC VIEW)

**Comments:** Inspected. Appears Good Or In Working Condition.

4.5 CIRCUIT WIRING

**Comments:** Inspected. Appears Good Or In Working Condition.

(1) Much of circuit wiring concealed beneath insulation, limiting degree of visual inspection. All reported conditions based upon visually verifiable areas.



(2) Knob-and-tube wiring system installed within home. This is original to the home and unsafe since today's attics are insulated. Recommend contracting electrician to thoroughly evaluate and replace all areas to maintain safe and reliable electrical service throughout home. No underlying electrical damages visible during time of inspection.



4.5 Item 1(Picture) - Knob-n-tube wiring in attic

5(A) . TOP FLOOR BEDROOMS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials		
Floor:	Wall:	Ceiling:
VINYL	PLASTER	PLASTER
WOOD	WOOD PANEL	
Windows:	Door:	Closet / Door:
WOOD	WOOD	WOOD
DOUBLE HUNG	HINGED	HINGED

Items

5.0.A FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

5.1.A WALLS

Comments: Inspected. Appears Good Or In Working Condition.

5.2.A CEILING

Comments: Maintenance Item.

Old moisture stains and damage visible at ceiling at NE corner of top floor, but no moisture detected during time of inspection. This appears to be caused from previous leakage at roof above stain. Recommend properly sealing and painting to avoid future moisture damage. No underlying moisture damages visible during time of inspection.



5.2.A Item 1(Picture) - Old moisture stains and damage at NE corner of top floor

5.3.A WINDOWS

Comments: Inspected. Appears Good Or In Working Condition.

5.4.A DOOR

Comments: Inspected. Appears Good Or In Working Condition.

5.5.A CLOSET/DOOR

Comments: Inspected. Appears Good Or In Working Condition.

5.6.A LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.

5.7.A RECEPTACLES AND SWITCHES

Comments: Maintenance Item.

Loose electrical outlets throughout floor. Secure both receptacle and conductors to maintain proper electrical safety protection and maintain safe and proper circuit performance.

5.8.A HEAT SOURCE

Comments: Specialist Item.

No heat source in East (middle) bedroom. A heat source is necessary in all living spaces. Recommend hiring professional HVAC contractor to evaluate and install to provide necessary heat to space during winter months.

#### **5.9.A SMOKE DETECTOR**

**Comments:** Inspected. Appears Good Or In Working Condition.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(B) . SECOND FLOOR BEDROOMS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

<b>Floor:</b>	<b>Wall:</b>	<b>Ceiling:</b>
VINYL	PLASTER	PLASTER
	WOOD PANEL	
<b>Windows:</b>	<b>Door:</b>	<b>Closet / Door:</b>
WOOD	WOOD	WOOD
DOUBLE HUNG	HINGED	HINGED

Items

5.0.B FLOOR

**Comments:** Inspected. Appears Good Or In Working Condition.

5.1.B WALLS

**Comments:** Inspected. Appears Good Or In Working Condition.

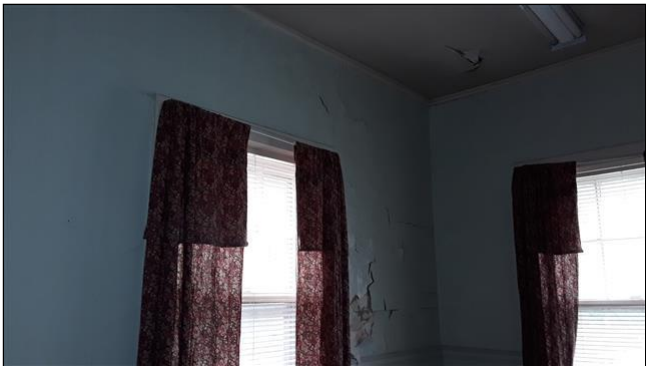
5.2.B CEILING

**Comments:** Maintenance Item.

Old moisture stains and damage visible at ceiling on North side of home, but no moisture detected during time of inspection. This appears to be caused from previous leakage at roof above stain. Recommend properly sealing and painting to avoid future moisture damage. Unable to determine extent of any underlying moisture damages during time of inspection.



5.2.B Item 1(Picture) - Moisture stains and damage at NW corner of second floor

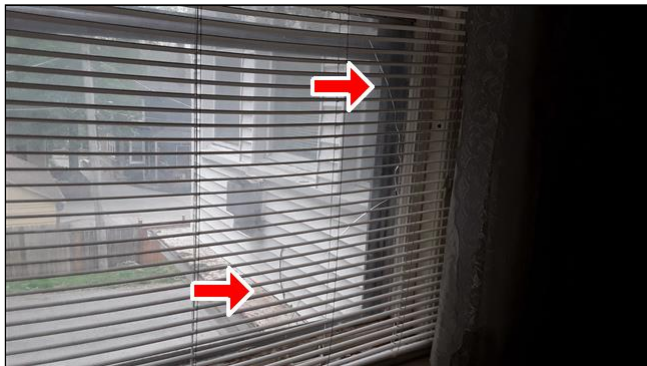


5.2.B Item 2(Picture) - Moisture damage continues onto main floor

5.3.B WINDOWS

**Comments:** Maintenance Item.

West window has cracked pane. Recommend properly replacing to restore designed energy efficiency to space.



5.3.B Item 1(Picture) - Cracked pane on West side of second floor

**5.4.B DOOR**

**Comments:** Inspected. Appears Good Or In Working Condition.

**5.5.B CLOSET/DOOR**

**Comments:** Inspected. Appears Good Or In Working Condition.

Old moisture stains and damage visible in closet on West side of second floor, but no moisture detected during time of inspection. This appears to be caused from previous leakage at roof above stain. Recommend properly sealing and painting to avoid future moisture damage. No underlying moisture damages visible during time of inspection.



5.5.B Item 1(Picture) - Old moisture stains in West side closet

**5.6.B LIGHTING**

**Comments:** Inspected. Appears Good Or In Working Condition.

**5.7.B RECEPTACLES AND SWITCHES**

**Comments:** Maintenance Item.

Loose electrical outlets within space. Secure both receptacle and conductors to maintain proper electrical safety protection and maintain safe and proper circuit performance.

**5.8.B HEAT SOURCE**

**Comments:** Inspected. Appears Good Or In Working Condition.

**5.9.B SMOKE DETECTOR**

**Comments:** Inspected. Appears Good Or In Working Condition.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5(C) . MAIN FLOOR BEDROOMS

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

<b>Floor:</b>	<b>Wall:</b>	<b>Ceiling:</b>
VINYL	PLASTER	PLASTER
	WOOD PANEL	
<b>Windows:</b>	<b>Door:</b>	<b>Closet / Door:</b>
WOOD	WOOD	WOOD
DOUBLE HUNG	HINGED	HINGED

Items

5.0.C FLOOR

**Comments:** Inspected. Appears Good Or In Working Condition.

5.1.C WALLS

**Comments:** Specialist Item.

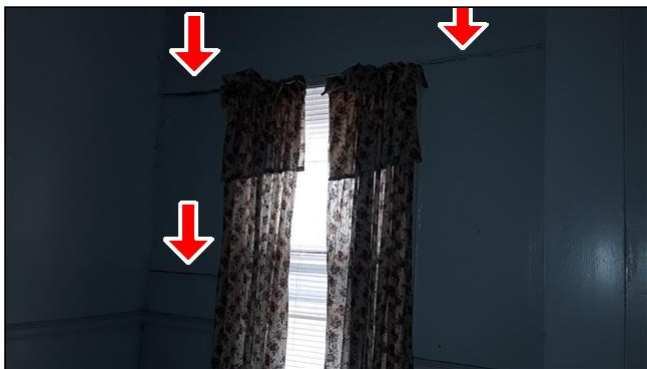
Moisture damages visible on South and West walls of home, but no moisture detected during time of inspection. This appears to be caused from previous leakage at roof above stain. Recommend hiring professional roofing contractor to investigate and repair to avoid continued future damages. Unable to determine extent of underlying damages during time of inspection.



5.1.C Item 1(Picture) - Moisture stains and damages on South side of main floor



5.1.C Item 2(Picture) - Moisture damages at floor around South walkout door



5.1.C Item 3(Picture) - Moisture damages on West side of main floor

5.2.C CEILING

**Comments:** Inspected. Appears Good Or In Working Condition.

5.3.C WINDOWS

**Comments:** Inspected. Appears Good Or In Working Condition.



**5.4.C DOOR**

**Comments:** Inspected. Appears Good Or In Working Condition.

**5.5.C CLOSET/DOOR**

**Comments:** Inspected. Appears Good Or In Working Condition.

**5.6.C LIGHTING**

**Comments:** Inspected. Appears Good Or In Working Condition.

**5.7.C RECEPTACLES AND SWITCHES**

**Comments:** Inspected. Appears Good Or In Working Condition.

**5.8.C HEAT SOURCE**

**Comments:** Inspected. Appears Good Or In Working Condition.

**5.9.C SMOKE DETECTOR**

**Comments:** Inspected. Appears Good Or In Working Condition.

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The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(A) . THIRD FLOOR BATH

Styles & Materials		
Exhaust Fan Type:	Floor:	Wall:
NONE	TILE	PLASTER
Ceiling:	Windows:	Vanity / Cabinetry / Countertops:
PLASTER	WOOD	FLOATING SINK
	DOUBLE HUNG	
Tub Enclosure:		
CAST IRON		

- Items
- 6.0.A FUNCTIONAL FLOW


Comments: Inspected. Appears Good Or In Working Condition.
- 6.1.A FLOOR

Comments: Inspected. Appears Good Or In Working Condition.
- 6.2.A WALLS

Comments: Inspected. Appears Good Or In Working Condition.
- 6.3.A CEILING

Comments: Maintenance Item.

Old moisture stains and damage visible at ceiling, but no moisture detected during time of inspection. This appears to be caused from previous leakage at roof above stain. Recommend properly sealing and painting to avoid future moisture damage. No underlying moisture damages visible during time of inspection.



6.3.A Item 1(Picture) - Old moisture stains and damages in top floor bathroom ceiling
- 6.4.A WINDOW

Comments: Maintenance Item.

Window is screwed shut. Recommend opening to restore use. Unable to test.
- 6.5.A DOOR

Comments: Inspected. Appears Good Or In Working Condition.
- 6.6.A LIGHTING

Comments: Maintenance Item.

Light out. Replace bulb. If this does not correct, recommend contracting electrician to investigate and correct to restore safe and proper operation.
- 6.7.A RECEPTACLES AND SWITCHES

Comments: Specialist Item.

No electrical outlets in space. Recommend installing to provide for use of electrical appliances.

**6.8.A EXHAUST FAN**

**Comments:** Inspected. Appears Good Or In Working Condition.

**6.9.A SINK, FAUCET, PLUMBING, AND TRAP DRAIN**

**Comments:** Maintenance Item.

Cast iron sink is cracked and leaking. Recommend properly repairing to avoid further leakage and associated moisture damages. No moisture damages visible during time of inspection.



6.9.A Item 1(Picture) - Cracked sink in top floor bath

**6.10.A TOILET**

**Comments:** Maintenance Item.

Toilet tank is loose. This condition will eventually worsen and leak if not repaired. Recommend properly securing to avoid future leakage and associated damages. None visible during time of inspection.

**6.11.A TUB AND ENCLOSURE**

**Comments:** Maintenance Item.

Tub has slow drain. This likely indicates local blockage. Recommend contracting professional plumber to investigate and repair to restore proper performance and avoid possible overflow. No associated movement visible during time of inspection.

**6.12.A HEAT SOURCE**

**Comments:** Inspected. Appears Good Or In Working Condition.

6(B) . SECOND FLOOR NORTH BATH

Styles & Materials		
Exhaust Fan Type:	Floor:	Wall:
NONE	VINYL	CERAMIC TILE
		PLASTER
Ceiling:	Windows:	Vanity / Cabinetry / Countertops:
PLASTER	WOOD	FLOATING SINK
	DOUBLE HUNG	
Shower Enclosure:		
PLASTIC		

- Items
- 6.0.B FUNCTIONAL FLOW

Comments: Inspected. Appears Good Or In Working Condition.
- 6.1.B FLOOR

Comments: Inspected. Appears Good Or In Working Condition.
- 6.2.B WALLS

Comments: Inspected. Appears Good Or In Working Condition.
- 6.3.B CEILING

Comments: Inspected. Appears Good Or In Working Condition.
- 6.4.B WINDOW

Comments: Inspected. Appears Good Or In Working Condition.
- 6.5.B DOOR

Comments: Inspected. Appears Good Or In Working Condition.
- 6.6.B LIGHTING

Comments: Not Inspected.
- 6.7.B RECEPTACLES AND SWITCHES

Comments: Specialist Item.

No electrical outlets in space. Recommend installing to provide for use of electrical appliances.
- 6.8.B EXHAUST FAN

Comments: Not Present.
- 6.9.B SINK, FAUCET, PLUMBING, AND TRAP DRAIN

Comments: Inspected. Appears Good Or In Working Condition.
- 6.10.B TOILET

Comments: Maintenance Item.

Water secured at toilet during time of inspection. Unable to test. Recommend investigating and repairing to restore use. Unable to determine cause during time of inspection.
- 6.11.B SHOWER AND ENCLOSURE

Comments: Maintenance Item.

Water secured at shower during time of inspection. Recommend restoring water and having proper operation demonstrated prior to closing. Unable to determine cause during time of inspection.
- 6.12.B HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

6(C) . SECOND FLOOR SOUTH BATH

Styles & Materials		
Exhaust Fan Type:	Floor:	Wall:
NONE	VINYL	CERAMIC TILE
		PLASTER
Ceiling:	Windows:	Vanity / Cabinetry / Countertops:
PLASTER	WOOD	FLOATING SINK
	DOUBLE HUNG	
Tub Enclosure:		
CERAMIC TILE		

Items

6.0.C FUNCTIONAL FLOW

Comments: Not Inspected.

6.1.C FLOOR

Comments: Inspected. Appears Good Or In Working Condition.

6.2.C WALLS

Comments: Specialist Item.

Plaster wall is collapsing in second floor South side bathroom. Recommend hiring professional contractor specialist to investigate and repair to avoid further movement. Unable to determine extent of underlying damages during time of inspection.



6.2.C Item 1(Picture) - Plaster wall is collapsing in second floor South side bathroom



6.2.C Item 2(Picture) - Another angle of collapsing wall in second floor South bathroom

6.3.C CEILING

Comments: Inspected. Appears Good Or In Working Condition.

6.4.C DOOR

Comments: Inspected. Appears Good Or In Working Condition.

6.5.C LIGHTING

Comments: Maintenance Item.

Light out. Recommend contracting professional electrician to investigate and repair to restore use. Unable to determine cause during time of inspection.

6.6.C RECEPTACLES AND SWITCHES

Comments: Specialist Item.

No electrical outlets in space. Recommend installing to provide for use of electrical appliances.

6.7.C EXHAUST FAN

Comments: Not Present.

6.8.C SINK, FAUCET, PLUMBING, AND TRAP DRAIN

Comments: Maintenance Item.



Water shut off to sink during time of inspection. Unable to determine cause. Recommend investigating and correcting to restore use.

**6.9.C TOILET**

**Comments:** Maintenance Item.

(1) Toilet is loose. This condition will eventually worsen and leak if not repaired. Recommend properly securing to avoid future leakage and associated damages. None visible during time of inspection.

(2) Water secured at toilet during time of inspection. Unable to test. Recommend investigating and repairing to restore use. Unable to determine cause during time of inspection.

**6.10.C TUB AND ENCLOSURE**

**Comments:** Maintenance Item.

Water secured at tub during time of inspection. Recommend investigating cause and restoring water to restore use. Unable to determine cause during time of inspection.

**6.11.C HEAT SOURCE**

**Comments:** Inspected. Appears Good Or In Working Condition.

6(D) . MAIN FLOOR SOUTH BATH

Styles & Materials

Exhaust Fan Type:	Floor:	Wall:
NONE	TILE	PLASTER
Ceiling:	Windows:	Vanity / Cabinetry / Countertops:
PLASTER	ALUMINUM	CULTURED MARBLE
	SLIDING	WOOD CABINET
Tub Enclosure:	GFCI Protection:	
CAST IRON	NONE PRESENT	

Items

- 6.0.D FUNCTIONAL FLOW
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.1.D FLOOR
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.2.D WALLS
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.3.D CEILING
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.4.D WINDOW
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.5.D DOOR
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.6.D LIGHTING
- Comments: Not Inspected.
- 6.7.D RECEPTACLES AND SWITCHES
- Comments: Safety Item.
- No GFCI protection present. Recommend contracting electrician to install to protect occupants from electrical shock during a fault situation.
- 6.8.D EXHAUST FAN
- Comments: Not Present.
- 6.9.D SINK, FAUCET, PLUMBING, AND TRAP DRAIN
- Comments: Maintenance Item.
- Water shut off to sink during time of inspection. Unable to determine cause. Recommend investigating and correcting to restore use.
- 6.10.D VANITY, CABINETRY, AND COUNTERTOPS
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.11.D TOILET
- Comments: Maintenance Item.
- Toilet flush handle is broken. Recommend repairing to restore proper operation.
- 6.12.D TUB AND ENCLOSURE
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.13.D HEAT SOURCE
- Comments: Not Present.

6(E) . MAIN FLOOR NORTH BATH

Styles & Materials

Exhaust Fan Type:	Floor:	Wall:
NONE	VINYL	CERAMIC TILE
		PLASTER
Ceiling:	Windows:	Vanity / Cabinetry / Countertops:
PLASTER	WOOD	CULTURED MARBLE
	DOUBLE HUNG	WOOD CABINET
Tub Enclosure:	GFCI Protection:	
CERAMIC TILE	NONE PRESENT	

Items

- 6.0.E FUNCTIONAL FLOW
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.1.E FLOOR
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.2.E WALLS
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.3.E CEILING
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.4.E WINDOW
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.5.E DOOR
- Comments: Not Present.
- 6.6.E LIGHTING
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.7.E RECEPTACLES AND SWITCHES
- Comments: Safety Item.
- No GFCI protection present. Recommend contracting electrician to install to protect occupants from electrical shock during a fault situation.
- 6.8.E EXHAUST FAN
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.9.E SINK, FAUCET, PLUMBING, AND TRAP DRAIN
- Comments: Maintenance Item.
- Water shut off to sink during time of inspection. Unable to determine cause. Recommend investigating and correcting to restore use.
- 6.10.E VANITY, CABINETRY, AND COUNTERTOPS
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.11.E TOILET
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.12.E TUB AND ENCLOSURE
- Comments: Inspected. Appears Good Or In Working Condition.
- 6.13.E HEAT SOURCE
- Comments: Inspected. Appears Good Or In Working Condition.

6(F) . MAIN FLOOR HALF BATH

Styles & Materials		
Exhaust Fan Type:	Floor:	Wall:
NONE	WOOD	PLASTER
Ceiling:	Vanity / Cabinetry / Countertops:	GFCI Protection:
PLASTER	FLOATING SINK	NONE PRESENT

- Items
- 6.0.F FUNCTIONAL FLOW

Comments: Inspected. Appears Good Or In Working Condition.
- 6.1.F FLOOR

Comments: Inspected. Appears Good Or In Working Condition.
- 6.2.F WALLS

Comments: Inspected. Appears Good Or In Working Condition.
- 6.3.F CEILING

Comments: Inspected. Appears Good Or In Working Condition.
- 6.4.F DOOR

Comments: Inspected. Appears Good Or In Working Condition.
- 6.5.F LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.
- 6.6.F RECEPTACLES AND SWITCHES

Comments: Safety Item.

Outlet installed in light fixture. This does not provide proper GFCI protection. Recommend avoiding use and installing separate GFCI outlet to provide proper electrical safety protection to space.
- 6.7.F EXHAUST FAN

Comments: Not Present.
- 6.8.F SINK, FAUCET, PLUMBING, AND TRAP DRAIN

Comments: Inspected. Appears Good Or In Working Condition.
- 6.9.F TOILET

Comments: Maintenance Item.

Toilet is loose. This condition will eventually worsen and leak if not repaired. Recommend properly securing to avoid future leakage and associated damages. None visible during time of inspection.
- 6.10.F HEAT SOURCE

Comments: Not Present.

6(G) . BASEMENT HALF BATH

Styles & Materials		
Exhaust Fan Type:	Floor:	Wall:
NONE	TILE	DRYWALL
Ceiling:	Windows:	Vanity / Cabinetry / Countertops:
DRYWALL	WOOD	FLOATING SINK
	HINGED	

- Items
- 6.0.G FUNCTIONAL FLOW

Comments: Inspected. Appears Good Or In Working Condition.
- 6.1.G FLOOR

Comments: Inspected. Appears Good Or In Working Condition.
- 6.2.G WALLS

Comments: Inspected. Appears Good Or In Working Condition.
- 6.3.G CEILING

Comments: Inspected. Appears Good Or In Working Condition.
- 6.4.G WINDOW

Comments: Inspected. Appears Good Or In Working Condition.
- 6.5.G DOOR

Comments: Inspected. Appears Good Or In Working Condition.
- 6.6.G LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.
- 6.7.G RECEPTACLES AND SWITCHES

Comments: Specialist Item.

No electrical outlets in space. Recommend installing to provide for use of electrical appliances.
- 6.8.G EXHAUST FAN

Comments: Not Present.
- 6.9.G SINK, FAUCET, PLUMBING, AND TRAP DRAIN

Comments: Inspected. Appears Good Or In Working Condition.
- 6.10.G TOILET

Comments: Inspected. Appears Good Or In Working Condition.
- 6.11.G HEAT SOURCE

Comments: Not Present.



7. FOYER/HALLWAY/STAIRWAY/LOFT

Styles & Materials		
<b>Floor:</b>	<b>Walls:</b>	<b>Ceiling:</b>
VINYL	PLASTER	PLASTER
WOOD		
<b>Windows:</b>	<b>Stairway / Railing:</b>	<b>Front Door:</b>
WOOD	WOOD	WOOD
FIXED	WOOD RAILING	DEADBOLT

Items

- 7.0 FLOORS
- Comments: Inspected. Appears Good Or In Working Condition.
- 7.1 WALLS
- Comments: Inspected. Appears Good Or In Working Condition.
- 7.2 CEILINGS
- Comments: Inspected. Appears Good Or In Working Condition.
- 7.3 LIGHTING
- Comments: Inspected. Appears Good Or In Working Condition.
- 7.4 RECEPTACLES AND SWITCHES
- Comments: Inspected. Appears Good Or In Working Condition.
- 7.5 CLOSETS/DOORS
- Comments: Inspected. Appears Good Or In Working Condition.
- 7.6 STAIRWAY AND RAILING
- Comments: Inspected. Appears Good Or In Working Condition.
- 7.7 FRONT DOOR
- Comments: Inspected. Appears Good Or In Working Condition.
- 7.8 SMOKE/CO DETECTORS
- Comments: Inspected. Appears Good Or In Working Condition.
- 7.9 HEAT SOURCE
- Comments: Inspected. Appears Good Or In Working Condition.

8. KITCHEN AND COMPONENTS

Styles & Materials		
Floor Covering:	Walls:	Ceiling:
VINYL	DRYWALL	DRYWALL
Cabinetry:	Countertop:	GFCI Protection:
METAL	METAL	IN SAME SPACE

- Items
- 8.0 FLOOR

Comments: Inspected. Appears Good Or In Working Condition.
- 8.1 WALLS

Comments: Inspected. Appears Good Or In Working Condition.
- 8.2 CEILING

Comments: Inspected. Appears Good Or In Working Condition.
- 8.3 LIGHTING

Comments: Inspected. Appears Good Or In Working Condition.
- 8.4 RECEPTACLES AND SWITCHES

Comments: Inspected. Appears Good Or In Working Condition.
- 8.5 SINK, FAUCET, PLUMBING, AND TRAP DRAIN

Comments: Maintenance Item.

Faucet is loose in main floor sink. Recommend properly securing to avoid any possible inadvertent piping damages during use. None visible during time of inspection.
- 8.6 CABINETS AND COUNTERTOPS

Comments: Inspected. Appears Good Or In Working Condition.
- 8.7 HEAT SOURCE

Comments: Inspected. Appears Good Or In Working Condition.
- 8.8 SMOKE/CO DETECTOR

Comments: Not Present.

9. BASEMENT/CRAWLSPACE/SUB-BASEMENT

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

<b>Limitations:</b>	<b>Floor:</b>	<b>Foundation / Wall:</b>
FINISHED	CONCRETE	DRYWALL
HVAC DUCTING	TILE	PLASTER
PLUMBING COMPONENTS		STONE
		WOOD PANEL
<b>Ceiling:</b>	<b>Columns / Beams / Posts:</b>	<b>Rim / Floor Joists:</b>
DRYWALL	WOOD BEAM	WOOD
PLASTER	WOOD POST	X-WOOD CROSS BRACING
UNFINISHED		

Items

9.0 BASEMENT STAIRWAY AND RAILING

**Comments:** Inspected. Appears Good Or In Working Condition.

9.1 FLOOR

**Comments:** Inspected. Appears Good Or In Working Condition.

9.2 FOUNDATION / WALLS

**Comments:** Inspected. Appears Good Or In Working Condition.

9.3 CEILING / SUB-FLOOR

**Comments:** Inspected. Appears Good Or In Working Condition.

9.4 RIM/FLOOR JOISTS

**Comments:** Specialist Item.

Termite damage at floor joist within crawlspace. No previous treatment is visible and none is disclosed. Recommend hiring professional pest control company to thoroughly treat to avoid future activity and associated damages. No live termites and no significant structural damages visible during time of inspection.



9.4 Item 1(Picture) - Termite damage at floor joist in crawlspace

9.5 DOORS

**Comments:** Inspected. Appears Good Or In Working Condition.

9.6 LIGHTING

**Comments:** Inspected. Appears Good Or In Working Condition.

9.7 RECEPTACLES AND SWITCHES

**Comments:** Inspected. Appears Good Or In Working Condition.

**9.8 CIRCUIT WIRING**

**Comments:** Inspected. Appears Good Or In Working Condition.

**9.9 COLUMNS, BEAMS, OR POSTS**

**Comments:** Inspected. Appears Good Or In Working Condition.

**9.10 HEAT SOURCE**

**Comments:** Inspected. Appears Good Or In Working Condition.

**9.11 SMOKE / CO DETECTORS**

**Comments:** Inspected. Appears Good Or In Working Condition.

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The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. LAUNDRY

Styles & Materials

<b>Floor:</b>	<b>Walls:</b>	<b>Ceiling:</b>
CONCRETE	BRICK	PLASTER
	UNIT BLOCK	
<b>Windows:</b>	<b>Dryer Energy Source:</b>	<b>Dryer Vent Termination:</b>
ALUMINUM	220V 3-PRONG	EXTERIOR
WOOD		

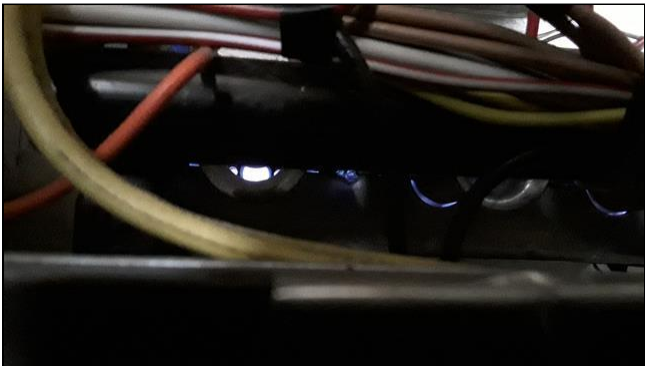
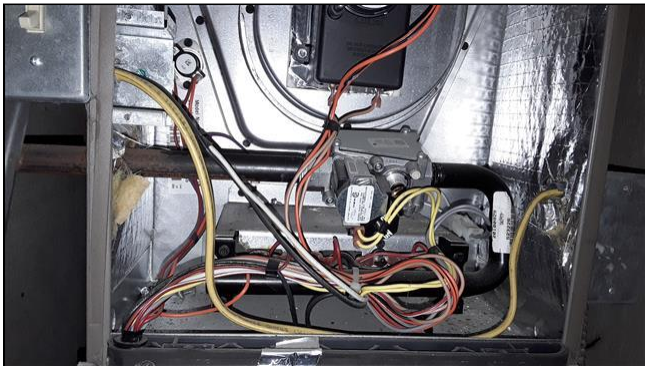
Items

- 10.0 FLOOR
- Comments: Inspected. Appears Good Or In Working Condition.
- 10.1 WALLS
- Comments: Inspected. Appears Good Or In Working Condition.
- 10.2 CEILING
- Comments: Inspected. Appears Good Or In Working Condition.
- 10.3 WINDOW
- Comments: Inspected. Appears Good Or In Working Condition.
- 10.4 LIGHTING
- Comments: Inspected. Appears Good Or In Working Condition.
- 10.5 RECEPTACLES AND SWITCHES
- Comments: Inspected. Appears Good Or In Working Condition.
- 10.6 TRAP/DRAIN
- Comments: Inspected. Appears Good Or In Working Condition.
- 10.7 HEAT SOURCE
- Comments: Inspected. Appears Good Or In Working Condition.
- 10.8 SMOKE DETECTOR
- Comments: Not Present.



11. CENTRAL HEATING

The home inspector shall observe permanently installed heating systems including: Heating equipment; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.



Styles & Materials

Location of Thermostat:	Heat Type:	Fuel Source:
LIVING ROOM	FORCED AIR	NATURAL GAS
Filter Type:	Heating Unit Manufacturer:	Heating Unit Age:
DISPOSABLE	YORK	7
Input BTUH:	Serial # : W1L0386338	
60000		

Items

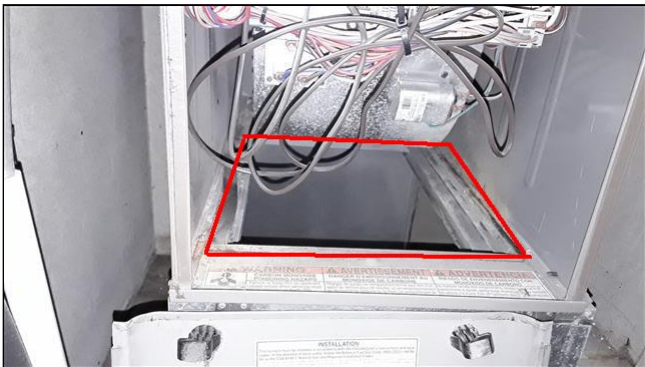
11.0 ENERGY SOURCE

Comments: Inspected. Appears Good Or In Working Condition.

11.1 HEATING EQUIPMENT

Comments: Maintenance Item.

(1) Furnace filter is missing. If left unattended, this will reduce efficiency and life of furnace. Recommend installing to maintain proper performance.



11.1 Item 1(Picture) - Missing filter in main floor furnace

(2) Active leakage at boiler drip tube. This can be caused by high tank pressure or sediment beneath valve seat. Recommend contracting professional plumber to evaluate and repair to restore proper performance.



11.1 Item 2(Picture) - Boiler drip tube is leaking

(3) Boiler displays heavy rust and corrosion in and around unit. Unable to determine extent of underlying damages, but unit performs as intended during time of inspection. Recommend having unit serviced prior to closing to maximize life and system efficiency. Budget for future replacement.



11.1 Item 3(Picture) - Rust and corrosion inside boiler burner area

## 11.2 NORMAL OPERATING CONTROLS

**Comments:** Inspected. Appears Good Or In Working Condition.

## 11.3 AUTOMATIC SAFETY CONTROLS

**Comments:** Inspected. Appears Good Or In Working Condition.

## 11.4 CHIMNEYS, FLUES AND VENTS

**Comments:** Inspected. Appears Good Or In Working Condition.

## 11.5 HEAT DISTRIBUTION SYSTEM

**Comments:** Inspected. Appears Good Or In Working Condition.

## 11.6 HEAT SOURCE IN EACH LIVING SPACE

**Comments:** Inspected. Appears Good Or In Working Condition.

## 11.7 SMOKE/CO DETECTORS IN SPACE

**Comments:** Safety Item.

No CO detector present in rooms with fuel burning appliances. A CO detector should be installed in same space as all fuel-burning appliances (not directly above or beside units since it is normal for them to emit a small amount of carbon monoxide upon start-up) and in all upper-level hallways. Recommend installing to provide early CO detection to occupants and avoid associated personal safety hazards

## 11.8 FURNACE ENCLOSURE

**Comments:** Safety Item.

Make-up air vent is corroded within laundry room. This is a possible fire hazard since lint is flammable. Recommend repairing to restore safe and efficient performance.



11.8 Item 1(Picture) - Make-up vent is corroded in laundry area

---

The heating system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. PLUMBING SYSTEM

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

Styles & Materials

<b>Water Main Location:</b>	<b>Water Source:</b>	<b>Plumbing Service:</b>
BASEMENT	PUBLIC	COPPER
<b>Plumbing Distribution:</b>	<b>Plumbing Waste:</b>	<b>Water Heater Manufacturer:</b>
COPPER	CAST IRON	AMERICAN STANDARD
<b>Water Heater:</b>	<b>Water Heater Age:</b>	
NATURAL GAS	10	
80 GAL. (6-7 PEOPLE)		
2 UNITS		

Items

12.0 MAIN WATER SUPPLY

**Comments:** Inspected. Appears Good Or In Working Condition.

12.1 MAIN WATER SHUT-OFF

**Comments:** Inspected. Appears Good Or In Working Condition.

12.2 DISTRIBUTION PIPING

**Comments:** Inspected. Appears Good Or In Working Condition.

12.3 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

**Comments:** Maintenance Item.

Home is older and vacant. And though I've tested the plumbing drains within the home, it is often the drain line outside the home that becomes clogged with tree roots and debris under these circumstances, which cannot be thoroughly tested during the time of inspection. Recommend contracting professional plumber to thoroughly scope main drain to ensure drain is in good, solid condition. No evidence of previous problems visible during time of inspection.

12.4 FUEL DISTRIBUTION SYSTEMS

**Comments:** Inspected. Appears Good Or In Working Condition.

12.5 WATER HEATER

**Comments:** Maintenance Item.

Rust and corrosion in and around both water heaters. Units are 10 years old and operate as intended during time of inspection. These conditions and their age (typical life of water heater is 10-12 years) indicate units are at the end of their useful life. Budget for future replacement.



12.5 Item 1(Picture) - Corrosion on bottom of water heater



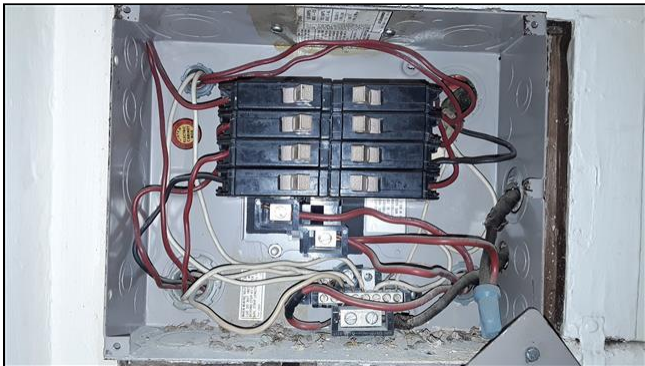
12.5 Item 2(Picture) - Corrosion on bottom of second water heater

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

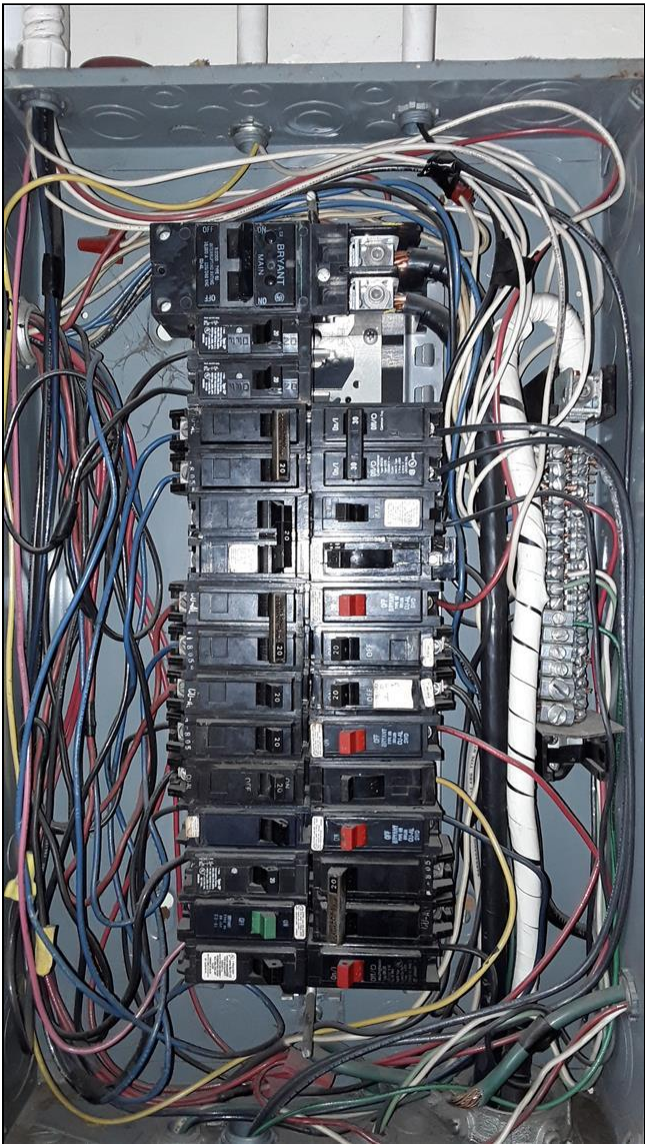


**13. ELECTRICAL SYSTEMS**

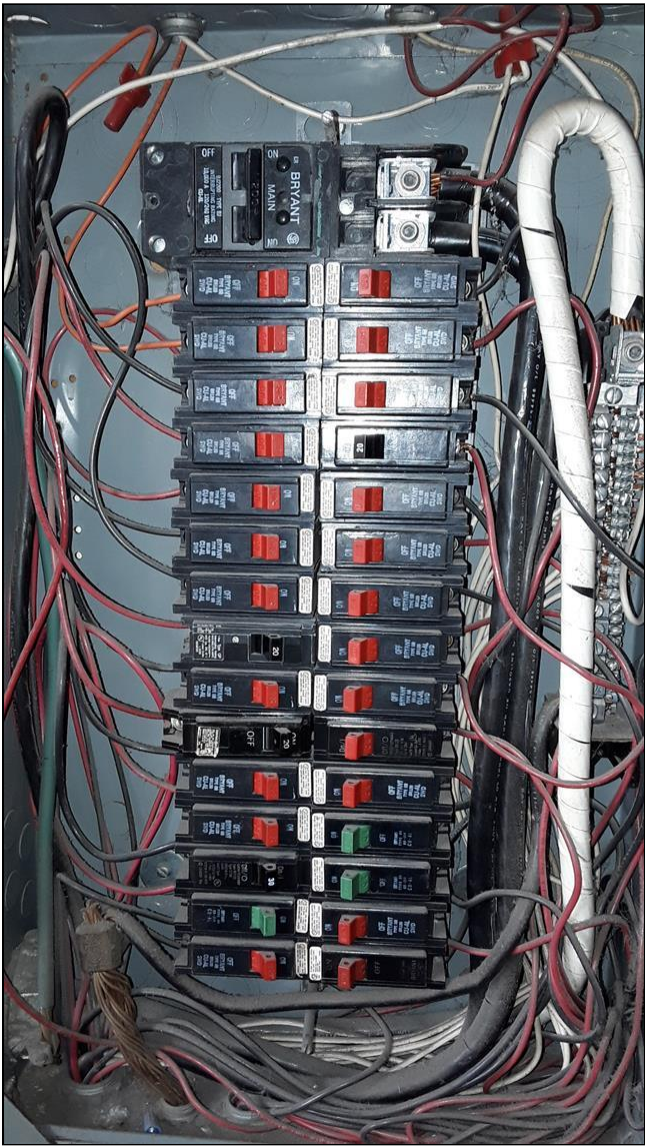
The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.



2nd floor sub panel



Left main panel



Right main panel

Styles & Materials

<b>Electrical Service:</b> OVERHEAD COPPER SERVICE CONDUCTORS 220 VOLTS	<b>Service Size:</b> 60 AMP SUB PANEL (2) 200 AMP SERVICE PANELS	<b>Circuit Protection:</b> CIRCUIT BREAKERS
<b>Main Panel Manufacturer:</b> BRYANT	<b>Sub Panel Manufacturer:</b> CUTLER HAMMER	<b>Conductor Materials:</b> COPPER KNOB AND TUBE
<b>Grounding:</b> GROUND ROD		

Items

- 13.0 SERVICE ENTRANCE  
Comments: Inspected. Appears Good Or In Working Condition.
- 13.1 DISTRIBUTION PANEL  
Comments: Inspected. Appears Good Or In Working Condition.
- 13.2 CIRCUIT WIRING  
Comments: Specialist Item.

Throughout home, ungrounded circuits have 3-prong outlets installed instead of upgrading wiring. It is unsafe to use grounded outlets on ungrounded circuits (correction requires use of only 2-prong outlets, grounded junction boxes, or GFCI outlets).

Recommend contracting professional electrician to investigate and correct to avoid associated electrical safety hazards.

### 13.3 GROUNDING

**Comments:** Inspected. Appears Good Or In Working Condition.

### 13.4 SUB PANEL

**Comments:** Inspected. Appears Good Or In Working Condition.

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The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



**Bulldog Professional Inspection Services**

**www.BulldogInspect.com**

**816-564-3081**

## **Report Attachments**

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/ attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments

[Termite Inspection Report](#)



### 3400 Campbell Street Property Condition Photos























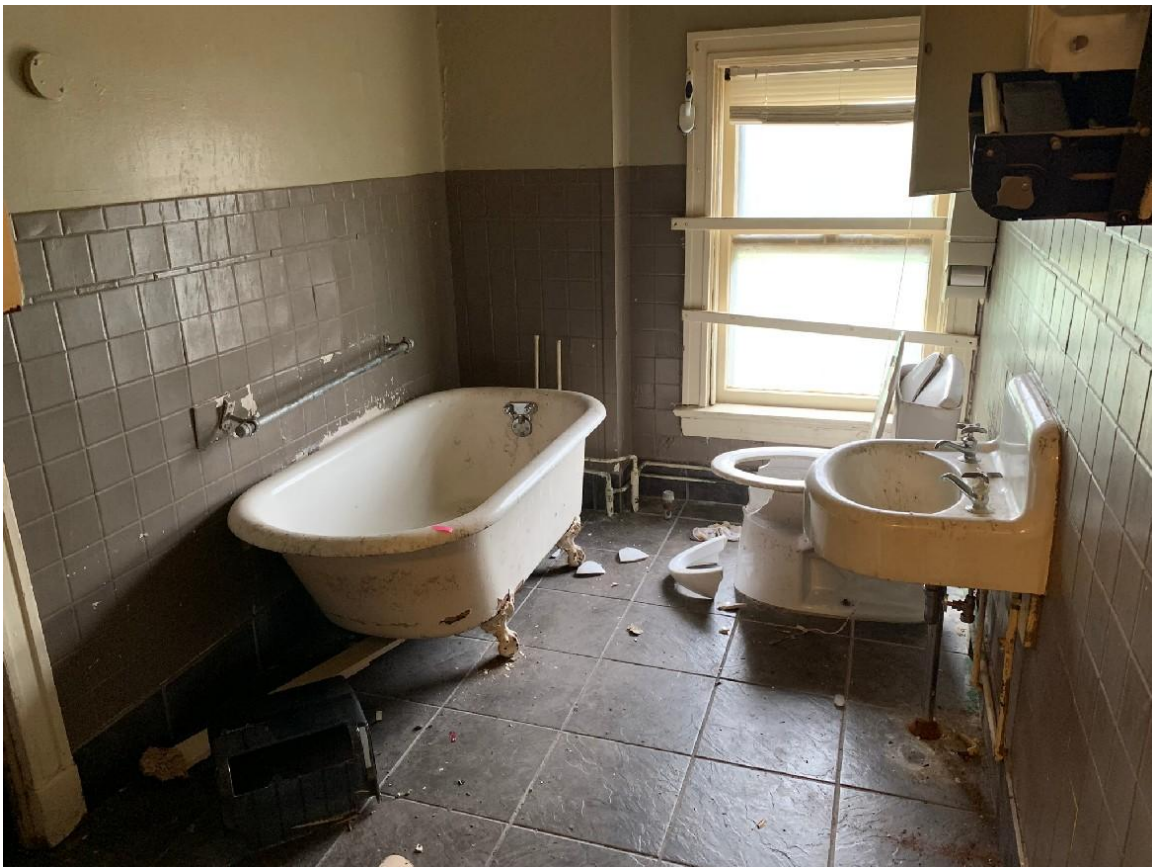






















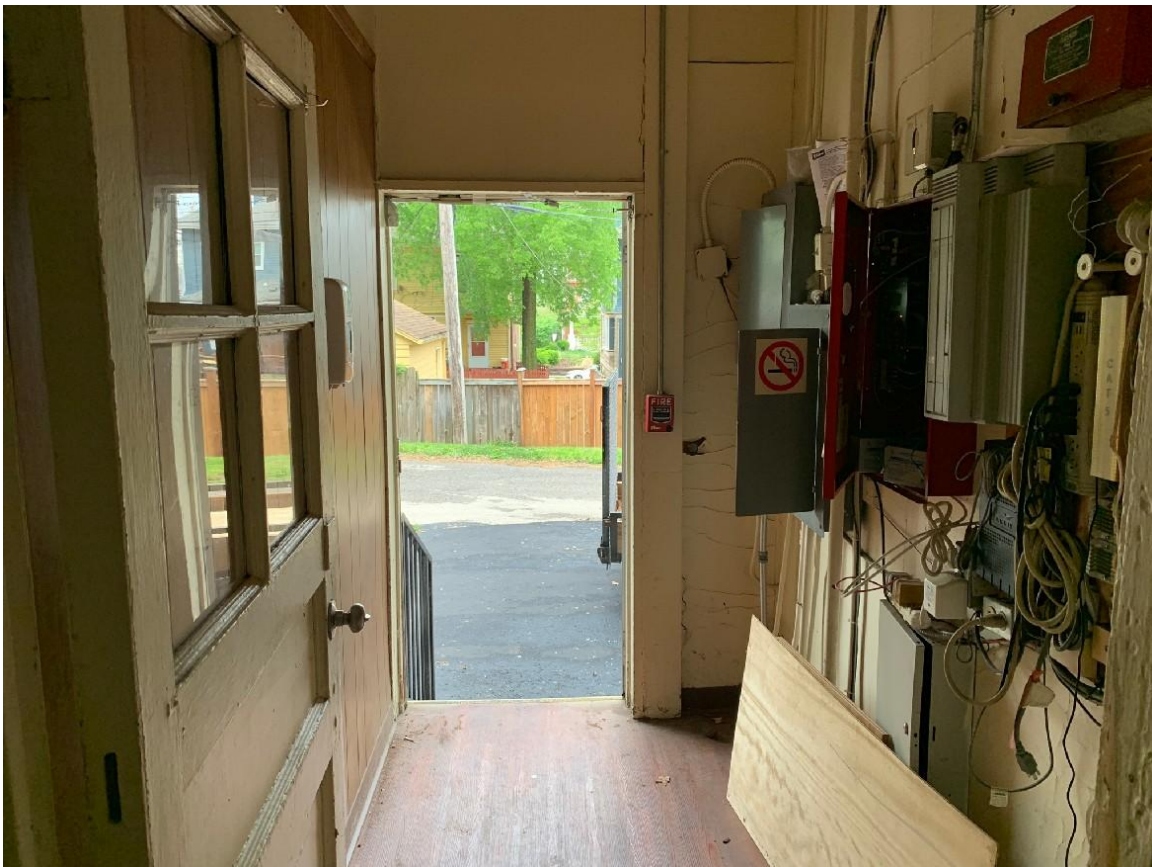




















Johnny Youssef <johnnysyoussef@gmail.com>

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## 3400 Campbell - Potential "Footprint" Urban Renewal Plan

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Johnny Youssef <johnnysyoussef@gmail.com>

Thu, Jan 23, 2020 at 10:26 PM

To: katheryn@shieldsforkc.com, ERIC@bunchforkc.com

Dear Ms. Shields and Mr. Bunch,

I am reaching you out based on the referral of Mr. Robert Long with the Economic Development Corporation of KC. I have a large distressed prosperity that has been abandoned for several years and I plan to rehab, located at 3400 Campbell Ave, Kansas City, MO. I am reaching out to discuss a proposed Urban Renewal Plan on the property in order to seek your support. Please let me know how I can possibly move forward with my request given that this is my first time and I am unfamiliar with the process. I am excited to be working on it and see the large corner home on a hill get restored!

Sincerely,  
Johnny Youssef  
[Quoted text hidden]



**LCRA FORMS - Urban Renewal Plan Application (00050541-4xA7821).DOC**  
154K



Johnny Youssef <johnnysyoussef@gmail.com>

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## 3400 Campbell - Potential "Footprint" Urban Renewal Plan

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Johnny Youssef <johnnysyoussef@gmail.com>

Mon, Nov 16, 2020 at 10:24 AM

To: katheryn@shieldsforkc.com, ERIC@bunchforkc.com, eric.bunch@kcmo.org, katheryn.shields@kcmo.org

Dear Mr. Bunch and Ms. Shields,

I am reaching out to you to follow up on an email that I have sent you back in January with no response. I was referred to you by Mr. Robert Long with the Economic Development Corporation of KC. I have a large distressed property that has been abandoned for many years and I have plans for the full rehab. It is located at 3400 Campbell Ave, Kansas City, MO. I am reaching out to seek your support with applying to an Urban Renewal Plan. Please let me know what I can do to get your support as any financial incentive or relief will help tremendously with the cost of the project.

Sincerely,

[Quoted text hidden]

[Quoted text hidden]

Platinum Realty

[Quoted text hidden]

---

## Following up on 3400 Campbell Ave

---

**Johnny Youssef** <johnnysyoussef@gmail.com>

Fri, Jan 8, 2021 at 2:08 PM

To: katheryn.shields@kcmo.org

Dear Mrs. Shields,

I have reached out in January 2020 to get your support on the rehab of my property at 3400 Campbell Ave. Though I did not hear back from you, I was able to receive the city's support to move forward with the property.

I am reaching out to you again as Mr. Robert Long with the Economic Development of Kansas City has recommended to do so. I need your support as I am applying for an Urban Renewal Plan. The approval of the program is crucial in order for me to be able to financially insure completion of the project.

Little about it: The historic property has been in a distressed condition for over 12 years. According to the previous owner, it used to be used as a caregiving facility for the elderly. The property has been abandoned since and I am working on completely restoring it and building on the empty lot next to it. My goal is to transform the property while upholding the integrity of the historic appeal.

I am attaching photos below. Your support with a simple letter addressed to the Economic Development Corporation of Kansas City supporting the work to restore the property on 3400 Campbell and the development of the empty lot next door.

Please let me know if I can do anything or answer any question to help with the process.

Respectfully,


[Quoted text hidden]


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### 34 attachments



**Exterior.jpg**  
2845K

 **IMG\_1142.jpg**  
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 **IMG\_1163.jpg**  
252K


**IMG\_1584.jpg**  
288K








**IMG\_2108.jpg**  
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 **IMG\_1256.jpg**  
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 **IMG\_2110.jpg**  
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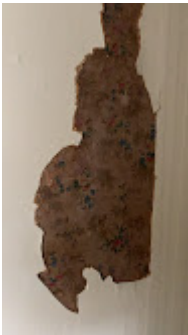
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**IMG\_2157.jpg**  
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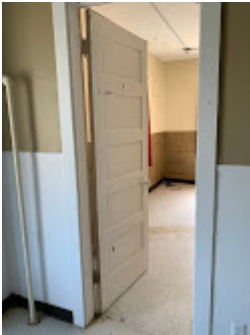
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**IMG\_2550.jpg**  
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**IMG\_2570.jpg**  
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Johnny Youssef <johnnysyoussef@gmail.com>

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## Following up on 3400 Campbell Ave

---

**Johnny Youssef** <johnnysyoussef@gmail.com>  
To: eric.bunch@kcmo.org

Fri, Jan 8, 2021 at 2:06 PM

Dear Mr. Bunch,

I have reached out in January 2020 to get your support on the rehab of my property at 3400 Campbell Ave. Though I did not hear back from you, I was able to receive the city's support to move forward with the property.

I am reaching out to you again as Mr. Robert Long with the Economic Development of Kansas City has recommended to do so. I need your support as I am applying for an Urban Renewal Plan. The approval of the program is crucial in order for me to be able to financially insure completion of the project.

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I am attaching photos below. Your support with a simple letter addressed to the Economic Development Corporation of Kansas City supporting the work to restore the property on 3400 Campbell and the development of the empty lot next door.

Please let me know if I can do anything or answer any question to help with the process.

Respectfully,

--

**Johnny Youssef**  
DwellKC Group



Broker/Realtor®  
Platinum Realty  
816.810.4780  
Website: [DwellKCGroup.com](https://DwellKCGroup.com)  
Facebook: [DwellKC](#)  
Zillow: [Johnny Youssef](#)

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**34 attachments**

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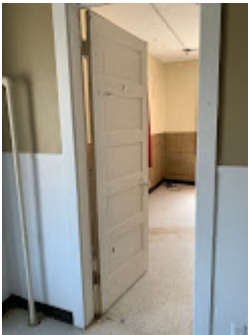
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**IMG\_2570.jpg**  
156K

October 7, 2020

Administrative Application for Exterior Paint Color

Bradley Wolfe  
City Historic Preservation Officer

RE:  
Case No.: 2019-00056  
Address: 3400 Campbell Street  
Date Filed: 7/9/2019  
Date(s) Heard: 8/23/2019  
Date Decision: 8/23/2019

Dear Mr Wolfe,

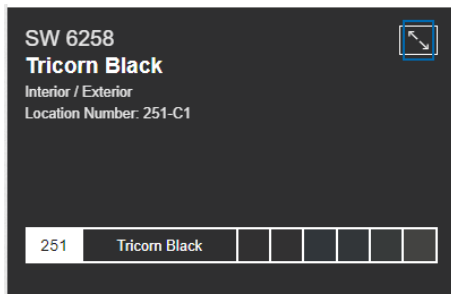
We are requesting Administrative Approval to paint the exterior addition to 3400 Campbell (circled in the picture below) Sherwin Williams Tricorn Black -SW 6258 from the America's Heritage Palette.

Please let me know if you need further documentation.

Thanks,



Dale Scott





Johnny Youssef <johnnysyoussef@gmail.com>

---

## 3400 Campbell Exterior paint

---

**Wolf, Bradley A** <Bradley.Wolf@kcmo.org>

Tue, Oct 20, 2020 at 12:00 PM

To: Dale Scott <descott@sbcglobal.net>, Johnny Youssef <johnnysyoussef@gmail.com>

It was approved with the window repair and replacement in 2019. I updated the system to reflect that.

---

**From:** Dale Scott <descott@sbcglobal.net>

**Sent:** Tuesday, October 20, 2020 11:39 AM

**To:** Wolf, Bradley A <Bradley.Wolf@kcmo.org>; Johnny Youssef <johnnysyoussef@gmail.com>

**Subject:** 3400 Campbell Exterior paint

**EXTERNAL:** This email originated from outside the [kcmo.org](http://kcmo.org) organization. Use caution and examine the sender address before replying or clicking links.

Brad,

I am following up with the request for Administrative Approval Application for exterior paint color change at 3400 Campbell.

Compass indicates it is still under review with no deadline provided.

Just checking in as to expected timeline on it.

Thanks

Dale Scott

Phone: 913-526-6670

Web: [www.vintagehomekc.com](http://www.vintagehomekc.com)

----- Forwarded Message -----

**From:** Scott Busch <sbusch@kc.rr.com>

**To:** Dale Scott <descott@sbcglobal.net>

**Sent:** Saturday, August 3, 2019, 11:05:32 AM CDT

**Subject:** RE: Estimate on Window Repair in Hyde Park

Hi Dale,

I apologize for the delay in getting this Statement of Work to you.

I misunderstood in that you needed it prior to mid-August. In any case, here it is attached.

The SOW covers only 18 windows – perhaps half of the total on this house. It's rare I see windows in such poor condition I do not believe they are salvageable – but at least half of yours IMO are not!  
They are missing to many parts and even the parts remaining are mostly in complete disrepair.

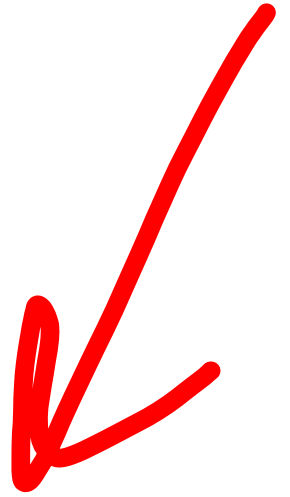
That said, I am offering up that I think 18 windows could be repaired if you wish. The figure shown to repair/restore them includes most of the materials needed, yet you will be responsible for locks & pulls, or metal glides, butterflies or other extra hardware to properly brace and get these 18 windows to operating smoothly – doubtful that tally would exceed \$250.

And it's hard to say estecially having a mixture of old and new replacement windows would have on the general look and feel of this house. It does seem that the lower level first floor most of the windows could be saved, the third floor none of them and the second floor some could, some could not. I will follow your lead on which windows you wish to save or not – given they can be and we can adjust up or down the budget based on the number repaired. Hope that all makes sense to you.

Good Luck! If you resurrect this one – you will have worked a miracle!

Scott Busch

Old Time Windows







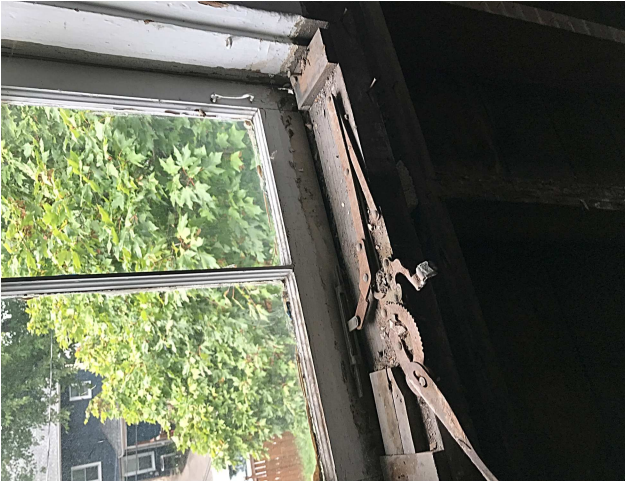
















## 3400 Campbell Window Evaluation

### First Floor

#### Window

1. Can be restored
2. Can be restored
3. Thin aluminum single pane window – should be replaced with thermal window to match original structure.
4. Thin aluminum single pane window – should be replaced with thermal window to match original structure.
5. Thin aluminum single pane window – should be replaced with thermal window to match original structure.
6. Thin aluminum single pane window – should be replaced with thermal window to match original structure.
7. Newer vinyl replacement window – does not need to be replaced
8. Can be restored
9. Replacement window with significant damage – should be replaced
10. Can be restored
11. Can be restored
12. Can be restored
13. Can be restored
14. Can be restored
15. Can be restored
16. Can be restored

### Second Floor

#### Window

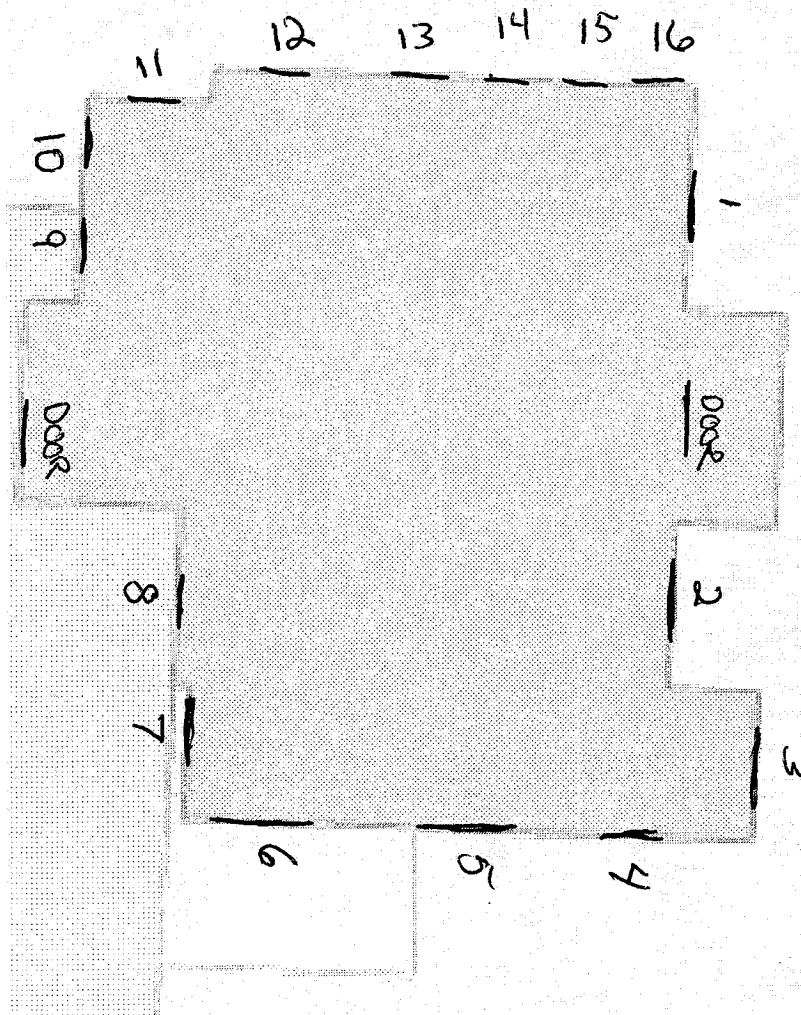
1. Can be restored
2. Can be restored
3. Significant wood rot and missing frame materials – should be replaced
4. Can be restored
5. Can be restored
6. Can be restored
7. Significant wood rot to frames and missing frames – must be replaced
8. Significant wood rot to frames and missing frames – must be replaced
9. Significant wood rot to frames and missing frames – must be replaced
10. Significant wood rot to frames and missing frames – must be replaced
11. Significant wood rot to frames and missing frames – must be replaced
12. Significant wood rot to frames and missing frames – must be replaced
13. Significant wood rot to frames and missing frames – must be replaced
14. Significant wood rot to frames and missing frames – must be replaced
15. Significant wood rot to frames and missing frames – must be replaced
16. Significant wood rot to frames and missing frames – must be replaced
17. Not original windows, inexpensive deteriorated vinyl windows – should be replaced
18. Significant wood rot to frames and missing frames – must be replaced
19. Significant wood rot to frames and missing frames – must be replaced
20. Significant wood rot to frames and missing frames – must be replaced

21. Significant wood rot to frames and missing frames – must be replaced
22. Significant wood rot to frames and missing frames – must be replaced
23. Significant wood rot to frames and missing frames – must be replaced
24. Frame damaged beyond repair – must be replaced
25. Frame damaged beyond repair – must be replaced
26. Frame damaged beyond repair – must be replaced
27. Can be restored
28. Can be restored
29. Frame damaged beyond repair – must be replaced
30. Can be restored
31. Can be restored

#### Third Floor

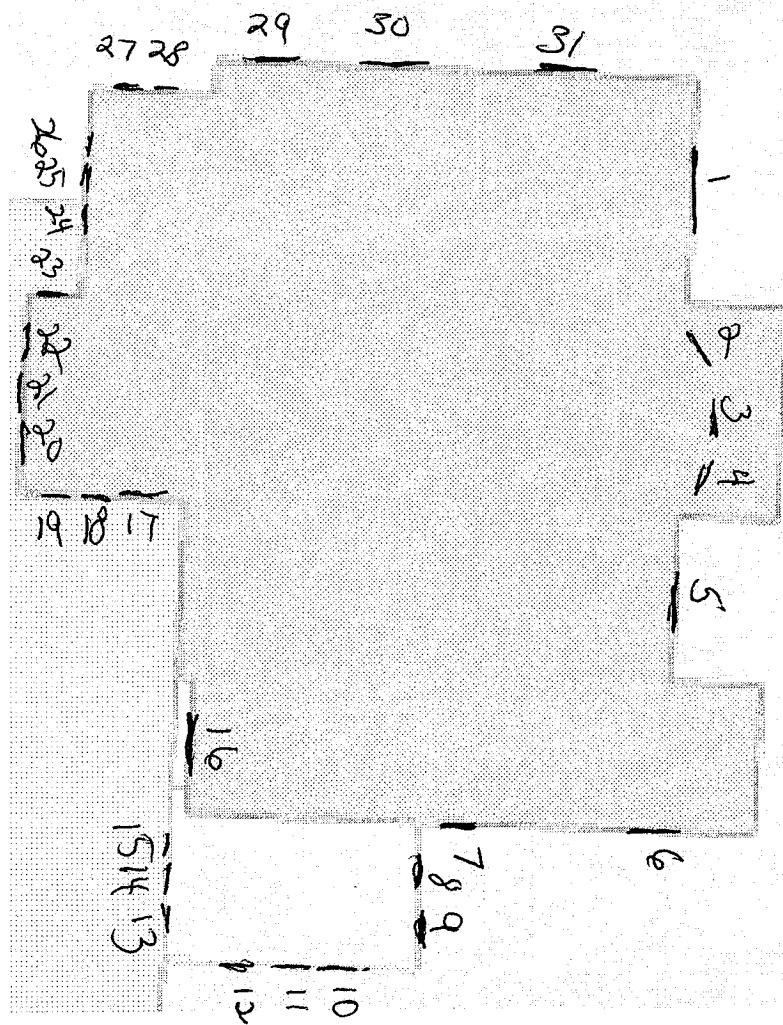
1. Frame damaged beyond repair – must be replaced
2. Frame damaged beyond repair – must be replaced
3. Frame damaged beyond repair – must be replaced
4. Lower sash damaged beyond repair – must be replaced
5. Frame damaged beyond repair – must be replaced
6. Lower sash damaged beyond repair – must be replaced

3400 Campbell  
Window Assessment

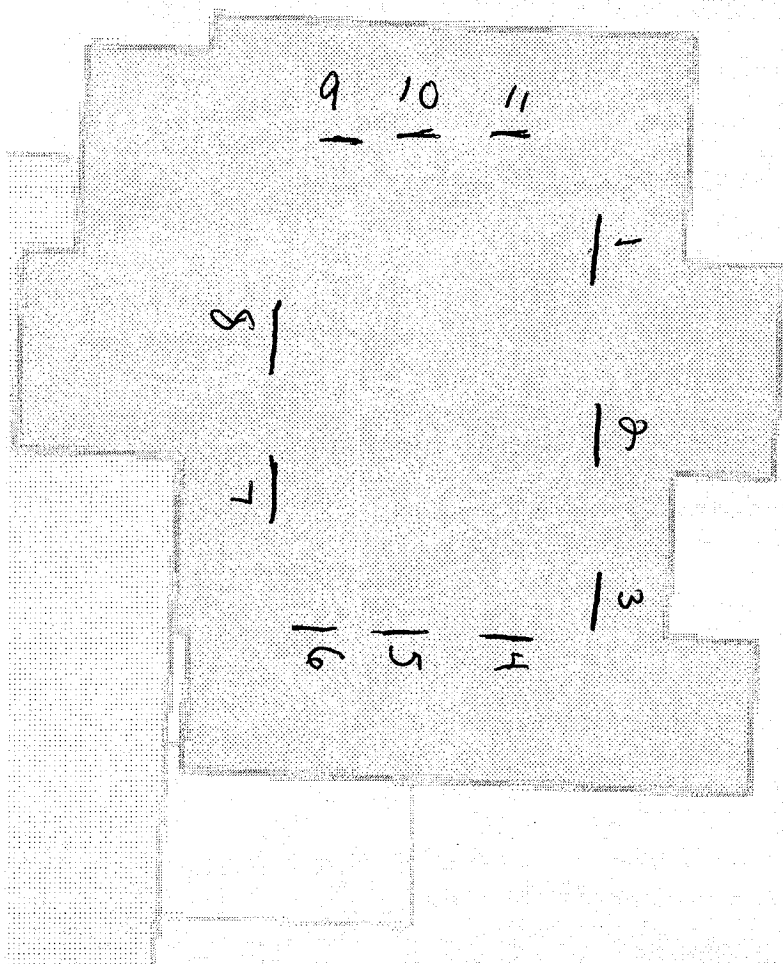


First Floor





Second Floor



Third Floor