

**1996 BOARD
OF
EQUALIZATION**

NOTICE OF MEETING OF BOARD OF EQUALIZATION

The annual meeting of the Christian County Board of Equalization will begin hearing appeals on assessments Monday, July 8th, 1996 and will meet each Monday and Friday through July 29th, 1996 in room 204 of Christian County Courthouse.

Anyone wishing to appeal their assessment should make an appointment with the County Clerk's Office prior to July 8th. The basis for appeal is the true value in money, the subclassification of the property, or the exempt/taxable status of the property as of the tax day.

You may receive forms for your appeal by contacting the County Clerk's Office at PO Box 549, Ozark, MO. 65721 or phoning 581-6360.

An informal hearing to obtain information, to review property records or other questions should be made by contacting the County Assessor's Office at PO Box 334, Ozark, MO. 65721 or phone 581-2440.

Co. Court Minutes

Friday 19th July

1:30 P.M. Board of EQ there was no
change ——— property was in market value

Board of Equalization

7-3-96

Dear Sir,

In 1994 my tax bill was \$8.60 on my property (Tract L-2 NW4 Bilyeu's Survey, Code # 19-0,6-14-000-000-004-003). In 1995 without prior notice, my taxes were increased to \$225.91, an increase of 2627%. I was unable to appeal that year's property tax bill because I never received a notice of revaluation, but paid the tax under protest.

This year I am appealing the new tax levy. If you can show me that all other property owners taxes in the above stated survey were increased at the same rate as my property, I will withdraw my appeal. I want to be assured that I have not been singled out for some particular reason.

Sincerely,

Lonnie L. Richards

284 Escobillo Ave.

Palm Springs, Ca 92264

Appeal Form #

mailed

7-10-96

by Dr.

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 19 96

Owner Avis & Belle Parcel # 11-0.8-34-001-001-123-000
 Mailing Address 1417 W Rainey Situs Address Ozark
 City, State, Zip Ozark, Mo 65721 Property Type & Use Residential (Home)
 Phone # 417-485-0474
 Agent PMHA Property Description Patio Home
 Address 757 N 20th St
 City, State, Zip Ozark, Mo 65721
 Phone # 581-3905

- Nature of Appeal (Property Taxes + Personal Property Taxes)
To Reduce Taxes so I can keep my home.
- Basis of Appeal When I purchased my home in '94, I was told property taxes would be \$208.00 yr. My only income is S.S. I can not afford these taxes
- Opinion of Market Value as of January 1, 19 51,000
- Purchase Price \$ 46,000 Purchase Date 10-17-94
- Type of Sale FHA
- Subsequent improvements made to property None

Cost _____

No Change. prop was in Market Value

NOTE: Income type property owners should submit income and expense information on forms provided.

NOTE: DO NOT FILL OUT BELOW THIS LINE, FOR COUNTY USE ONLY

19__ Assessment	Owners's Opinion of Market Value	Market Value by BOE	New 19__ Assessment
Residential _____	_____	_____	x.19 _____
Agricultural _____	_____	_____	x.12 _____
Commercial _____	_____	_____	x.32 _____
Total _____	_____	_____	_____

Reason for Change _____

DATE _____ BY _____

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 19 _____

Owner Sally Alexander Parcel # 11-8-34-0-0-1-0-0-1-124
 Mailing Address 1419 W. Rainey Situs Address _____
 City, State, zip Deark Mo 65721 Property Type & Use Residential Partic
 Phone # 417-581-4339 Single Family - Home
 Agent FMHA Property Description 2 bedroom patio Home
 Address 757 N. 20th St.
 City, State, zip Deark Mo 65721
 Phone # 417-485-3905

- Nature of Appeal When we bought, property taxes were quoted as \$208.00 - when received Tax Statement it was \$499.37
- Basis of Appeal To lower property taxes that are affordable to my income.
- Opinion of Market Value as of January 1, 19 _____
- Purchase Price \$ 46,000.00 Purchase Date 1-10-95
- Type of Sale FMHA mortgage
- Subsequent improvements made to property none

Cost _____

No Chg. Prop was in Market Value

NOTE: Income type property owners should submit income and expense information on forms provided.

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19__ Assessment	Owners's Opinion of Market Value	Market Value by BOE	New 19__ Assessment
Residential _____	_____	_____	x.19 _____
Agricultural _____	_____	_____	x.12 _____
Commercial _____	_____	_____	x.32 _____
Total _____	_____	_____	_____

Reason for Change _____

DATE _____ BY _____

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 19 _____

Owner Anna G. Thomas Parcel # Lot 4 Oak Hill Place 2nd
 Mailing Address 1409 W. Rainey Situs Address Sec 34 Twn 27 Rng 21
 City, State, Zip Ozark, Mo. 65721 Property Type & Use seniors patio homes
 Phone # 417-581-4312

Agent FMHA - Ron Moody Property Description patio home
 Address _____
 City, State, Zip _____
 Phone # _____

1. Nature of Appeal property tax
2. Basis of Appeal taxes too high
3. Opinion of Market Value as of January 1, 1996 - 51000.00
4. Purchase Price \$ 46,280.00 Purchase Date Sept-8, '94
5. Type of Sale FMHA
6. Subsequent improvements made to property landscaping
 Cost _____

No Chg. Property was in Marke Value

NOTE: Income type property owners should submit income and expense information on forms provided.

NOTE: DO NOT FILL OUT BELOW THIS LINE, FOR COUNTY USE ONLY

19__ Assessment	Owners's Opinion of Market Value	Market Value by BOE	New 19 Assessment
Residential _____	_____	_____	x.19 _____
Agricultural _____	_____	_____	x.12 _____
Commercial _____	_____	_____	x.32 _____
Total _____	_____	_____	_____

Reason for Change _____

DATE _____ BY _____

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 19 96

11-0.8-34-001-001-127-000

Owner E. J. Blonewick Parcel # 46280106
 Mailing Address 1403 W. Rainey Situs Address 1403 W Rainey
 City, State, Zip Ozark MO 65721 Property Type & Use Resident
 Phone # 5581-6755

Agent Farm & Home Administration Property Description Res. Det. Home
 Address 757 No 20th Street
 City, State, Zip Ozark MO 65721
 Phone # 417-581-3905

- Nature of Appeal Unfair Tax. I was told pr. Tax would be 208, now 499.
- Basis of Appeal _____
- Opinion of Market Value as of January 1, 19 51,000
- Purchase Price \$ 46,280.00 Purchase Date 8-26-94
- Type of Sale F.H.A.
- Subsequent improvements made to property None

Cost _____

No Chg Property was in Market Value

NOTE: Income type property owners should submit income and expense information on forms provided.

NOTE: DO NOT FILL OUT BELOW THIS LINE, FOR COUNTY USE ONLY

19__ Assessment	Owners's Opinion of Market Value	Market Value by BOE	New 19 Assessment
Residential _____	_____	_____	x.19 _____
Agricultural _____	_____	_____	x.12 _____
Commercial _____	_____	_____	x.32 _____
Total _____	_____	_____	_____

Reason for Change _____

DATE _____ BY _____

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 19 96

11-0, 8-34-001-001-130-000
130

Owner Noema Epley Parcel # ~~130~~

Mailing Address 1423 W. Rainey Situs Address _____

City, State, zip Ozark, Mo. 65721 Property Type & Use Duplex-Res.

Phone # 581-3025 single family

Agent _____ Property Description 2-bedroom

Address _____ Patio Home

City, State, Zip _____

Phone # _____

- Nature of Appeal Taxes
- Basis of Appeal Feel tax too high. Told at closing taxes would be approximately \$200⁰⁰
- Opinion of Market Value as of January 1, 19 _____
- Purchase Price \$ 52,280 Purchase Date 8-4-95
- Type of Sale FHA Mortgage
- Subsequent improvements made to property none

Cost _____

No Chg. Property was in Market value

NOTE: Income type property owners should submit income and expense information on forms provided.

NOTE: DO NOT FILL OUT BELOW THIS LINE, FOR COUNTY USE ONLY

19__ Assessment	Owners's Opinion of Market Value	Market Value by BOE	New 19__ Assessment
Residential	_____	_____	x.19
Agricultural	_____	_____	x.12
Commercial	_____	_____	x.32
Total	_____	_____	_____

Reason for Change _____

DATE _____ BY _____

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 19 _____

11-08-34-001-001-122-000

Owner Vera L. Shelhorse

Parcel # _____

Mailing Address 1411 W. Rainey

Situs Address OZARK

City, State, Zip Ozark MO 65721

Property Type & Use Residence

Phone # 417-581-5935

Agent FMA

Property Description Duplex

Address 757 N 20th St

PATIO HOME

City, State, Zip OZARK MO 65721

Phone # 581-3905

- 1. Nature of Appeal Wish to have real estate tax lowered. Have limited income, can't work, unfair tax burden
- 2. Basis of Appeal was told at time of purchase that tax would be \$250 per yr or less, was billed \$500.
- 3. Opinion of Market Value as of January 1, 1996 \$51,500
- 4. Purchase Price \$51,500 Purchase Date 8/95
- 5. Type of Sale FMA
- 6. Subsequent improvements made to property NONE

Cost _____

No Chg Property was in Market Value

NOTE: Income type property owners should submit income and expense information on forms provided.

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19__ Assessment	Owners's Opinion of Market Value	Market Value by BOE	New 19__ Assessment
Residential _____	_____	_____	x.19 _____
Agricultural _____	_____	_____	x.12 _____
Commercial _____	_____	_____	x.32 _____
Total _____	_____	_____	_____

Reason for Change _____

DATE _____ BY _____

No. _____

COUNTY BOARD OF EQUALIZATION

PROPERTY ASSESSMENT APPEAL FOR 19 94, 95, 96

Owner KENNETH & DARLENE ECK Parcel # 09-0.3-07-000-000-004-005
 Mailing Address 149 LAVENDER LANE Situs Address SAME AS MAILING ADDRESS
 City, State, Zip BILLINGS, MO 65610 Property Type & Use RESIDENTIAL
 Phone # 744-4192 HOME 888-5471 OFFICE

Agent _____ Property Description _____
 Address _____ All of Lot 8, Wildflower
 City, State, Zip _____ Hills Subdivision
 Phone # _____

- Nature of Appeal REDUCTION OF ASSESSED VALUE.
- Basis of Appeal J. TESCHKE APPRAISAL DATED OCT. 25 1995.
JR. COMBS HAS A COPY OF THE APPRAISAL.
- Opinion of Market Value as of January 1, 1996 \$60,000.⁰⁰
- Purchase Price \$ 156,000.⁰⁰ Purchase Date 11-19-93
- Type of Sale _____
- Subsequent improvements made to property TEMPORARY SAFEGUARDS TO
PROTECT OCCUPANTS Cost _____

NOTE: Income type property owners should submit income and expense information on forms provided.

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\$ 68,600
110.00

19__ Assessment	Owners's Opinion of Market Value	Market Value by BOE	New 19__ Assessment
Residential _____	_____	_____	x.19 _____
Agricultural _____	_____	_____	x.12 _____
Commercial _____	_____	_____	x.32 _____
Total _____	_____	_____	_____

Reason for Change Due to Interior Bldg. House in bad condition

DATE _____ BY _____

KEN ECK
149 Lavender Lane
Billings, MO 65610

June 17, 1996

Junior C. Combs
Clerk of the County Court
Christian County
P.O. Box 549
Ozark, MO 65721

Dear Mr. Combs:

Enclosed is a copy of an appraisal of the property at 149 Lavender Lane, Billings, Missouri, a letter from Tommy Bilyeu, a letter from me to Tommy requesting reassessment, and a newspaper article for your review. I would like to appeal the assessment of the property to the Board of Equalization and the State if necessary. I need your help in resolving this matter as I do not understand the processes involved. If you have any questions or would like to inspect the property I can be reached at 888-5471 during the day and 744-4192 after 5:00 PM. This has been a problem for the past two Tax years and I would like to see this issue resolved before taxes are due for 1996.

Sincerely,


Ken Eck

Cc: Bryan Wade

Enclosures: Four

KEN ECK
149 Lavender Lane
Billings, MO 65610

June 11, 1996

Tommy Bilyeu
Christian County Assessor
P.O. Box 334
Ozark, MO 65721

Dear Mr. Bilyeu:

Enclosed is a copy of the latest appraisal of the property at 149 Lavender Lane, Billings, Missouri for your review. Reassessment of the property based on the appraised value of \$60,000.00 and reimbursement of property tax overpayment for tax years 1995 and 1994 is requested. If you have any questions, I can be reached at 888-5471 during the day and at 744-4192 after 5:00 PM.

Sincerely,



Ken Eck

Cc: Bryan Wade

Enclosures: One

TOMMY BILYEU

P.O. BOX 334. OZARK, MISSOURI 65721
PHONE: 581-2440 - PHONE: 581-5509
HOME: 725-2165 - PAGER: 888-2848

June 12, 1996

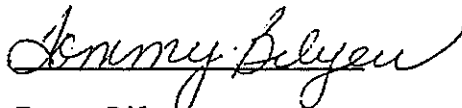
Ken Eck
149 Lavender Lane
Billings, Mo 65610

Dear Ken,

I have reviewed your property, read your appraisal, and I am still undecided what should be done.

In a case like this, I am advising you to appeal this to Board of Equalization, by calling the Clerk's Office, 581-6360. This gives you the right to a State Appeal. They meet in July, so I suggest you call right away.

I wish I could have been of further help. I have the house depreciated at 74% good.



Tommy Bilyeu

Building-code powers fail to pass

Third-class counties like Christian won't get a chance to seek construction rules.

By Tracy Bauer
 News-Leader

Christian County voters won't decide anytime soon whether new buildings should be inspected.

A bill that would have allowed third-class counties like Christian County to enact building codes didn't make it out of the state legislature this session.

House Bill 879, sponsored by Rep. Jim Kreider, D-Nixa, would have allowed county elections on building codes.

Codes currently exist only in first- and second-class counties, which account for only three counties in southwest Missouri. The bill would have affected the rest of the counties.

The idea for codes is appealing to many county officials, builders and residents who are sick of sloppy construction in places like Christian County, where new buildings are going up faster than at any time in history.

"I'm not necessarily for government regulation," says builder Ron Middleton, who builds large custom homes in several third-class counties and in Greene County.

"But, I think we need standards," he says. "It's a disgrace to builders who want to do good work to have to compete with people who want to see how many corners they can cut."

Kreider says he sponsored the bill because he thinks residents should have the chance to decide

whether builders should meet standards in their community.

"Since I've been here, there has been a bill on building codes to some effect," Kreider says. "This is the first time it's gotten this far."

The bill passed the House and made it through a Senate committee, but the legislature's 6 p.m. Friday session deadline came before the bill could get through, Kreider says. "It's one of those things. We'll bring it back in 1997."

Building codes could set standards for everything from the reliability of a structure's foundation to the size of bedroom windows.

Proponents say such codes would improve insurance rates for new buildings in rural areas.

"It assures the purchaser that at least minimal standards were met when their house was built," says Planning and Zoning Administra-

tor Tim Seboldt. Cities such as Nixa and Ozark already have building codes. But there's no regulation outside incorporated areas.

"People are moving in from places like California, and they're used to a large number of regulations," Seboldt said. "They're almost stunned. They say, 'Oh, you don't do that?'"

The county does have septic regulations and codes that regulate land use. Building codes, however, would mandate inspections during several phases of the building process, Seboldt says.

"What I'm disappointed in is that residents in third-class counties aren't even given the chance to make up their own minds about building codes."

Sara Ray, a general contractor, says legislation such as Kreider's offers the best of both worlds be-

cause it doesn't mandate codes, it merely allows counties to enact them.

"It seems so strange not to have any inspection of any kind," says Ray, who has done projects in Christian County. "As long as it was voted on by the people, I have no problem with it."

Ray and Middleton both say they build projects in third-class counties to the same standards they'd have to meet in Greene County and Springfield.

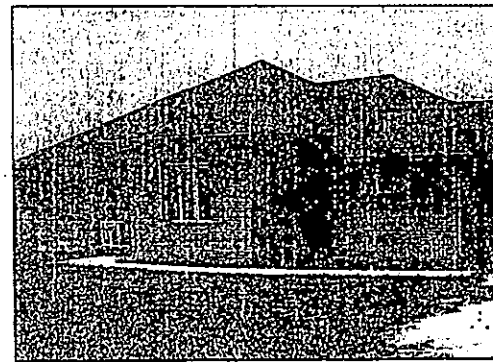
Ray says while she favors codes, she hopes regulations would not become ridiculous.

"I favor building codes and regulations — a certain amount is important for the safety of the customer," Ray says. "But I don't favor them becoming excessive to the point that it starts driving up cost to the customer."



Steve J.P. Liang / News-Leader

Darlene Eck gazes at a makeshift support beam running through her bedroom. "I feel better when the support beams are up, but they are still not safe," she says. She and her husband, Kenny, bought the house in 1993.



Steve J.P. Liang / News-Leader

The Eck home looks fine from the exterior. But beneath the backyard are sewage problems — such as the lack of a sewer line. The Ecks have filed lawsuits against the builders of the home and the inspector.

Nightmare house has couple searching for nearest escape

Unsafe living conditions leave the Ecks wanting to run from their dream home.

By Richard J. Dalton Jr.
 News-Leader

When Darlene and Kenny Eck bought their \$156,000 home near Billings 2½ years ago, they looked forward to raising their son, Austin, among the solace of rolling hills and farms surrounding the Wildflower Hills subdivision.

The couple thought they walked into their dream home, where they would live and die.

Now they fear their home might kill them.

The Ecks listed 33 flaws in a now 2-year-old lawsuit against the builders, Terry and Cathy Owen, and the inspector, Randy Bayliff.

The Owens did not return phone calls. Bayliff referred calls to his lawyer, who did not return calls.

Darlene Eck says the floors could collapse because of shoddy construction. She also worries bad electrical wiring could cause a fire in the home, the only one built by the Owens in that subdivision.

Eck runs out of breath as she shows a reporter the problems in the home.

Her breathlessness doesn't come from standing on tiptoe to point out a fake vent in a bedroom.

Or from walking up the stairs where she says 2½-year-old Austin — or anyone — could easily fall over because the banister balances on one nail and a little glue in the places where it hasn't fallen apart.

Or from walking on some uneven floors from room to room to show more than a dozen 2-inch-by-4-inch support beams a structural engineer recommended to prevent the floors from collapsing.

She's out of breath because she



Steve J.P. Liang / News-Leader

The smell of sewage led the Ecks to rip open a floor in search of broken plumbing. What they found was the broken pipe and a structural support beam that had been hacked to make space for pipes. The result: a greatly weakened support beam.

keeps talking — about flaw, after flaw, after flaw.

Building codes and county inspectors would eliminate or reduce problems that plague her home, she says. "I expected to be protected by the law when I'm buying a house this big and this expensive."

But the state of Missouri doesn't allow building codes in third-class

See NIGHTMARE, Page 6D

Glass system

In southwest Missouri, Greene and Jasper are first-class counties. Camden is a second-class county. All other southwest Missouri counties are third class.

Classes are determined by assessed valuations as follows:

- Class 1 counties: \$450 million and over;
- Class 2: \$100 million to \$449 million;
- Class 3: Less than \$100 million;
- Class 4: Counties that were class 2 before August 1985 and later fell below the required threshold are labeled Class 4 but are still treated as Class 2.

Nightmare / The Ecks are stuck

Continued from 1D

counties such as Christian County. House Bill 879, sponsored by Rep. Jim Kreider, D-Nixa, would have changed that, allowing counties to put the issue to a vote. But the legislative session ended before the House-passed bill went to a Senate vote.

Meanwhile, the Ecks are stuck. They are making large mortgage payments, so they can't move elsewhere, Darlene Eck says.

They also asked Terry Owen to buy back the home, but he refused, she says. "He wouldn't hear of it."

Darlene Eck is going public with her problem to educate others and help them avoid a similar fate. "I'd hate for anyone else to go through what I'm going through."

"Your whole life is just in limbo," she says. "You're waiting and nobody cares."

In the meantime, the Ecks plan escape routes in case of a fire.

"We're going to tie my sheets together, tie it to the bed and go out the window," she says, pointing to a bedroom window close to the ground. "I've lain in bed thinking of what I should do."

Even turning on a light can mean a call to the fire department, she says.

Once, her cousin flipped a switch and — "Snap!" — the lights went out and black soot covered the switch.

"It blew one breaker, then it blew a main breaker," Darlene Eck says. "On the second snap, I decided to call the fire department."

Fire department officials told her the wires got wet from the rain, she says.

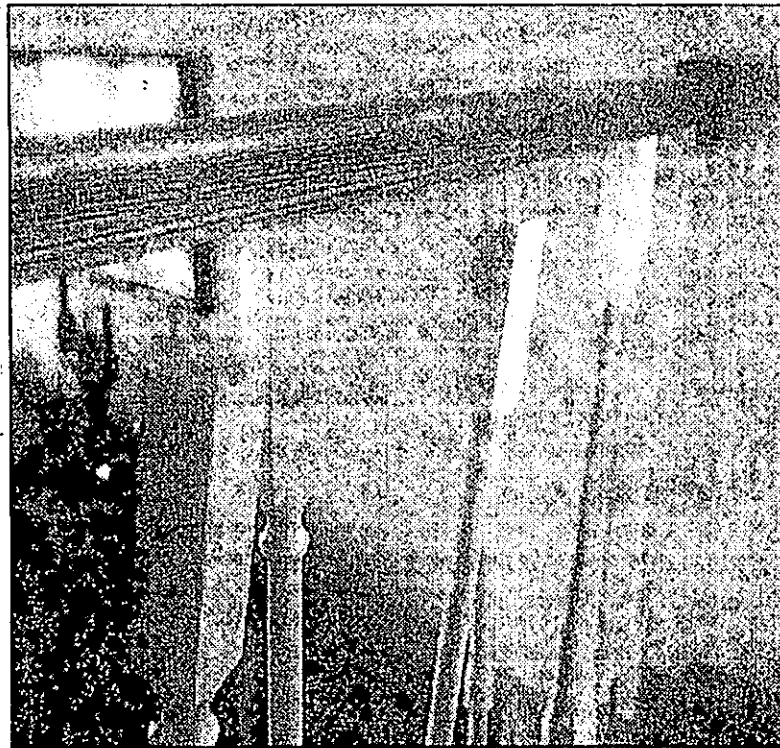
Once, Austin shocked himself after lifting up an electrical socket that wasn't secured to the floor, she says.

A light in the kitchen hangs not from a chain but from the electrical wire.

Outside, telephone and electrical wires lay exposed. She says static interferes with telephone conversations when it rains.

One day, while mowing the lawn, Kenny Eck spied a white spot amidst the green. It was the sewer pipe.

That wouldn't be a problem except that the pipe opens under the ground in the middle of their back yard. It continues eight feet away, but nothing connects the two parts. "There's



Steve J.P. Liang / News-Leader

This bannister has all but fallen apart, leaving toddler Austin Eck — or virtually anyone else — in danger, Darlene Eck says. The railing, or what remains of it, is held together with one nail and some glue.

"I don't know how the law works ... I just want things to be fair.

"And this isn't fair."

— Darlene Eck, distressed homeowner

no pipe," she says. "It's like, 'Who forgot the pipe?'"

In the showers, the Ecks shiver upstairs from cold water. But downstairs, the water nearly scalds them, she says.

The washing machine has blown a fuse several times. And after running it, she must remember to flush out the sink. Otherwise, fumes from the septic tank can enter the house because the machine isn't vented.

In the downstairs bedroom, improperly sealed plumbing joints have leaked and left the room smelling like a sewer.

Kenny Eck reduced the smells by

installing a vent and replacing leaky pipes, Darlene Eck says.

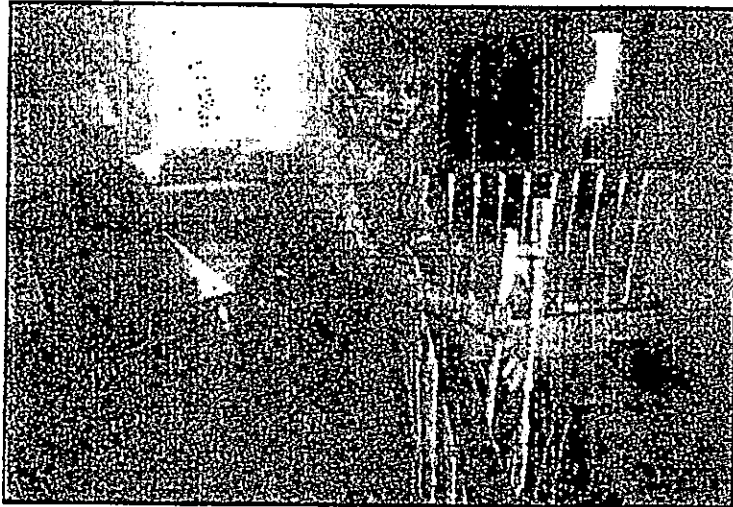
Looking back, she says the situation makes her feel naive, even stupid. "I feel like that little old lady who got conned on the phone."

Sometimes, she just hopes that justice will prevail, through the lawsuit and a change in the law.

"I don't know how the law works ... I just want things to be fair," she says. "And this isn't fair."

Other times, she just cries, then recovers.

"We've had our days of tears," she says. "And then we feel strong and try to go on."



Steve J.P. Liang / News-Leader

Darlene Eck holds pieces of her broken bannister, which is held together by a nail and a little glue. The Ecks have filed lawsuits against the builders and inspector of their home near Billings.

Lack of building code hurts Ozarks family

From Our Staff

Only three southwest Missouri counties have building codes.

Darlene and Kenny Eck found that out the hard way after purchasing their \$156,000 home near Billings 2½ years ago.

There are floors that could collapse, a bannister that balances on one nail and a little glue, and a dozen 2-inch-by-4-inch support beams suggested to prevent the floors from collapsing.

A bill that would have allowed third-class counties to enact building codes didn't make it out of the state legislature this session.

Inside: Our report. 1D

LOTTERY

PICK 3
2-2-2
SHOW-ME 5
11-14-25-27-30
LOTTO
11-14-29-30-37-38
POWERBALL
2-7-8-28-33-35

ion: 10%

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CALL 836-6122 OR 1-800-695-2005

J. JESCHKE APPRAISAL

118 W. Main • Branson, Missouri 65616 • (417) 334-3241 • FAX (417) 334-3419
State Certified

October 25, 1995

Mr. Bryan O. Wade
Farrington & Curtis Law Offices
750 N. Jefferson
Springfield, Missouri 65802-3799

Mr. Wade:

This is in reference to your letter of October 12, 1995, requesting a Real Estate Appraisal of the residence at 149 Lavender, Billings, Missouri. In accordance with your instructions, we have provided two values; the estimated value of the home as if it were without defects, and second, an "as is" value with the defects that presently exist in the property.

I have reviewed in detail the engineer's reports provided by you, which cites numerous construction deficiencies, as well as one report which provides estimated costs to correct the deficiencies. I inspected the property on October 16, 1995. In preparing an estimated value as if the home was without defects, I ignored the Engineer's Reports of deficiencies as well as my observation of defective areas. Based on comparable residential sales and on estimated reproduction costs of the improvements, my estimated value of the property is \$184,500.00. The appraisal report with my rationale for arriving at this value is at Enclosure 1.

Your question of value with the defects is more difficult. A standard Real Estate Appraisal would have included in the Cost Approach an estimated cost new of the improvements with allowances for physical, functional or external depreciation. This depreciation would embody all of the subject's deficiencies, superadequacies and obsolescence. In the Sales Comparison Approach, adjustments would be made to the comparable sales to account for these differences. My inspection, review of Engineer's Reports (See Enclosure 2), discussions with the owner and a review of over 100 photographs provided by the owner revealed defective areas of such an extensive nature that an estimated value based on standard depreciation techniques would be highly judgmental. I will not attempt to identify all of the defective areas in this letter, as they are well documented in the Engineer's Reports. I have included several photographs of deficiencies at Enclosure 3. A brief summary of my observations is as follows:

The residence exterior is brick, with an initial impression of an attractive, well designed residential home. However, a closer inspection reveals numerous defects of both structural and cosmetic nature, some of which result in unsafe living conditions. These include notches cut in the 2 x 12" floor joists for plumbing pipes, which measure up to 50% of the board width; no blocking between floor joists; inadequate strength of banister rail around stairwell opening resulting in an unsafe condition; sagging floor in living room and kitchen; beam shoring has been erected in the basement to support the ceiling; no plumbing vent stack; loose wiring; no junction boxes behind some light fixtures and electrical outlets; cracks in concrete; cracks in interior sheetrock; evidence of water leaks; inadequate venting in furnace room; window and door casing separation; hardwood floor separation; broken tile and loose tile grout; and separation of joints on some kitchen cabinets. Also, there is only one outside water faucet on the residence.

While I do not possess the technical expertise for a detailed structural analysis, the Engineer's Reports indicate other major deficiencies in such areas as floor support, plumbing and electrical wiring. Presently a back door has a drop of about ten feet to ground level. Landscaping was not completed, and a step from the front walkway to the front porch was not

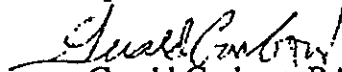
constructed. These are only a few of the shortcomings and deficiencies. A detailed list is included with the Engineer's Reports. It should be noted that some of the deficiencies could not have been detected unless sections of sheet rock had been removed.

The Engineer's Report (Enclosure 2) provides an estimate of costs to repair the residence. According to this report, the required repairs are extensive and will require replacing the entire flooring, stripping sheet rock from walls and ceiling, repairs to plumbing and electrical systems, replacing sheet rock, refinish of walls, etc. The total estimated costs for all areas of repairs and completion of unfinished areas is \$124,332.00. A case could be made that deducting these costs from the residence value if it were without defects (\$184,500.00) would indicate an "as is" value of \$60,168.00. However, this is not necessarily the market value. The estimated market value of the home as it stands is what a typical, well informed buyer in an open market would pay for the property if all of the defects were disclosed. Theoretically, this value could be estimated by comparing the subject with residential sales similar to the subject and having similar deficiencies as the subject. Our research of the market revealed no sales of this nature. The most logical buyer of the property would probably be one of two types of investors. One would be a buyer with experience as a building contractor. His interest would be to buy the property as defective, make necessary repairs and resell it at a profit. The other would be a homeowner who would purchase the property as defective and either pay for correcting all deficiencies, or for those defective areas affecting the safety and living integrity of the home, and be willing to accept other faults as uncorrected. However, if faults are uncorrected, the market value would be less due to items of physical or functional obsolescence.

After analyzing the various options, my judgment of the best indicator of market value is \$184,500.00 (value without defects) minus those costs of repairs which affect the real estate as well as any additional depreciation. The cost to restore the residence to a safe and livable condition is estimated at \$124,332.00. (See Enclosure 3.) These costs were prepared by Dressler Consulting Engineers, Incorporated, and I have no reason to question the validity of the estimate. While the owner would be required to vacate the residence during the repair work, the cost of \$6,400.00 would not be attributable to the real estate. Deducting this cost leaves a total repair cost of \$117,932.00. I am a Real Estate Appraiser, not a building contractor or construction engineer, but I have no reason to believe that estimated demolition or repair costs are excessive or unnecessary. Also, in my opinion there is some external obsolescence, which is incurable. The residence was purchased as a new home, but now requires extensive repairs. Would a buyer pay the same price for the home if defects did not exist as he would pay after repairs are made? Probably not. An example is a new automobile, which is wrecked shortly after purchase. Repairs are made, restoring it to like new condition. However, the value is less. It is no longer a new automobile, but a new car which has been damaged and repaired. The principle for the subject residence is similar. It is faulted. The amount of depreciation is highly judgmental, and could range from 10 to 20% or higher. I have used 10%. The estimated property value without defects of \$184,500.00 minus repair costs of \$117,932.00 equals \$66,560.00. This value minus 10% (\$6,656.00) for external obsolescence provides a total estimated value of the property with the defects of \$59,904.00, rounded to \$60,000.00.

My final conclusion is that the value of the residence, shop building and 3.2 acres of land on which they are located, without the defects is \$184,500.00. The value with the defects is \$60,000.00.

Please contact our office if you have questions or if we can be of further service.


Gerald Curbow RA001151
Appraiser

ENCLOSURE 1

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 65-10

Property Description: 149 LAVENDER, LOT 8, WILDFLOWER HILLS SUBDIVISION, BILLINGS, MO, ZIP CODE 65810, CHRISTIAN COUNTY, MO. Current Owner: KENNETH & DARLENE ECK. Appraiser: GERALD CURBOW.

Property Characteristics: Single family housing, Present land use 30, Land use change Not likely, Price \$150,000, Age 10, Vacant 0-5%.

Note: Race and the racial composition of the neighborhood are not appraisal factors.

The improved boundaries and characteristics: A RESIDENTIAL SUBDIVISION OF ABOUT 15 HOMES, ON MOSTLY 3 ACRE LOTS, ABOUT 5 MILES FROM HWY. 14 & 60 INTERSECTION AT BILLINGS, MISSOURI.

Market conditions in the subject neighborhood (including support for the above conclusions related to the trend of property values, demand/supply, and marketing time): NO DETRIMENTAL FACTORS WERE NOTED THAT WOULD AFFECT CONTINUED MARKETABILITY. MARKETING TIME IS GENERALLY LESS THAN 6 MONTHS.

Approximate total number of units in the subject project: N/A. Approximate total number of units for sale in the subject project: N/A.

Topography: LEVEL TO GENTLE SLOPE. Size: TYPICAL FOR AREA. Drainage: IRREGULAR. View: SUBDIV. & VACANT LAND. Landscaping: AVERAGE FOR NEIGHBRHD.

Comments (apparent adverse easements, encroachments, special assessments, side areas, illegal or legal nonconforming zoning, use, etc.): ENCROACHMENTS NOTED: UTILITY EASEMENTS ASSUMED. SHARED 3-PARTY WELL ACCORDING TO OWNER.

Table with columns: GENERAL DESCRIPTION, EXTERIOR DESCRIPTION, FOUNDATION, BASEMENT, INSULATION. Includes details on foundation (concrete), roof (brick), and insulation (drywall).

Table with columns: ROOMS, # of Baths, Laundry, Other, Area Sq.Ft. Includes rows for Basement (Garage 2,008) and Main (2,008).

AMENITIES: Water, Heating, Kitchen Equip., Attic, Fireplaces, Deck, Porch, Fence, Pool. CAR STORAGE: Attached 2 CAR, Detached 1 CAR.

Other features (specify energy efficient items, etc.): 5 CEILING FANS; VAULTED CEILING IN 2 BEDROOMS; 10' CEILING IN LIVING ROOM; WHIRLPOOL TUB; 1-CAR GARAGE IN BASEMENT; 48' X 32' METAL BUILDING.

Other improvements, defects or repairs needed, quality of construction, remodeling/additions, etc.: COVER LETTER.

Adverse environmental conditions (such as, but not limited to, hazardous wastes, toxic substances, etc.) present in the improvements, on the site, or in the immediate vicinity of the subject: THE APPRAISER IS NOT AWARE OF AND HAS NOT OBSERVED ANY ADVERSE ENVIRONMENTAL CONDITIONS ON THE SUBJECT SITE OR IN THE IMMEDIATE VICINITY OF THE SUBJECT.

UNIFORM RESIDENTIAL APPRAISAL REPORT

File No. 95-160

ESTIMATED SITE VALUE		= \$ 20,000	Comments on Cost Approach (such as, source of cost estimate, site value, square foot calculation and for HUD, VA and FmHA, the estimated remaining economic life of the property): 58 YEARS. 61.0 X 26.5 = 1,616.5 22.5 X 3.5 = 78.75 3.0 X 6.5 = 19.5 1.0 X 12.0 = 12.0 8.0 X 13.0 = 104.0 10.0 X 15.0 = 150.0 3.0 X 9.0 = 27.0
ESTIMATED REPRODUCTION COST-NEW-OF IMPROVEMENTS:			
Dwelling	2,008 Sq.Ft. @ \$ 49.82 =	99,837	
BSMT	2,008 Sq.Ft. @ \$ 21.45 =	43,072	
SHOP: DECK: PATIO, W.P. TUB, +		17,507	
Garage/Carport	684 Sq.Ft. @ \$ 18.10 =	12,380	
Cost Estimated Cost New		= \$ 172,596	
Less Physical			
Depreciation	0 5,200 0 =	5,200	
Depreciated Value of Improvements		= \$ 167,396	
"As-is" Value of Site Improvements		= \$ 2,000	
INDICATED VALUE BY COST APPROACH		= \$ 189,396	

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
149 LAVENDER LANE	1662 METZLETEIN RD.	502 NIGHTCAP DRIVE	352 LAVENDER LANE	
Address	BILLINGS, MISSOURI	BILLINGS, MISSOURI	BILLINGS, MISSOURI	
Proximity to subject		2.5 MILES SOUTH	ADJOINING PROPERTY	2 BLOCKS EAST
Sales Price	\$ N/A	\$ 164,900	\$ 156,950	\$ 157,000
Price/Gross Liv. Area	\$ N/A	\$ 109.93	\$ 74.74	\$ 71.36
Data and/or Verification Source	BUYER, INSPECTION	SELLING REALTOR	BUILDER AND SELLING REALTOR	SELLING REALTOR
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION	+(-)Adjustment	DESCRIPTION
Sales or Financing	CONV.	CONV.	0	CONV.
Concessions	NONE	NONE	0	NONE
Date of Sale/Time	10-24-94	6-20-95	0	1-5-95
Location	SUBURBAN/AVG	SUBURB/AVG.	0	SUBURB/AVG.
Leasehold/Fee Simple	FEE SIMPLE	FEE SIMPLE	0	FEE SIMPLE
Site	3.2 ACRES	9 ACRES - 6,000	0	3 ACRES
View	SUBDIV/FARMS	SUBDIV/FARM	0	SUBDIV/FARM
Design and Appeal	RANCH/AVG.	RANCH/AVG.	0	RANCH/AVG.
Quality of Construction	BRICK/AVG.	BRCK,VIN/AV + 2,000	0	BRICK/AVG.
Age	2 YEARS	1 YEAR	0	NEW
Condition	AVERAGE	AVERAGE	0	AVERAGE
Above Grade	Total Bdrms Baths	Total Bdrms Baths		Total Bdrms Baths
Room Count	5 2 1.50	5 2 2 - 500	5 2 2 - 500	5 2 2 - 500
Gross Living Area	2,008 Sq.Ft.	1,500 Sq.Ft. + 10,200	2,100 Sq.Ft. - 1,800	2,200 Sq.Ft. - 3,800
Basement & Finished	100% - 80%	100% - 75% + 5,000	CRAWLSPACE + 23,000	CRAWLSPACE + 23,000
Rooms Below Grade	3RMS 1BA GAR	2 RMS 1 BA.	NONE + 1,500	NONE + 1,500
Functional Utility	AVERAGE	AVERAGE	0	AVERAGE
Heating/Cooling	G.FA/CENT.	G.FA/CENT.	0	G.FA/CENT.
Energy Efficient Items				
Garage/Carport	2 C.ATT.	2 C.ATT.	0	2 C.ATT.
Porch, Patio, Deck, Fireplace(s), etc.	PATIO, DECK	DECK + 500	LARGE DECK 0	BOOS.F.DECK - 1,000
Fence, Pool, etc.	GAS LOG F.P.	FIREPLACE 0	FIREPLACE 0	FIREPLACE 0
OUTBUILDINGS	METAL BLDG.	SHED + 8,500	NONE + 8,500	NONE + 8,500
Net Adj.(total)		[X] + [] - \$ 19,700	[X] + [] - \$ 27,700	[X] + [] - \$ 27,700
Adjusted Sales Price of Comparable		\$ 184,600	\$ 184,650	\$ 184,700

Comments on Sales Comparison (including the subject property's comparability to the neighborhood, etc.): **SEE COVER LETTER AND ADDENDUM.**

THIS REPORT IS INVALID UNLESS CONSIDERED WITH THE COVER LETTER. THE ESTIMATED VALUE IS BASED ON THE PREMISE THAT THE RESIDENTIAL STRUCTURE IS WITHOUT DEFECTS AS DISCUSSED IN THE COVER LETTER.

ITEM	SUBJECT	COMPARABLE NO. 1	COMPARABLE NO. 2	COMPARABLE NO. 3
Date, Price and Date	11-93	NONE	NONE	NOW LISTED FOR
Source for prior sales	\$156,000			\$185,000 W/NEW DECK
within year of appraisal	OWNER	SELLING REALTOR	SELLING REALTOR	AND 30X60' MET. BLDG.

Analysis of any current agreement of sale, option, or listing of the subject property and analysis of any prior sales of subject and comparables within one year of the date of appraisal: **THE APPRAISERS ARE NOT AWARE OF ANY CURRENT AGREEMENTS OF SALE, OPTIONS, OR LISTINGS OF THE SUBJECT OR COMPARABLES WITHIN THE PAST 12 MONTHS BEYOND THE INFORMATION SUPPLIED HEREIN.**

INDICATED VALUE BY SALES COMPARISON APPROACH: \$ 184,500.00

INDICATED VALUE BY INCOME APPROACH (if applicable) Estimated Market Rent \$ N/A /Mo. x Gross Rent Multiplier N/A = \$ N/A

This appraisal is made "as is" subject to the repairs, alterations, inspections or conditions listed below subject to completion per plans and specifications.

Conditions of Approval: ***SEE ADDENDUM. THE COST APPROACH WAS CONSTRUCTED WITH THE AID OF THE MARSHALL & MFT RESIDENTIAL COST HANDBOOK & TEMPERED BY LOCAL CONDITIONS.**

Disclaimer: **ALTHOUGH THE COST APPROACH COULD BE CONSIDERED RELIABLE, MORE RELIANCE IS PLACED ON THE MARKET DATA ANALYSIS WHICH REFLECTS PREVIOUS ACTIONS OF BUYERS AND SELLERS IN THE MARKET PLACE.**

The purpose of this appraisal is to estimate the market value of the real property that is the subject of this report, based on the above conditions and the certification, contingent on the listing conditions, and market value definition that are stated in the attached Freddie Mac Form 439/Fannie Mae Form 1004B (Revised 6/93).

(WE) ESTIMATE THE MARKET VALUE, AS DEFINED OF THE REAL PROPERTY THAT IS THE SUBJECT OF THIS REPORT, AS OF **OCTOBER 16, 1995**

WHICH IS THE DATE OF INSPECTION AND THE EFFECTIVE DATE OF THIS REPORT) TO BE \$ **184,500.00**

APPRAISER: *Gerald Curbow* SUPERVISORY APPRAISER (if applicable) SIGNATURE: *John Jescoke* NAME: **JOHN JESCOKE** Inspect Property Did Did Not

DATE REPORT SIGNED: STATE CERTIFICATION # **RA002005** STATE MO

ADDENDUM

RE: 149 Lavender, Billings, Missouri

The subject property is located in a small residential subdivision of about 15 homes, and is approximately 15 miles southwest of Springfield. Comparable #1 is 2.5 miles south of the subject, while #2 and #3 are both within the subject's subdivision. The subject and all three sales are on septic systems. The subject and Sales #2 and #3 are each on shared wells with two other homes. Comparable #1 has an individual well. All three sales have closed within the past year. Realtors in the area indicated that residential properties have not appreciated in 1995. There was significant appreciation in 1993 and early 1994, but it has leveled in 1995. Therefore, we made no appreciation adjustment to the comparable sales.

The subject owner purchased the property in November of 1993 for \$156,000.00. The present estimated value of \$184,500.00 indicates a total increased value of 15%. Also, a 1,447 square foot residence within one block of the subject, with full basement (75% finished), sold in April of 1993 for \$105,500.00, and resold in August, 1995 for \$132,500.00, for an increase in value of 20%. We did not use this as a comparable sale due to the size difference of improvements and land, and primarily due to its inferior quality of construction materials and amenities, resulting in the lower sale price. Both the builder and selling Real Estate Agent indicated that it was constructed as a less expensive home than other properties in the subdivision.

In addition to the above sales, a 2,300 square foot residence in the subject's subdivision and very similar to Sales #2 and #3 is presently listed for sale at \$169,900.00. It has a 3-car garage, but has no basement, and is on five acres of land.

Comparable #3, which sold in January of 1995 for \$157,000.00 is now re-listed for sale at \$185,000.00. Since the original sale, a large 10' x 80' deck and a 30' x 60' metal building have been added.

GENERAL WARRANTY DEED

THIS DEED, Made and entered into this 19 day of NOVEMBER, 19 93, by and between TERRY OWEN AND CATHY OWEN, HUSBAND AND WIFE of the County of GREENE, State of Missouri, party or parties of the first part, and

KEN ECK AND DARLENE ECK, HUSBAND AND WIFE of the County of GREENE, State of Missouri, party or parties of the second part, Grantee's mailing address: RT 1 BILLINGS, MO 149 LAVENDER, 65610

WITNESSETH, that the said party or parties of the first part, for and in consideration of the sum of One Dollar and other valuable considerations paid by the said party or parties of the second part, the receipt of which is hereby acknowledged, does or do by their presents GRANT, BARGAIN AND SELL, CONVEY AND CONFIRM unto the said party or parties of the second part, the following described Real Estate, situated in the County of CHRISTIAN and State of Missouri, to-wit:

ALL OF LOT EIGHT (8) IN WILDFLOWER HILLS, A SUBDIVISION IN CHRISTIAN COUNTY, MISSOURI.

ALSO 1/3 INTEREST IN THE WATER WELL AGREEMENT DATED 8-11-92, AS IS RECORDED IN BOOK 285, PAGE 444, CHRISTIAN COUNTY RECORDER'S OFFICE.

P. BRUCE HARRIS RECORDER OF DEEDS CHRISTIAN COUNTY Filed this 21st day of Nov. 1993 9:10 A.M.

SUBJECT TO EASEMENTS, RESTRICTIONS, RESERVATIONS AND COVENANTS OF RECORD, IF ANY.

TO HAVE AND TO HOLD THE SAME, Together with all rights and appurtenances to the same belonging, unto the said party or parties forever.

The said party or parties of the first part covenanting that said party or parties and the heirs, executors, administrators and assigns of such party or parties, shall and will WARRANT AND DEFEND the title to the premise: unto the said party or parties of the second part, and to the heirs and assigns of such party or parties forever, against the lawful claims of all persons whomsoever, excepting however, the general taxes for the current calendar year, and thereafter, and special taxes becoming a lien after the date of this deed, and restrictions, easements and building set back lines of record if any, and zoning laws.

IN WITNESS WHEREOF, the said party or parties of the first part has or have hereunto set their hand or hands the day and year first above written.

Terry Owen (SEAL) TERRY OWEN (SEAL) Cathy Owen (SEAL) CATHY OWEN (SEAL)

STATE OF MISSOURI, } ss. County of GREENE

ACKNOWLEDGEMENT OF HUSBAND AND WIFE On this 19 day of NOVEMBER 19 93

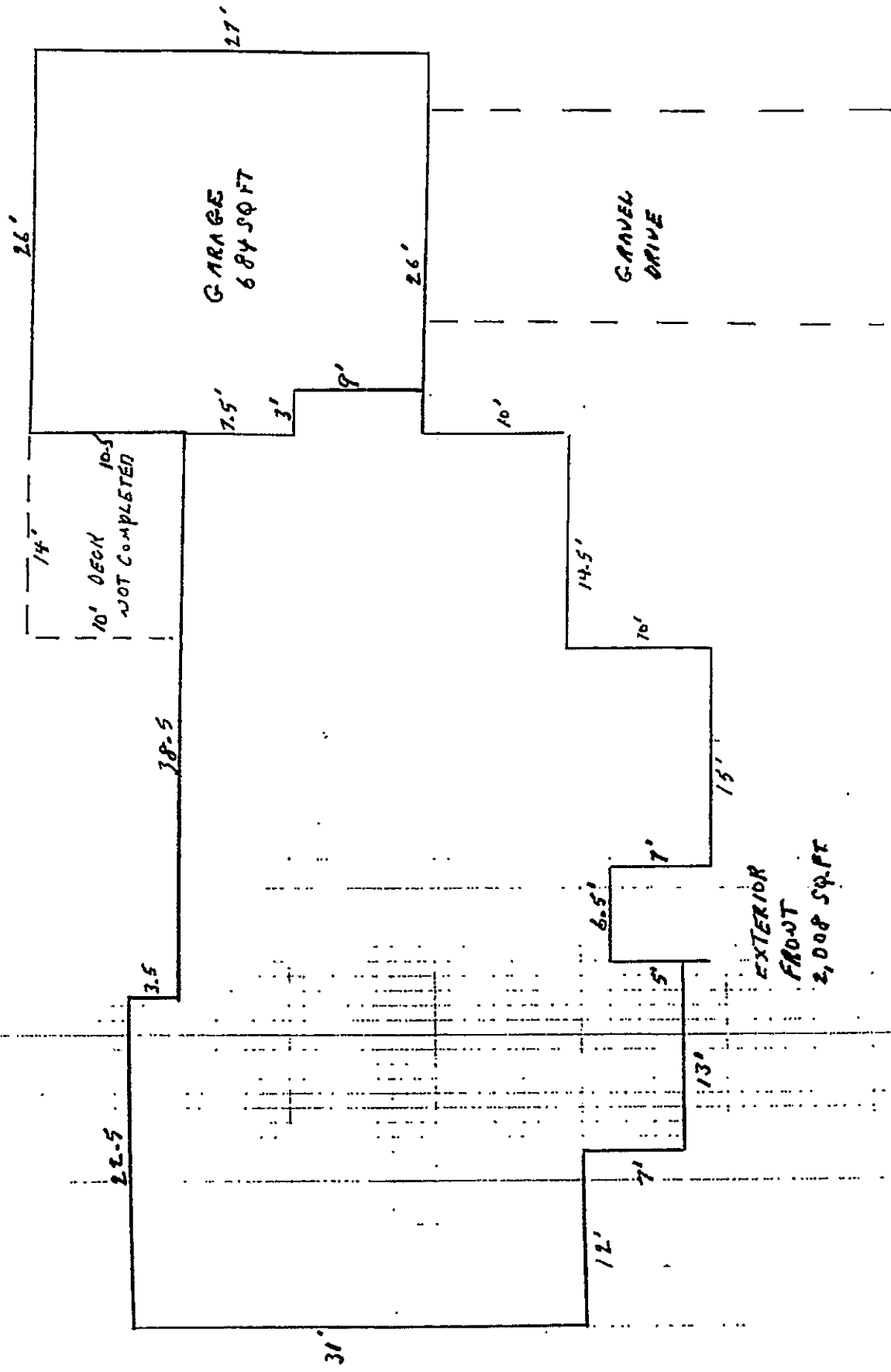
before me personally appeared TERRY OWEN and CATHY OWEN his wife, to me known to be the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same as their free act and deed.

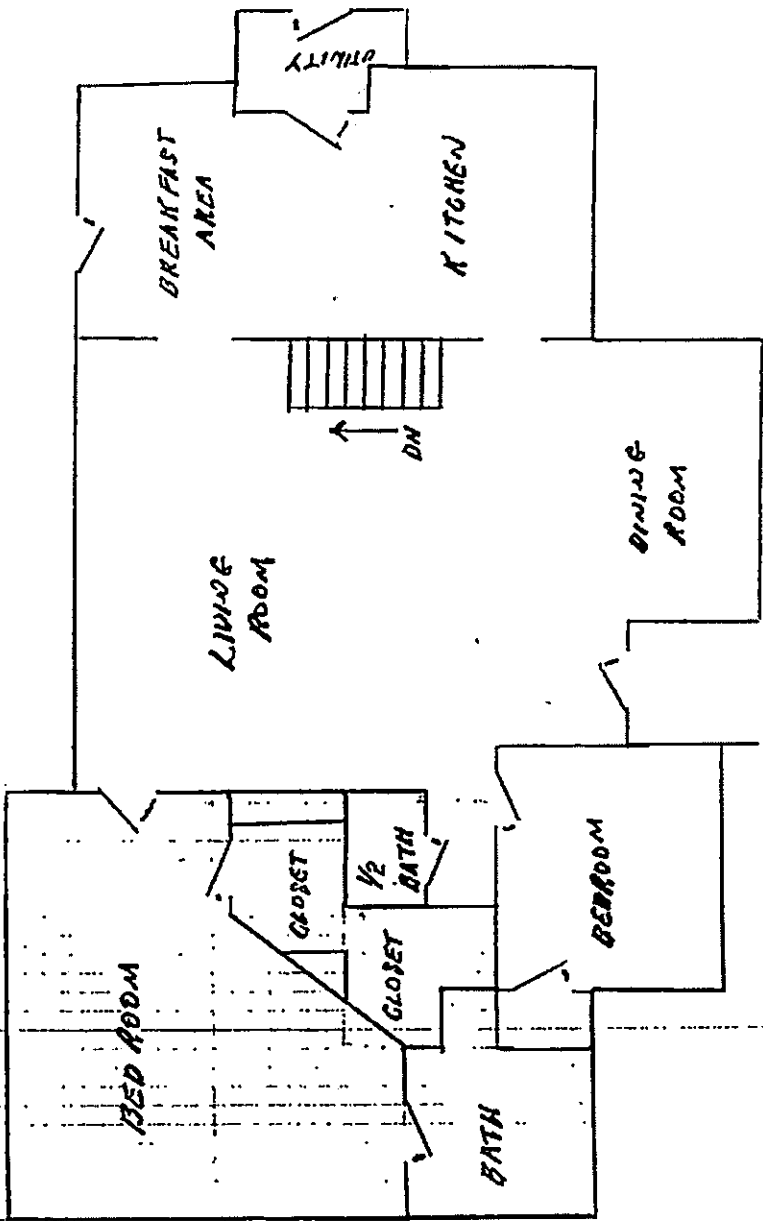
IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed my official seal, at my office in SPRINGFIELD, MO the day and year first above written. My term of office as a Notary Public will expire 19

(SEAL)

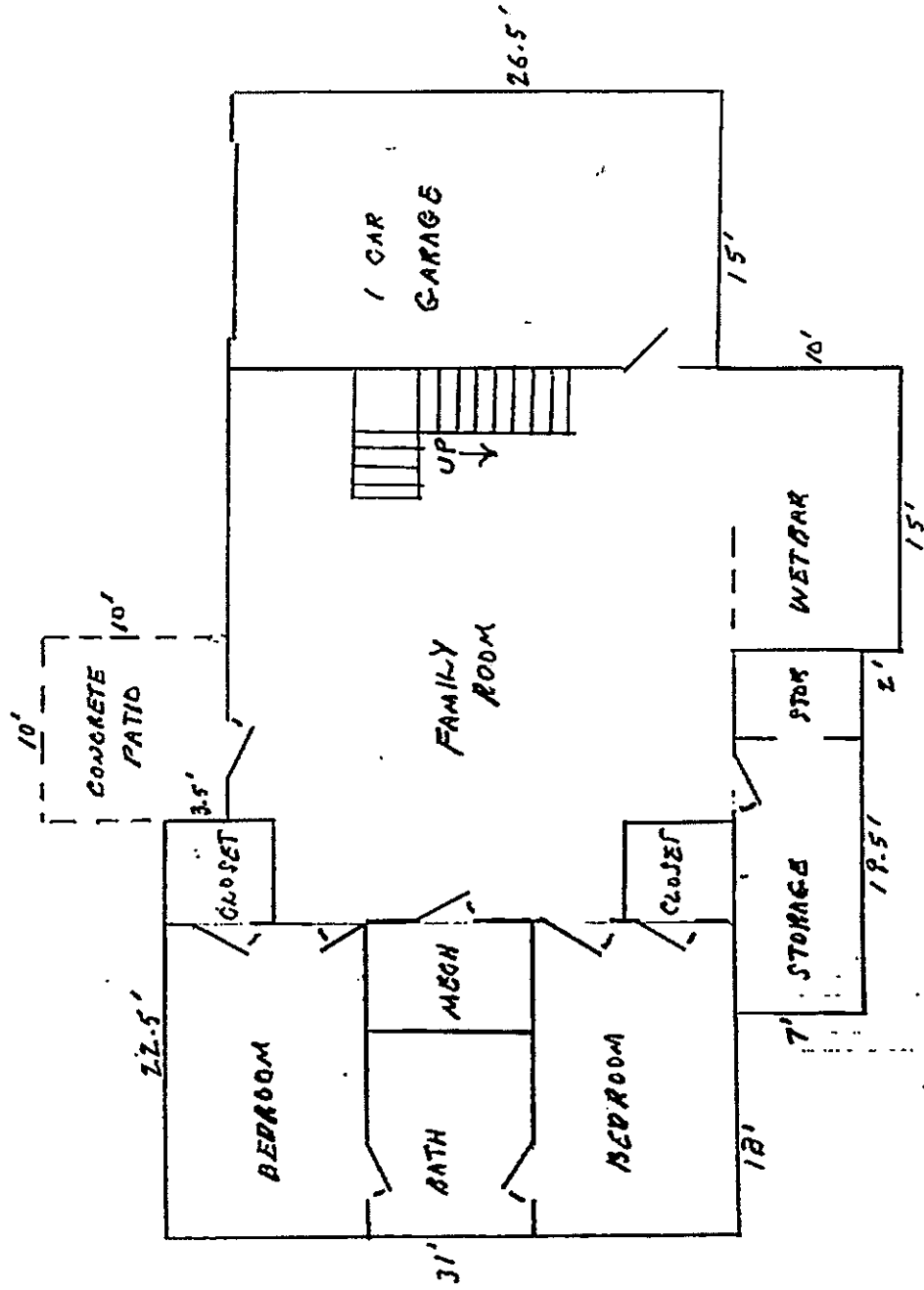
L. PAIGE THULIN NOTARY PUBLIC GREENE COUNTY STATE OF MISSOURI MY COMMISSION EXPIRES MAR 27, 2005

[Signature] Notary Public.





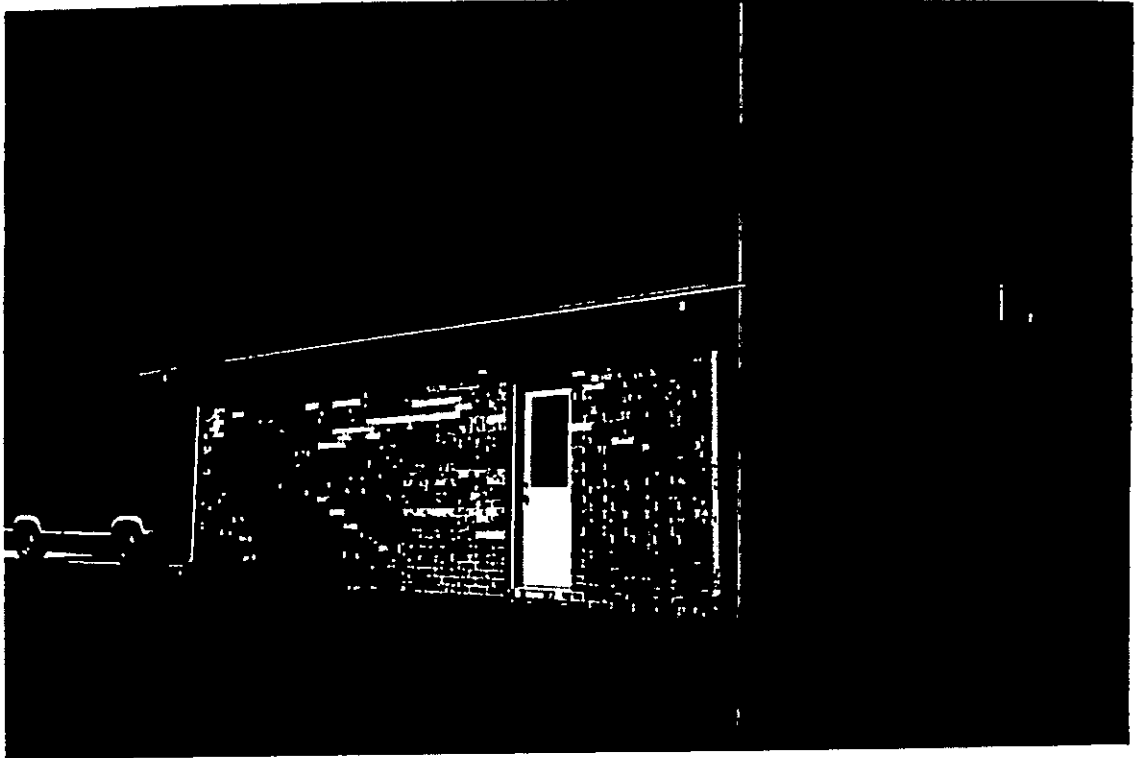
1ST LEVEL
INTERIOR



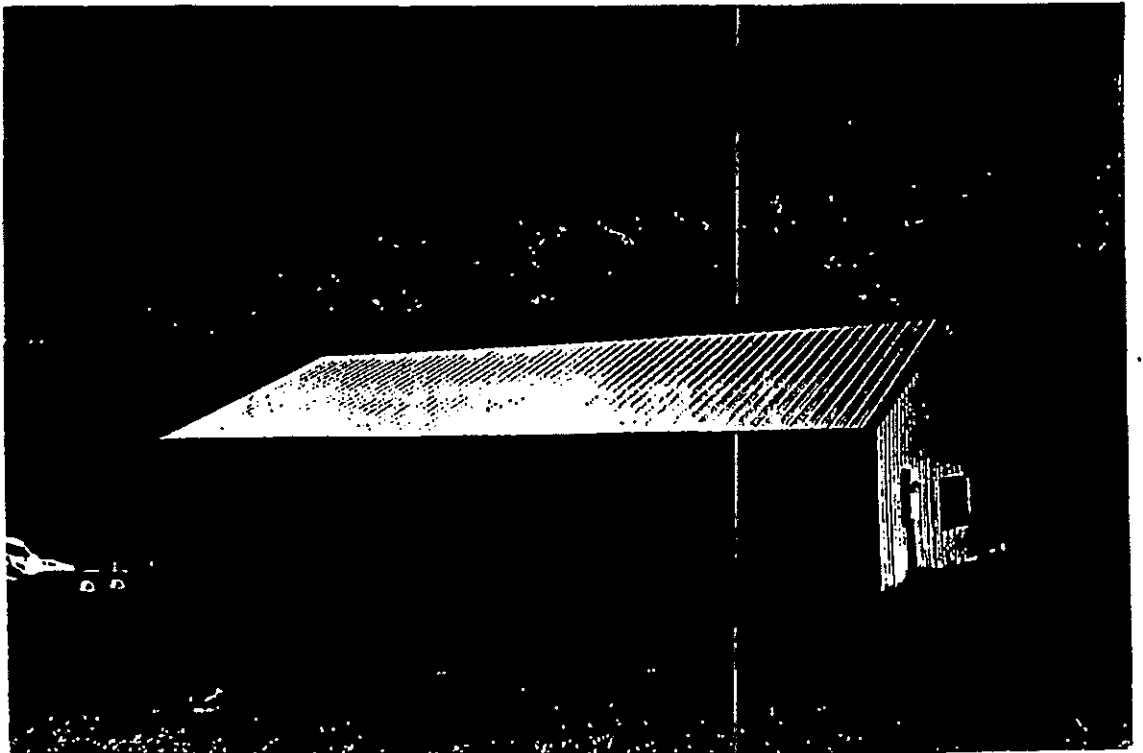
BASEMENT
 2008 SQ FT
 1,611 SQ FT FINISHED
 397 SQ FT GARAGE

Photographs of Subject Property

East End



Metal Building

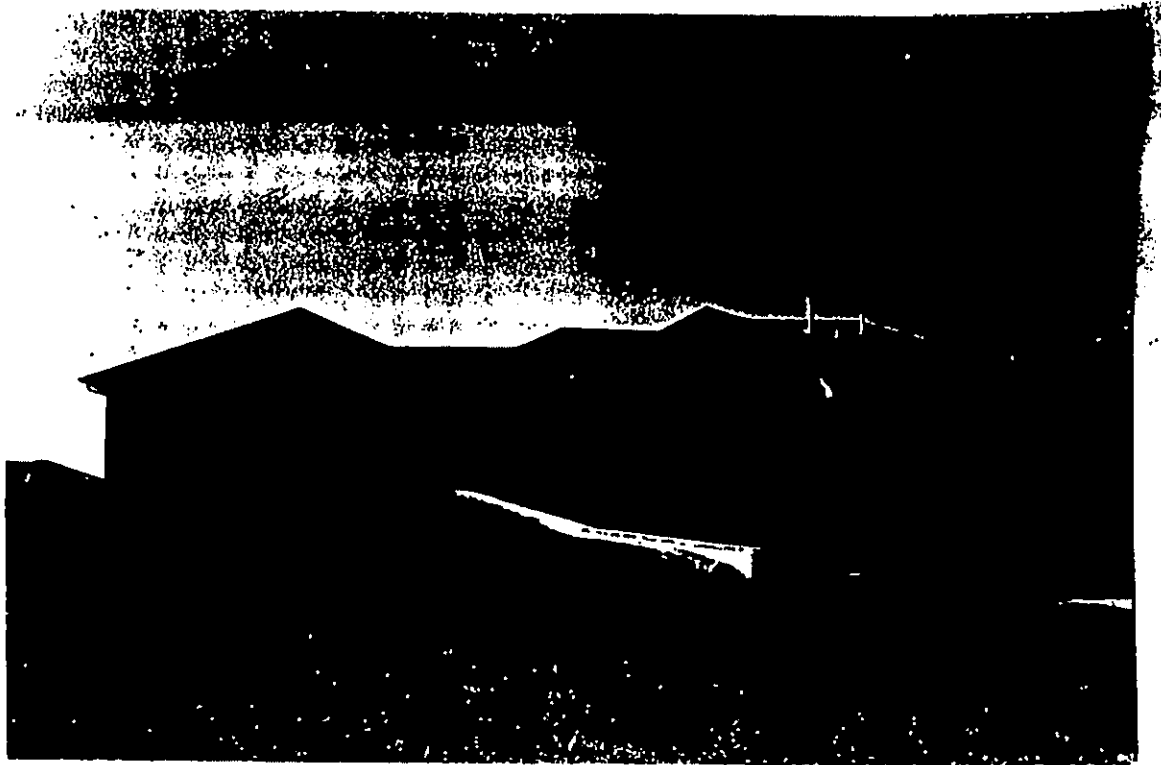


Photographs of Subject Property

Front



Rear

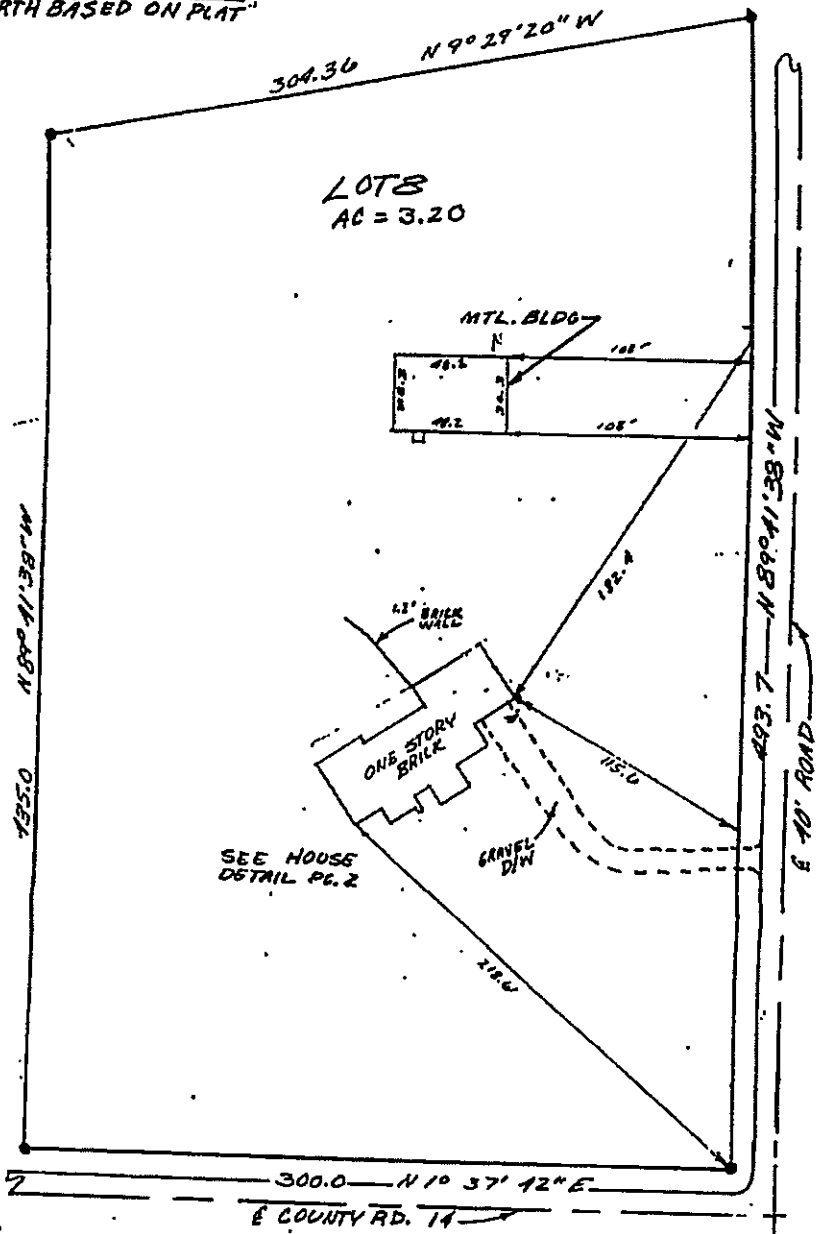


Photographs of Subject Property

Street Scene



NORTH BASED ON PLAT



REVISED: THE FOLLOWING DIMENSIONS WERE REVISED ON 12/15/93, AS METAL BUILDING WIDTH REVISED TO 32.3', AND ACREAGE REVISED TO 3.20 ACRES.

SURVEYORS CERTIFICATION
 I, Thomas E. Riddell, do hereby certify that I prepared this plat from an actual survey of the land herein described and that corner monuments shown were placed under my direct supervision. This survey was performed in accordance with the requirements of the standards for property surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors and also meets Missouri minimum standards for property boundary surveys as specified by the Department of Natural Resources.

RIDDELL & ASSOCIATES SURVEYING, INC

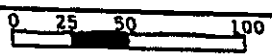
ROUTE 4, BOX 2281
 REPUBLIC, MISSOURI 64788
 (417) 962-4787

CLIENT CHOICE ESCROW
 DESCRIPTION PS/MIR
 LOCATION RT 1 BILLINGS
 ORDERED BY LISA

JOB NO. 93-1908-49
 DATE 11/16/93
 DWG. NO. 1908-99-1
 PAGE 1 OF 2

RECORDED BY HOGAN LAND TITLE CO. COMMIT. #310528

CLASS A PROPERTY
 SCALE 1"=50'

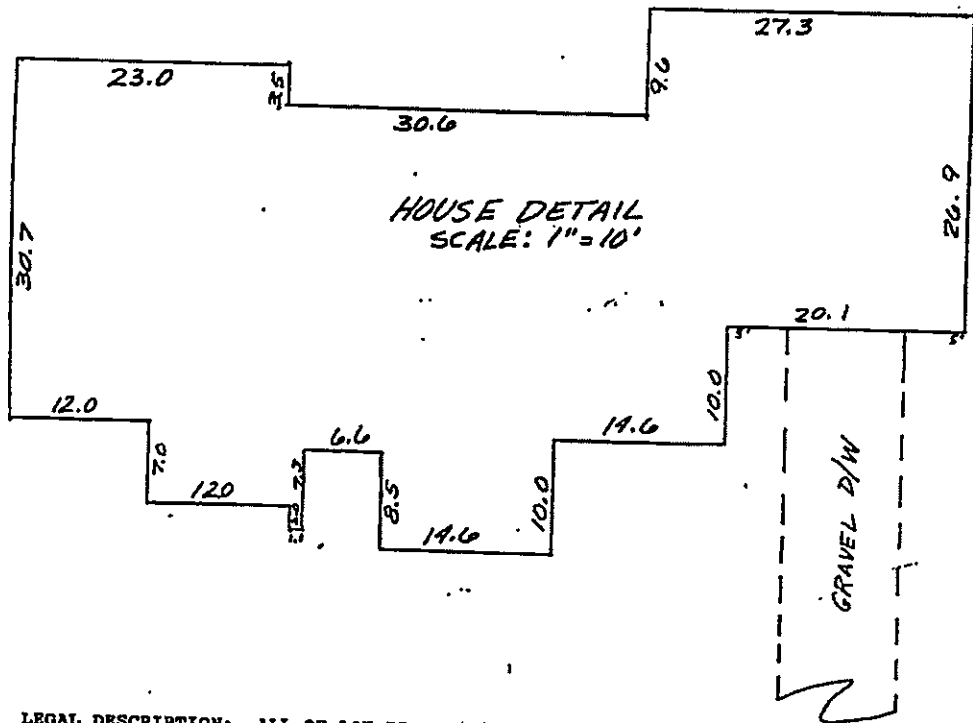


LEGEND

- = EXISTING IRON PIN
- = SET 1/2" IRON PIN
- = EXISTING STONE
- ▲ = EXISTING RIGHT-OF-WAY MARKER
- (D) = DEEDED DIMENSION
- (P) = PLATTED DIMENSION
- (M) = MEASURED DIMENSION

CERTIFICATION





HOUSE DETAIL
SCALE: 1"=10'

LEGAL DESCRIPTION: ALL OF LOT EIGHT (8) IN WILDFLOWER HILLS, A SUBDIVISION IN CHRISTIAN COUNTY, MISSOURI.

NOTE: THIS PROPERTY DOES NOT FALL IN A FLOOD HAZARD ZONE ACCORDING TO MISSOURI FLOOD CONTROL MAP #290847 0002 A, PAGE 2 OF 8. MAP EFFECTIVE DATE: 19 APRIL, 1983.

OWNER: TERRY OWEN AND CATHY OWEN

SURVEYOR'S CERTIFICATION

Thomas E. Riddell, do hereby certify that I prepared this plat from an actual survey of the land hereit described and that corner monuments shown were placed under my supervision. This survey was performed in accordance with the requirements of the standards for property surveys adopted by the Missouri Board for Architects, Professional Engineers and Land Surveyors and also meets Missouri minimum standards for property boundary surveys as specified by the Department of Natural Resources.

RIDDELL & ASSOCIATES SURVEYING, INC

ROUTE 4, BOX 2181
REPUBLIC, MISSOURI 64726
(417) 863-4787

CLIENT CHOICE ESCROW
DESCRIPTION PS/HIR
LOCATION RT 1 BILLINGS
DRAWN BY LISA
JOB NO. 93-1908-49
DATE 11/16/93
DWG. NO. 1908-49-2
PAGE 2 OF 2

ORD SOURCE HOGAN LAND TITLE CO. COMMIT. #310528

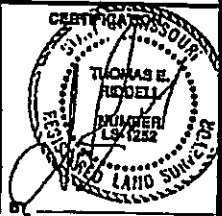
THIS IS A PROPERTY

SCALE 1"=10'



LEGEND

- = EXISTING IRON PIN
- = SET 1/2" IRON PIN
- = EXISTING STONE
- △ = EXISTING RIGHT-OF-WAY MARKER
- (D) = DEEDED DIMENSION
- (P) = PLATTED DIMENSION
- (M) = MEASURED DIMENSION



11-16-93

FHBM

FLOOD HAZARD BOUNDARY MAP

**CHRISTIAN
COUNTY,
MISSOURI**

UNINCORPORATED AREA

PANEL 2 OF 8

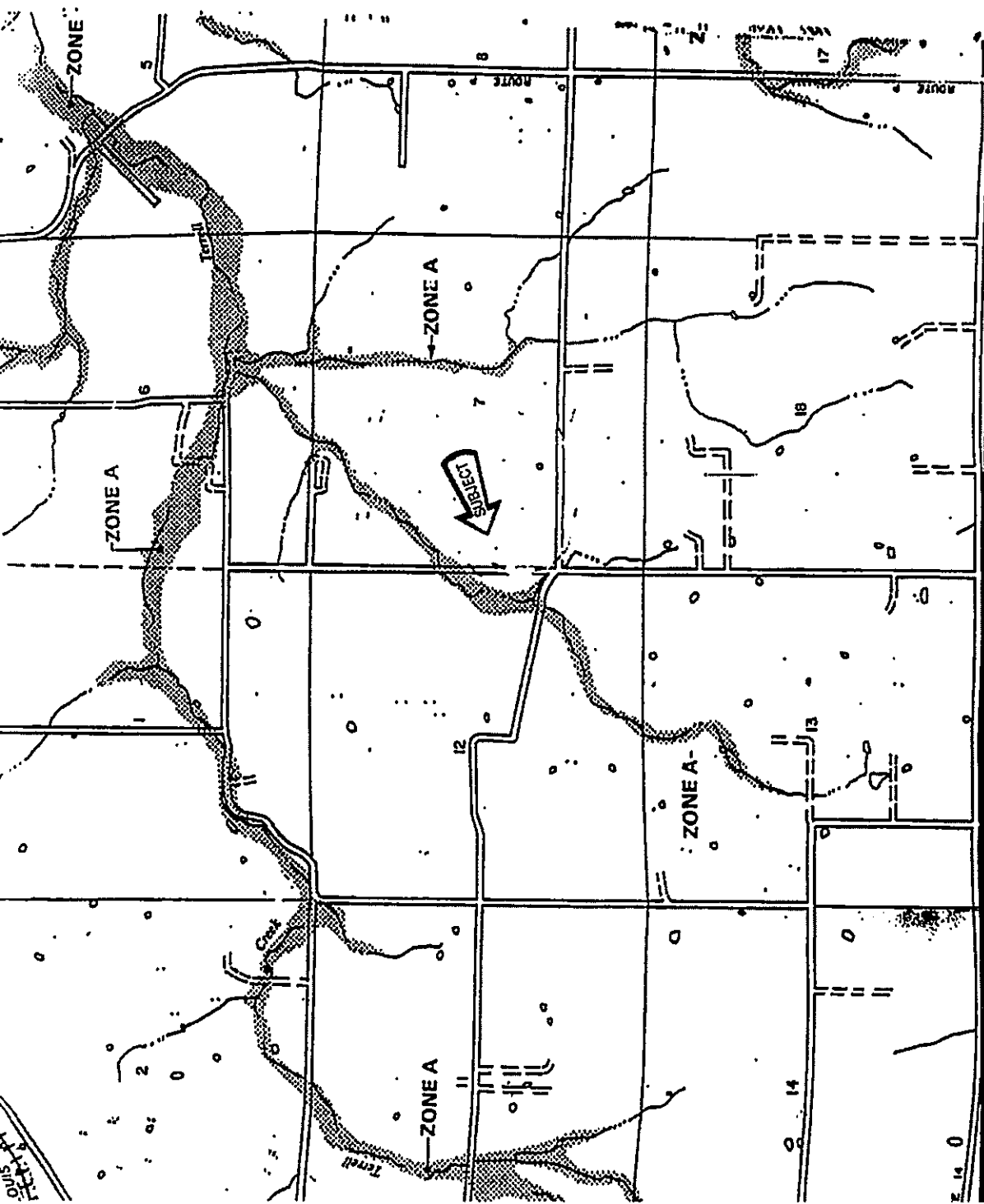
(SEE MAP INDEX FOR PANELS NOT PRINTED)

COMMUNITY-PANEL NUMBER
290847 0002 A

EFFECTIVE DATE:
APRIL 19, 1983

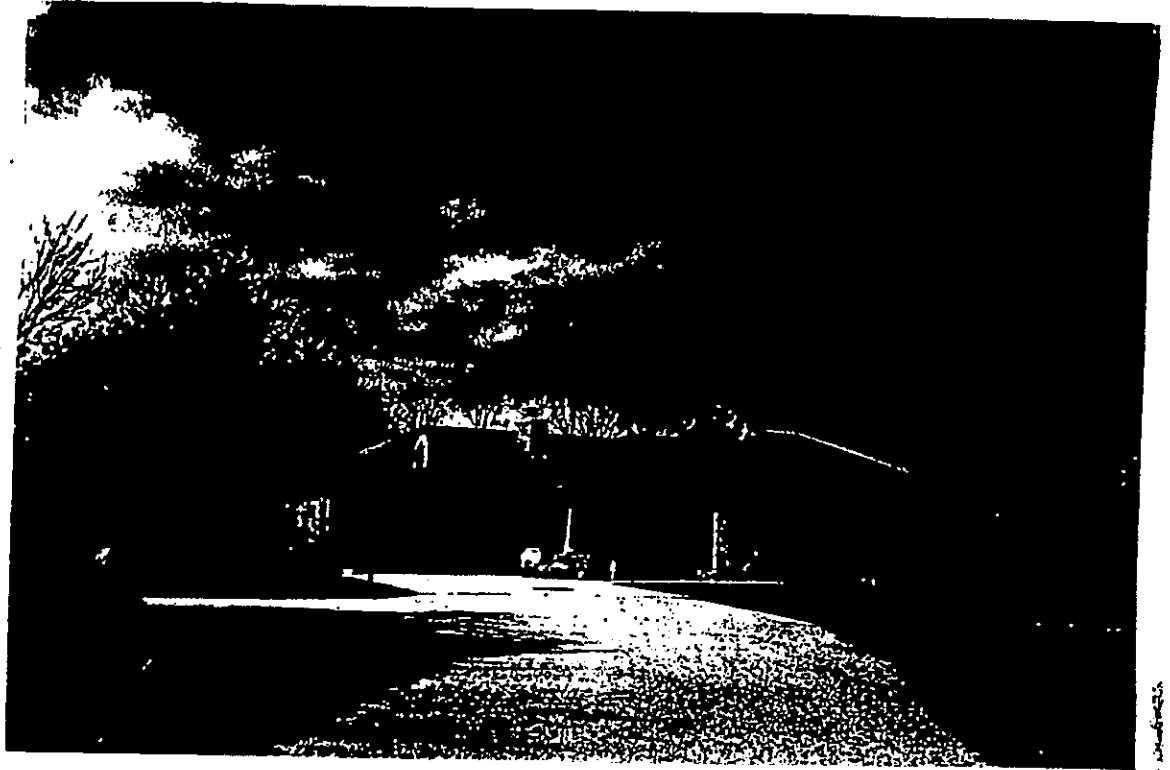


Federal Emergency Management Agency



Photographs of Comparable Sales

Comparable #1

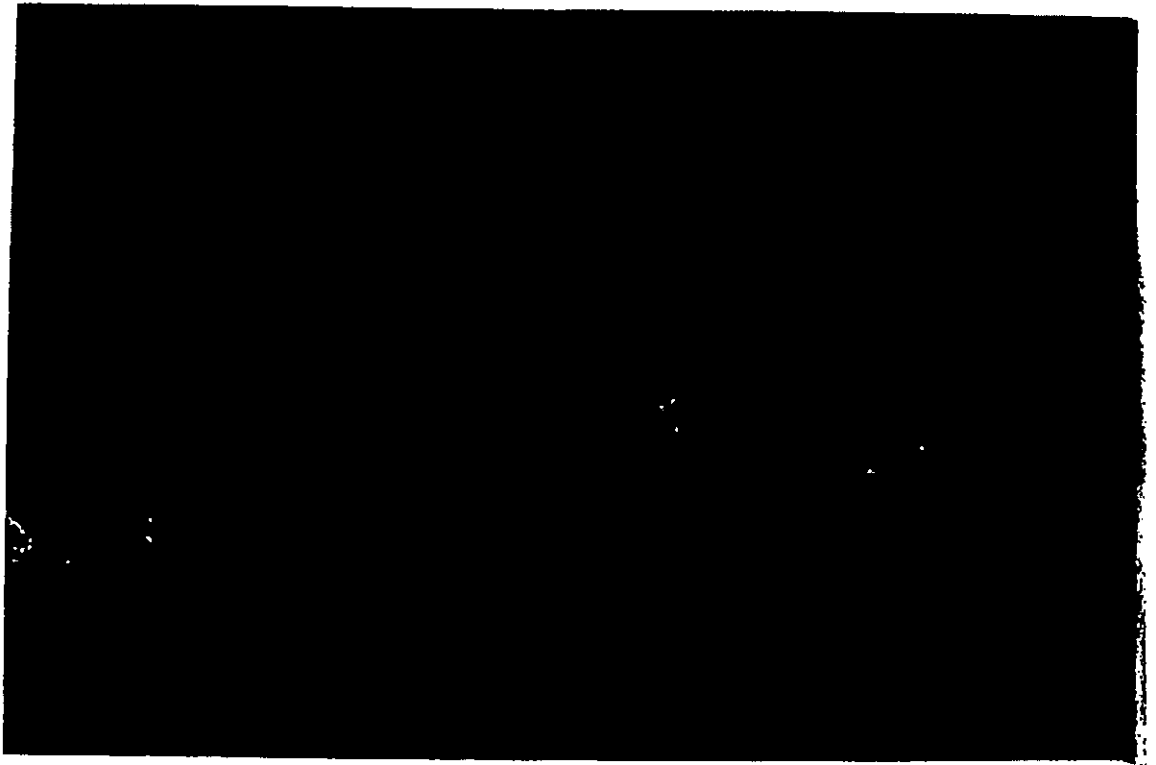


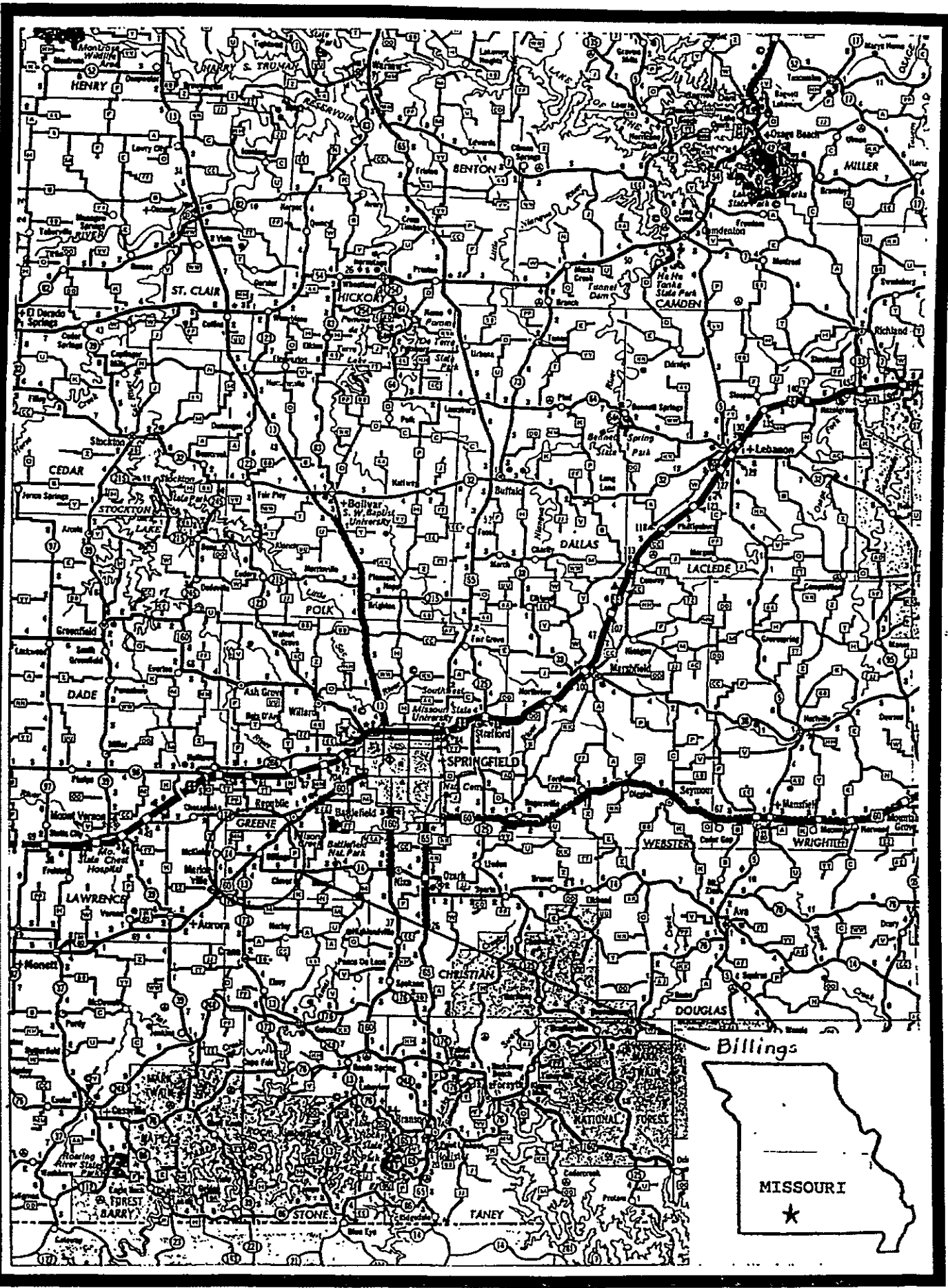
Comparable #2



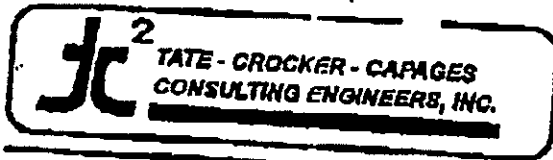
Photographs of Comparable Sales

Comparable #3





ENCLOSURE 2



Registered Professional Engineers

Ralph D. Tate, P.E., A.I.C.E.
Patrick L. Crocker, P.E.
Martin Capages, Jr. P.E.

Feb. 9, 1994

Mr. Ken Eck
149 Lavender Lane
Billings, Mo. 65010

Ret House at 149 Lavender Lane

Mr. Eck:

At your request, on Feb. 8, 1994, I inspected the above referenced house. You stated you were concerned about several items.

There are several major appliances that are wired into the same circuit. When more than one appliance is operating at the same time the breaker cannot handle the load. These appliances should have been wired to be on separate circuits in order to prevent the continual overloading of the breakers. The refrigerator and microwave oven are on the same circuit. The television and washer are also on the same circuit. These outlets should be rewired to be on separate circuits so the individual appliances can be operated at the same time without overloading the breakers.

In the electric panel box the door bell transformer is hanging by the wires. This should be mounted somewhere to take the strain off the wiring.

There are also several problems with the plumbing in the house. I noticed the following items on the sewer piping:

There are no plumbing sewer vents to the roof. Due to this fact, at times when large amounts of water is discharged to the sewer line, as when a tub or washer is drained, some traps are drained. This generates an open line to the septic system which allows septic gas and odors to back up into the house.

The main sewer lines in the house appear to be 1 1/2" diameter lines. Many of these lines serve several appliances such as a washer, kitchen sink and dishwasher. These lines should be larger in order to handle the flow from all the sources without the possibility of backup.

I noticed the following items on the water piping:

The dishwasher is hooked to the cold water line. This should be hooked to the hot water line.

There is a 1/2" diameter line form the entry to the water heater. This line should be largor.

The cold water line from the entry to the water heater branches off to serve the cold water for the whole house. There should be one line running to the water heater and the lines to serve the rest of the house should branch off after the water heater.

The water lines are not supported adequately.

There is a section of steel pipe at the basement tub that allows rust to form and flow into the tub.

The water heater has no piping from the pressure relief valve to a point close to the floor.

I also found that there is no seal between the kitchen sink and the counter. This allows water to seep between the sink and counter.

If you have any questions please contact me.

Tate Engineering Consultants

by 
Ralph D. Tate, P.E.

WISE WISE STRUCTURAL ENGINEERS

603 ST. LOUIS

SPRINGFIELD, MO 65806

417-863-9989

February 8, 1994

P.N. 94006

Mr. Ken Eck
149 Lavender Lane
Billings, Missouri 65610

RE: Residence Structural Investigation

Dear Mr. Eck:

In accordance with your request, Wise Structural Engineers (WSE) has performed an investigation of the floor framing in your residence located at 149 Lavender Lane, Billings, Missouri. This letter will serve to summarize the findings by WSE following a visual examination of the structure on February 1, 1994, and a follow-up structural analysis.

Visual Examination

On February 1, 1994, I met with Mrs. Eck and yourself at your residence in order to visually examine the roof and floor framing. The roof framing was observed to be "stick framed", typical of home construction in this area, and appeared to be reasonably adequate, however deficiencies may be present which can be identified only by extensive field measurements and follow-up analysis. As your primary concern was the floor framing, no detailed study of the roof framing was performed.

The floor framing consists primarily of 2x12 #3 Surface Dry Hem-Fir joists spaced at 16" on center and spanning up to 16'. It appears that at many bearing locations, blocking between the joists was omitted. This condition is highly undesirable as blocking is required to prevent the joists from falling over sideways, domino style, when heavily loaded. At the time of the visual examination, the upper level living room was loaded very lightly with minimal furniture present, when a level was placed on the hardwood floor surface just south of the living room, floor slopes of up to 1/2" in 2 feet were observed which is highly abnormal and excessive. Notches measuring 4" tall were observed to be cut in the bottom edge of 14 kitchen floor joists, 5 of the joists were notched at mid-span. The notches severely weaken the joists making them highly susceptible to splitting, fracture and collapse.

The bannister rail around the stairwell opening appears to be of inadequate strength.

At the middle of the upper level living room, the floor joists are supported by a W12x26 steel beam spanning north-south 27'-8".

Several cracks in the gypsum wall sheathing were observed as were doors with frames which appeared to racked out of square.

Follow-up Analysis

Floor Joists:

Regarding the issue of spans, follow-up analysis indicates that for normal residential floor uniform loads of 15 psf dead load and 40 psf live load (40 psf live load is typically required for design by building codes), the joists have a safe allowable maximum span of 12'-11". When concentrated loads (walls, columns, etc.) are applied in addition to the uniform floor loads, the safe allowable joist span will be less than 12'-11".

The floor framing around the stairwell opening appears to be very inadequate. It appears there is only a single ply joist at each end and along the west edge of the stairwell opening. It is my recommendation that temporary shoring be immediately placed under the west edge of the opening until permanent strengthening measures can be installed.

The following table summarizes the results of the analysis of the floor joists for application of the full dead and live loads anticipated. Joists can be safely loaded only up to 100% of the safe allowable stress. When joists are loaded to more than 100% of the safe allowable stress, failure and collapse is possible.

Joist Location/Description	Span	Percentage of Safe Allow. Stress under Full Dead & Live Load
Over Garage	14'-7"	129%
Over Family Rm., East of Beam	13'-9"	114%
Single Joists @ Ends of Stairwell	13'-9"	324%
Single Joist @ West Edge of Stair	9'-4"	161%
Over Family Rm., West of Beam, Supporting Fireplace/Wall	14'-0"	163%
Over Family Rm., West of Beam, Supporting Ceiling "Truss" Reaction	14'-0"	261%
Over West Bedrooms	16'-0"	155%

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Steel Beam:

Under full design floor loading, the W12x26 floor beam will be stressed to 127% of safe allowable stress, stated another way, the beam would be overstressed by 27%. The north end of the beam appears to bear on a wood stud wall; the adequacy of the wall to support the beam reaction is questionable.

Recommendations

The following temporary and permanent measures are recommended:

1. Place temporary shoring under the west edge of the stairwell opening and under the 5 kitchen floor joists which have been notched at mid-span.
2. If it is desired to maintain the present open span areas, remove basement ceiling material over: the family room west of the steel beam; the family room between the stairwell opening and the steel beam. If the presence of additional columns and beams can be tolerated, extensive removal of ceiling material may not be required. Remove interior wall finish material at location of north bearing of steel beam for examination of support.
3. After the ceiling material has been removed to permit access for thorough examination, retain the services of a qualified engineer to design measures to adequately strengthen and support the floor framing members, including repair of the notches cut in the kitchen floor joists.
4. Employ the services of a competent contractor to install the required repair measures. Have the completed repairs checked by a qualified engineer prior to covering the work.

I have appreciated the opportunity to be of service in this matter and hope this information will be of assistance to you. Please feel free to contact me should you have any questions.

Sincerely,
WISE STRUCTURAL ENGINEERS



Colt Wise, P.E.

cw:KE020894



1949 East Sunshine • Suite 100-E • Springfield, Missouri 65804 • (417) 888-2408 • FAX (913) 341-9127

April 20, 1995

Mr. Ken Eck
149 Lavender Lane
Billings, Missouri 65610

Subject: Professional Engineering Assessment of Contraction Defects in a
Residence

DCEI File: 630050

Dear Mr. Eck:

Under the direction of Randall Noon, Ph.D., P.E. the Eck residence was inspected by Frank Young, Regional Manager, of Dressler Consulting Engineers, Incorporated (DCEI). Review of various documents concerning the workmanship and construction of the residence was also performed. The emphasis of DCEI's examination was to identify safety concerns and problem areas. The information gathered was then used to prepare an estimate of repairs to fix and rehabilitate the subject residence to a livable condition. The report containing the estimate of repairs identifies the major areas of concern.

This letter is intended to identify the dangers and risks that the previous workmanship and construction features presented to the occupants of the house. This letter also discusses the relative ease with which these items could have been identified by an inspector.

Collapse, fall, fire, and other health risks are the primary concerns faced by the occupants of the house.

1. The baluster and stair hand rail are inadequate. This system was not properly constructed. The living room area requires a newel post to provide proper support. Newel posts are also required at direction changes. None are currently found where required. The stair risers were also constructed incorrectly. The height variance is greater than that permitted by national safety codes. The stair system is potentially unsafe and currently poses a risk for falls and trips.

DCEI

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2. The stair opening was framed incorrectly. Single headers were used when double thickens framing was necessary. This poor construction technique created an unstable floor system that is subject to collapse, especially when the floor is subject to various high load configurations. In this regard, temporary bracing was added to the house to secure the occupants.
3. Ceiling framing was also noted to be questionable. Tray ceilings and recessed ceiling framing were found to be inadequate. Areas that should have been double thickness joists were only single width. Excessive deflection and subsequent cracking would be the short term effect of this framing. A long term danger of falling debris is a possibility.
4. To make room for plumbing fixtures the floor joists were notched. The joists in some cases were notched as much as 50 percent of the joist depth. The notched joists are plainly visible in the floor framing above the basement shop/garage area. The kitchen is above this notched area. These notches, combined with the fact that the joists used were not adequate to span the distances between bearing points, significantly reduce the load carrying ability of the floor, and render it structurally inadequate, if not unsound. These notched joists were hidden by the ceilings in the other areas of the house. Inspection holes show the widespread use of this poor technique, which basically robs the joist of its intended structural strength
5. The risk of electrical fire was noted to be unacceptable. The difficulties began at the electrical panel found in the main vehicle garage. The supply cables were not cushioned or protected from the sharp edge of the panel box, which is a violation of the National Electric Code. The potential for these wires to lose insulation due to abrasive rubbing on the box edges poses a real fire threat. Additional problems were identified in the house wiring. Connections were found outside of the proper junction boxes. Incomplete terminations of live wires were also noted. These improper connections are also a fire risk.
6. The house was plumbed without vent stacks. Septic gas entered the house when the traps of the plumbing appliances were lost due to suction. The dishwasher was connected to the cold water line. The supply lines were under sized. The poor water line size could lead to the possibility of a scalding injury to the occupants of the house. Your tests of the water supply system showed that water stopped flowing when several valves were opened at the same time. This condition could lead to injury when the other valves are closed and the water flow resumes.

These are the major concerns existing at the house. Most, if not all of them could have been identified during a walk-through inspection of the house by a knowledgeable inspector.

Mr. Randy Bayliff conducted an inspection of the house. His check list "Residential Building Inspection" dated October 20, 1993, however, checked only for the presence of finish materials. Good, Fair, and Poor were the only evaluation categories. Plumbing received a consistent good mark. No comments as to the safety concerns regarding the water

DCEI

P-3

supply, stairway, floor framing, or electrical panel were made. The inspection check list comments about the plumbing do not indicate the inadequate size of the supply line for the number of fixtures and their locations.

We believe that Mr. Bayliff should have noticed the ceiling height in the basement as being unusual. No areas of lowered ceilings were present. Normally a soffit is used to hide plumbing and heating ducts. No such soffit was noted. Soffit for the heating ducts was present however the upper plumbing fixtures had no such soffit work. The notched joists under the kitchen were very visible.

Had Mr. Bayliff looked at the roof, we believe that he surely would have noted the lack of vent tube penetrating the roof. Even a short walk around the house, while looking at the roof, would have revealed these missing vent tubes. According to Mr. Eck, Mr. Bayliff entered and examined the attic space. In this location, he would have easily been able to notice the missing vent tubes extending upwards to the roof deck.

No comment was made by Mr. Bayliff in his check list regarding the stairway and its lack of integrity.

Overall, we note that the building inspection performed by Mr. Bayliff simply identified the presence of walls, floors, and ceilings in the various rooms of the house, but not their condition with respect to codes, standards, practice, etc.

Additional Items

As directed by Mr. Eck the following items were researched and sized.

Mr. Eck reported that the furnace ran for long periods of time. The size of the heater and the air conditioning load was calculated. The heat input required to heat the house was determined to range between 137,000 Btu and 147,000 Btu input. The furnace at the house is rated at 100,000 Btu. It is apparently undersized, based on the temperature of the Springfield winters and the size of the house. In real terms this means that on the coldest days the installed furnace may not be large enough to maintain the heat of the house. On normal days, the furnace will have to operate for longer periods to maintain household temperatures. Over time, this will shorten the expected life of the blower and related equipment due to the increased operating hours per year.

The cooling load was calculated to be 5.8 tons. Rounded to the closest tonnage, this is six tons. The present compressor has a rating below this size. Due to the large size of the living areas, a better concept would have been to utilize zoned heating and cooling. Two smaller units could have been installed to condition the areas as needed. This would allow for local temperature variations, and would reduce utility costs when the heating/cooling loads are light.

DCEI

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The water system pressure vessel was large enough for the house and occupant load. The water pressure was maintained between 36 and 52 psig. The installation of an adequately sized supply system will improve water pressure at fixtures.

The two main ceiling beams were sized. The beam across the vehicle garage and the beam over the dining room area were analyzed. The garage beam spans 26'-4". The dining room span is 22'-5". The configurations were determined to be adequate for ceiling loads.

Conclusions

Based upon the above cited information and analysis, it is the opinion of DCEI that:

1. The builder's workmanship and construction methods indicate that he had limited knowledge of the fundamental concepts and practices of building construction. The builder's construction methods and technique have resulted in the direct endangerment of the occupants of the house.
2. The attached estimate report shows the costs that would likely be incurred to remedy the problems in the house.
3. Mr. Bayliff's building inspection did not identify any of the safety problems or construction shortcomings that existed in the house.

DRESSLER CONSULTING ENGINEERS, INCORPORATED

Frank Young, B.S.C.M.
Regional Manager

Randall Noon, Ph.D., P.E.
Director
Engineering Services



1949 East Sunshine • Suite 100-E • Springfield, Missouri 65804 • (417) 888-2408 • FAX (913) 341-9127

April 20, 1995

Mr. Ken Eck
Billings, MO

Subject: Estimate of Repairs -- Eck Residence

Date of
Construction: Fall 1992

DCEI File: 630050

I. PURPOSE

The purpose of this estimate is to identify the costs required to repair the Eck residence.

II. BACKGROUND

Construction errors and omissions in the original building have required major repair work to the structure. This estimate will serve as a guide for repair of these errors and omissions.

The estimate was prepared based upon the Means Building Construction Cost Data Manual dated 1994 and the Means Repair & Remodeling Cost Data Manual dated 1994. Some local suppliers and contractors were contacted for local price information.

III. ESTIMATE

A. Demolition

Moving and storage of household; relocation expenses	\$ 6,400.00
Remove cabinets and trim/ refinish cabinets (lacquer and paint)	9,290.00
Removal of Interior fixtures, wall plates, etc.	240.00

DCEI**2**

Remove floor finishes	1,217.00
Strip sheetrock from walls and ceilings.	5,548.00
Remove floor subbase	1,814.00
Demolition of plumbing drain lines and water lines, demolition of slab lines	1,280.00
Remove Concrete Slabs; garage, patio, shop	5,900.00
Debris removal (labor)	820.00
Debris disposal	2,800.00
Total Demolition	\$35,309.00

B. Repairs

Earthwork and waterproofing	\$3,300.00
Temporary shoring and bracing	3,000.00
Removal of floor beam	250.00
New beam and installation	790.00
New floor joists, hangers, and blocking	4,262.00
Rough in plumbing	4,910.00
Roof repairs due to penetrations	650.00
Install copper water distribution	940.00
Repairs to electrical system, including service entrance.	2,380.00
New Subfloor	2,016.00
New Concrete floors and slabs	2,400.00
Remove and replace lintel and brick over lower entry. Repair brick ledges at windows; install brick step at entry	4,200.00

DCEI**3**

Repairs to stairs, new stringers	135.00
Adjustments and reseating windows	475.00
Increase size of attic access and pull down access in garage.	1,350.00
Attach Insulation in wall cavities	370.00
New Sheetrock	9,307.00
Ceiling Insulation (Blown in)	3,924.00
Wall finishes. Paint and paper (allowance)	12,000.00
Flooring, carpeting	3,333.00
Flooring, Vinyl	1,620.00
Flooring, wood	1,225.00
Flooring, tile	1,200.00
Install trim and cabinets, correct stairway.	2,550.00
Raised panel cabinet doors for lower level	990.00
✓ Wood deck at rear of kitchen w/ stair	1,750.00
HVAC Service Call	350.00
Total	\$69,677.00

C. Site Work

Front walk remove and replace	\$ 891.00
✓ Landscape, top soil & seed (2 acres)	8,300.00
Total	\$9,191.00

DCEI**4****D. Shop Building**

Strip off roofing materials and store	\$3,570.00
Install additional wood trusses	3,015.00
Reinstall roofing material repairs as needed	3,570.00
Total	\$10,155.00

This work will restore the house to a safe and livable condition. The overall estimated total for all areas of work is \$ 124,332.00.

DRESSLER CONSULTING ENGINEERS, INCORPORATED

Frank Young, B.S.C M.
Regional Manager

Randall Noon, Ph.D., P.E.
Director
Engineering Services

ENCLOSURE 3

Photographs of Defective Areas and Shortcomings

#1



#2

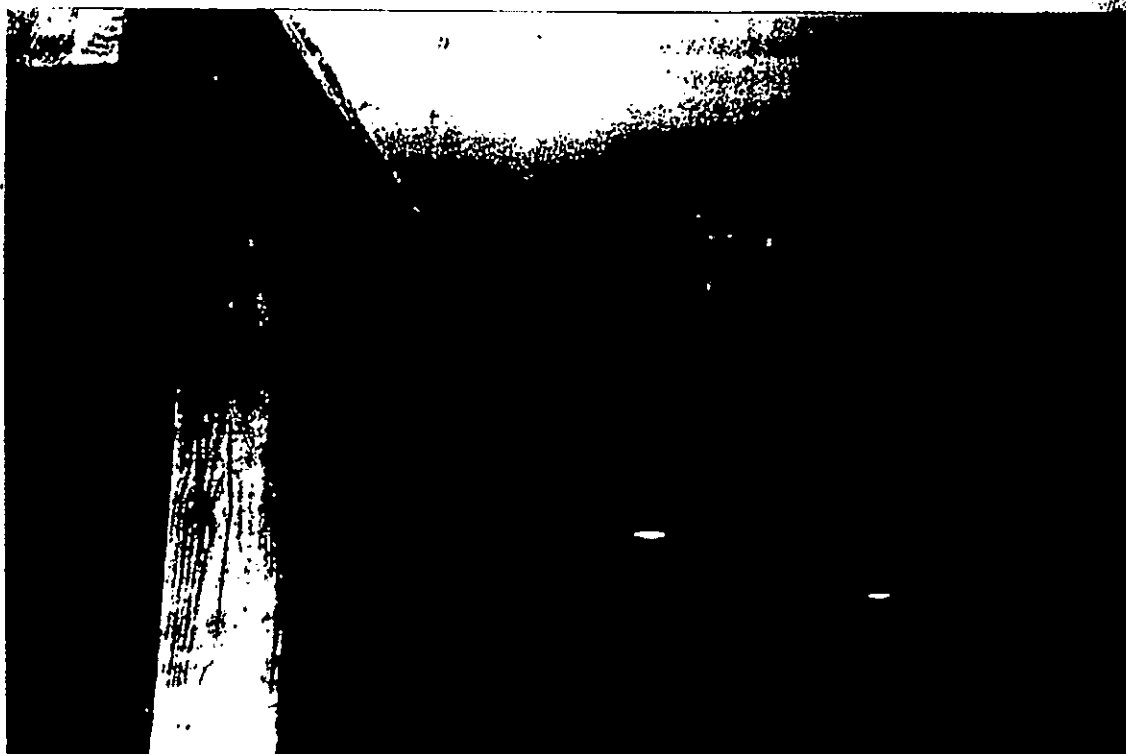


Photographs of Defective Areas and Shortcomings

#3

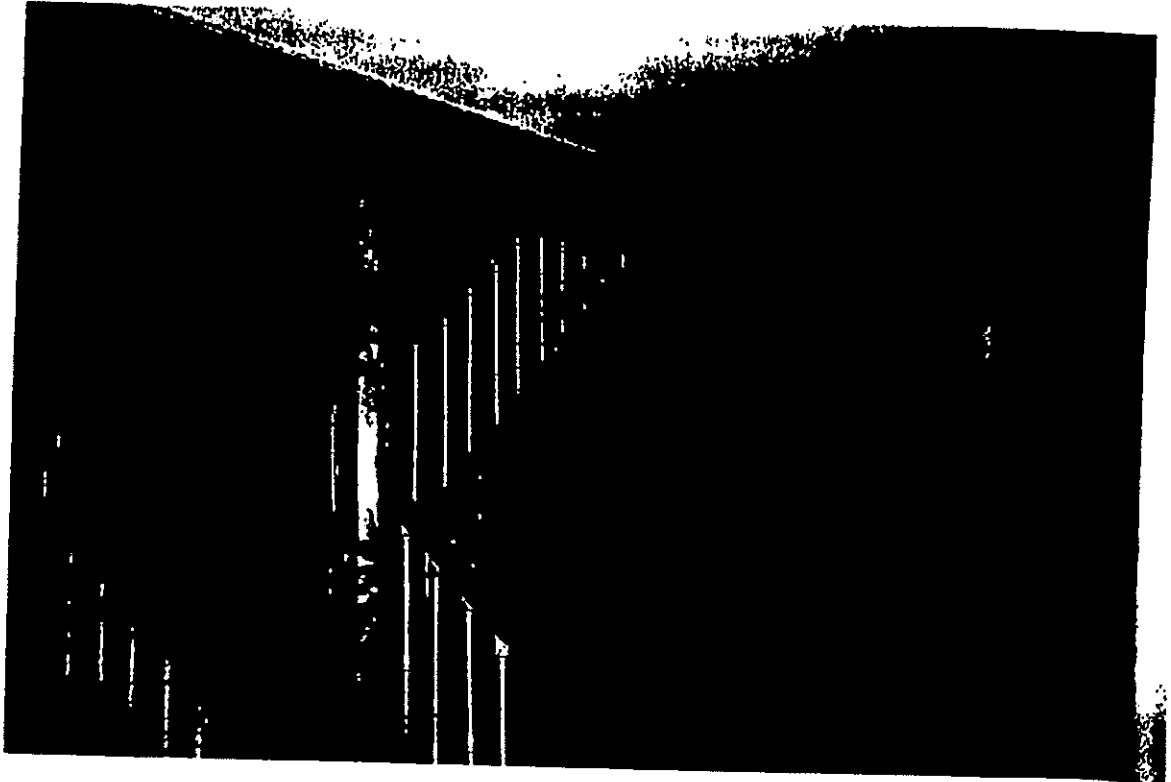


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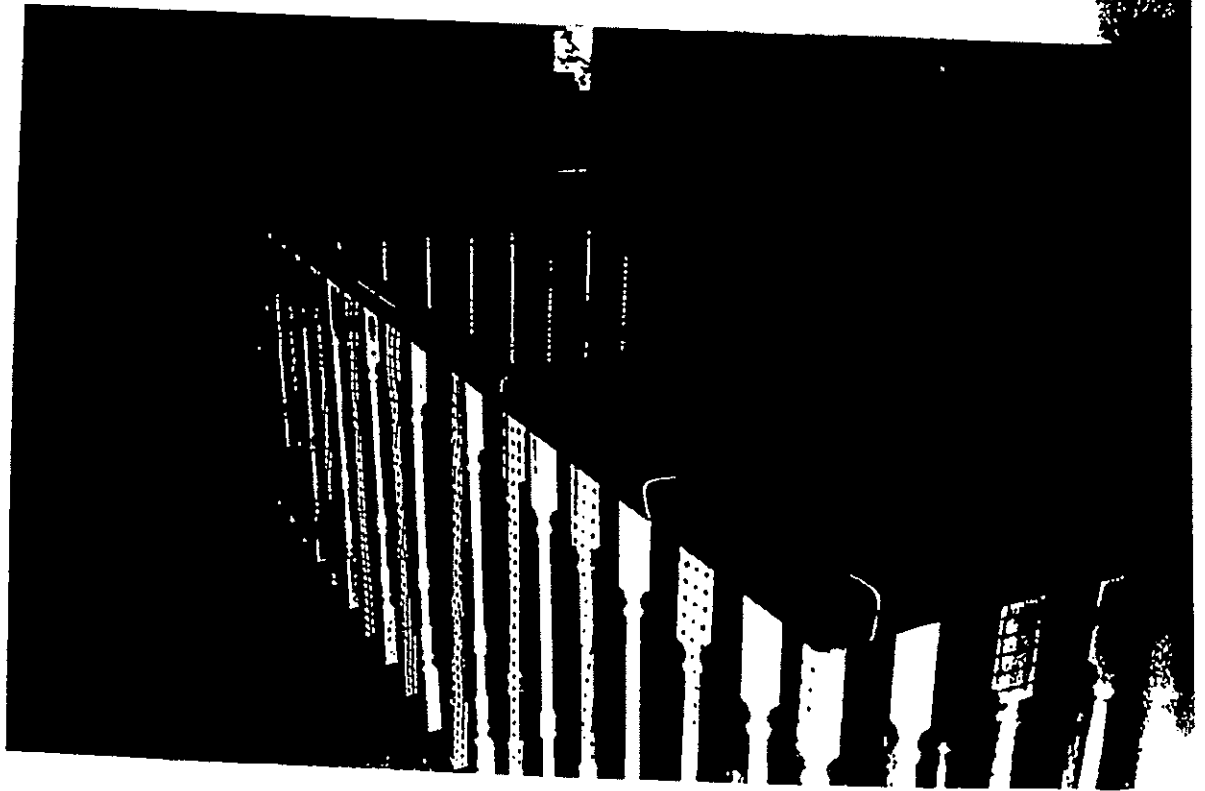


Photographs of Defective Areas and Shortcomings

#5



#6



Photographs of Defective Areas and Shortcomings

#7



#8



Photographs of Defective Areas and Shortcomings

#9

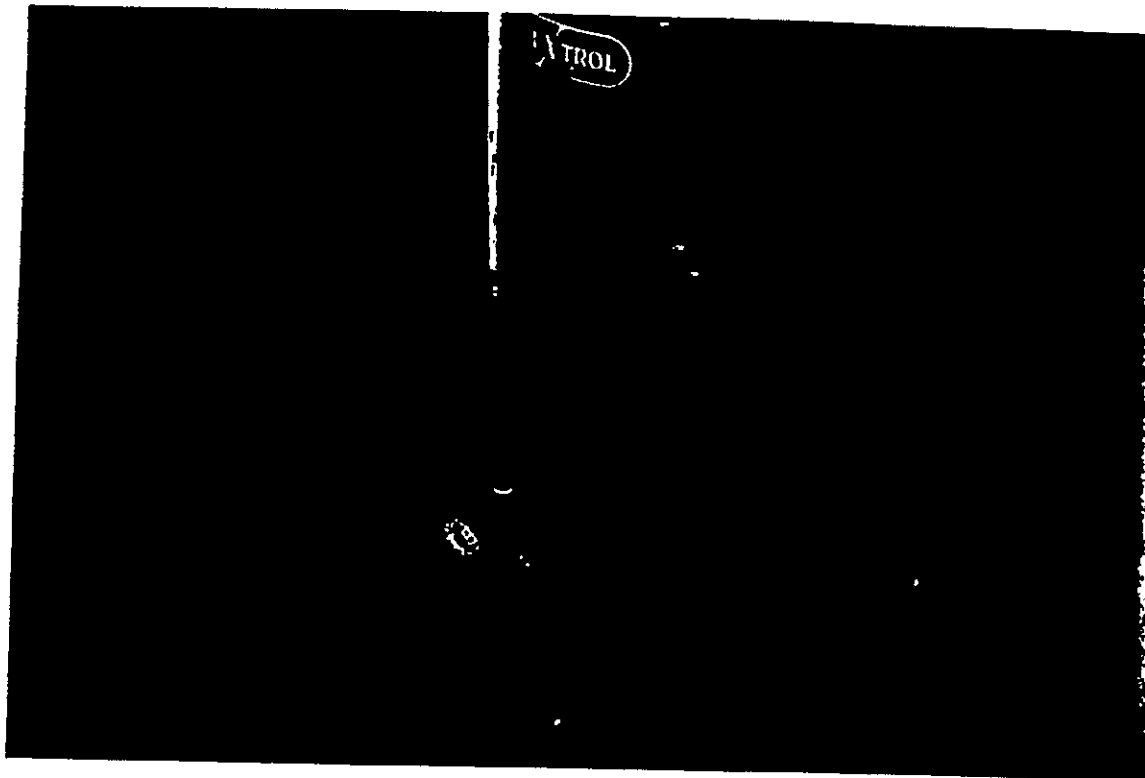


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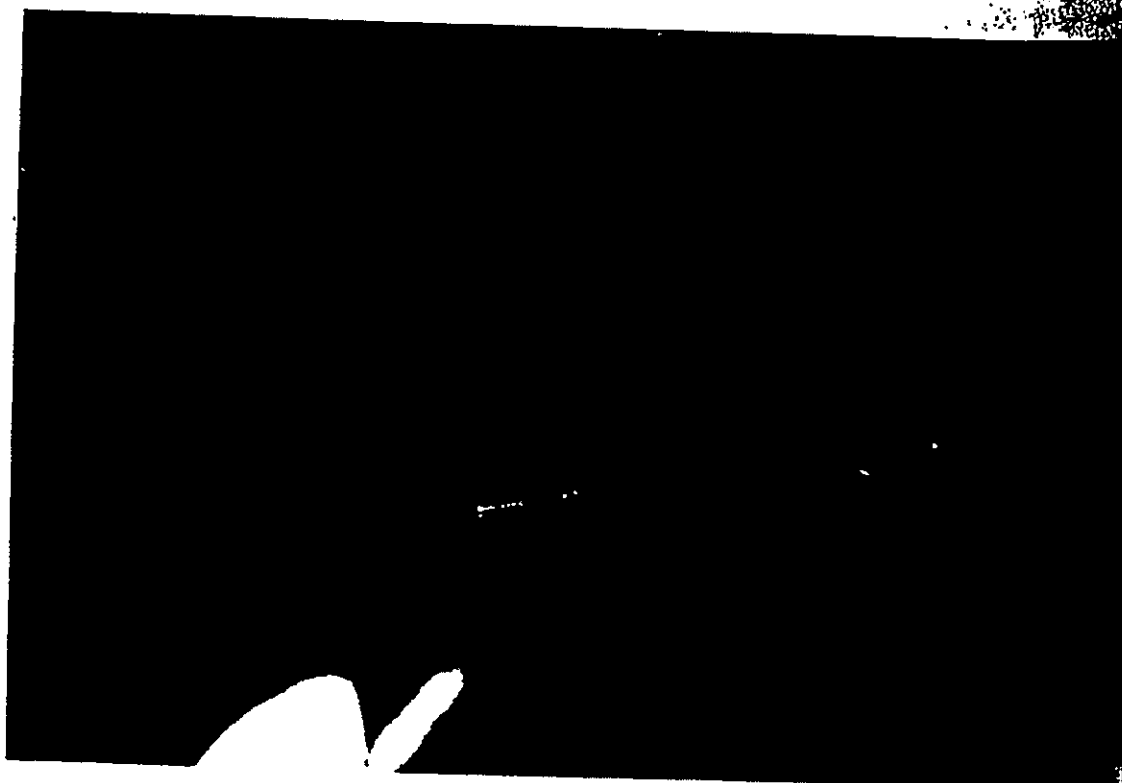


Photographs of Defective Areas and Shortcomings

#11

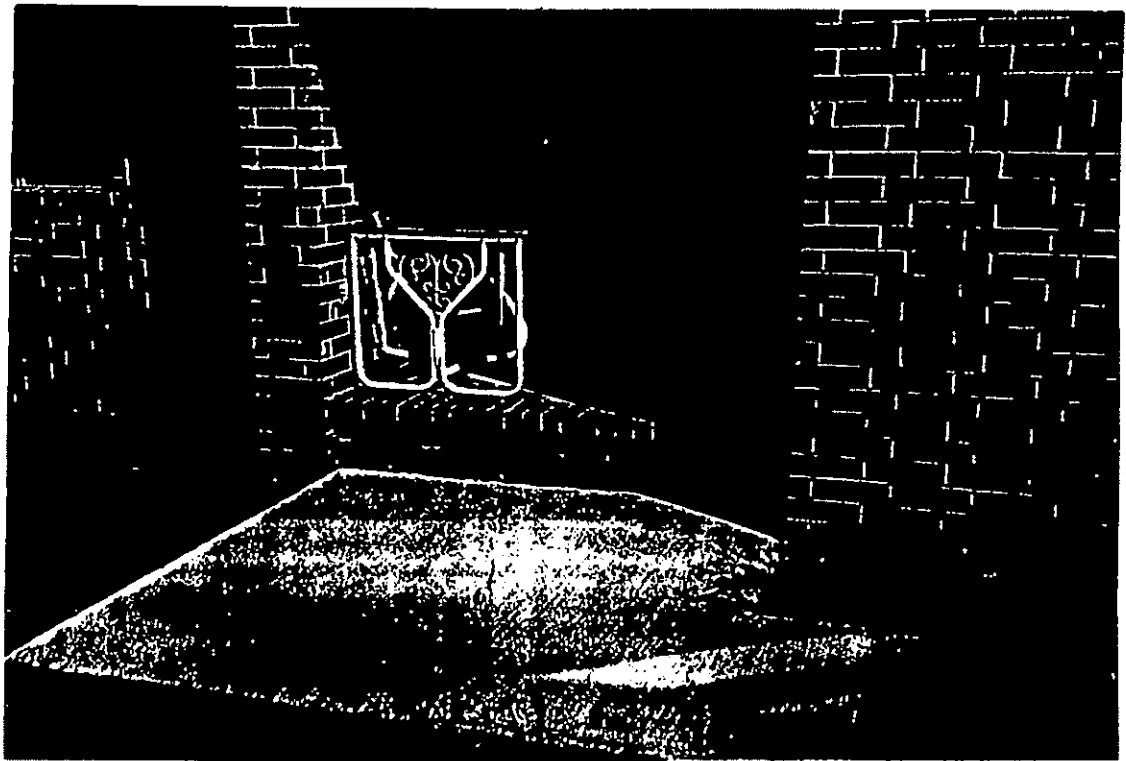


#12



Photographs of Defective Areas & Shortcomings

#13



DEFINITION AND CERTIFICATION

DEFINITION OF MARKET VALUE: The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller, each acting prudently, knowledgeably and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: (1) buyer and seller are typically motivated; (2) both parties are well informed or well advised and each acting in what he considers his own best interest; (3) a reasonable time is allowed for exposure in the open market; (4) payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and (5) the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions* granted by anyone associated with the sale.

*Adjustments to the comparables must be made for special or creative financing or sales concessions. No adjustments are necessary for those costs which are normally paid by sellers as a result of tradition or law in a market area: these costs are readily identifiable since the seller pays these costs in virtually all sales transactions. Special or creative financing adjustments can be made to the comparable property by comparisons to financing terms offered by a third party institutional lender that is not already involved in the property or transaction. Any adjustment should not be calculated on a mechanical dollar for dollar cost of the financing or concession, but the dollar amount of any adjustment should approximate the market's reaction to the financing or concessions based on the appraiser's judgment.

STATEMENT OF LIMITING CONDITIONS AND APPRAISER'S CERTIFICATION

CONTINGENT AND LIMITING CONDITIONS: The appraiser's certification that appears in the appraisal report is subject to the following conditions:

1. The appraiser will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The appraiser assumes that the title is good and marketable and, therefore, will not render any opinions about the title. The property is appraised on the basis of it being under responsible ownership.
2. The appraiser has provided a sketch in the appraisal report to show approximate dimensions of the improvements and the sketch is included only to assist the reader of the report in visualizing the property and understanding the appraiser's determination of its size.
3. The appraiser has examined the available flood maps that are provided by the Federal Emergency Management Agency (or other data sources) and has noted in the appraisal report whether the subject site is located in an identified Special Flood Hazard Area. Because the appraiser is not a surveyor, he or she makes no guarantees, express or implied, regarding this determination.
4. The appraiser will not give testimony or appear in court because he or she made an appraisal of the property in question, unless specific arrangements to do so have been made beforehand.
5. The appraiser has estimated the value of the land in the cost approach at its highest and best use and the improvements at their contributory value. These separate valuations of the land and improvements must not be used in conjunction with any other appraisal and are invalid if they are so used.

CONTINGENT AND LIMITING CONDITIONS, Continued

6. The appraiser has noted in the appraisal report any adverse conditions (such as, needed repairs, depreciation, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the normal research involved in performing the appraisal. Unless otherwise stated in the appraisal report, the appraiser has no knowledge of any hidden or unapparent conditions of the property or adverse environmental conditions (including the presence of hazardous wastes, toxic substances, etc.) that would make the property more or less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied, regarding the condition of the property. The appraiser will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the appraiser is not an expert in the field of environmental hazards, the appraisal report must not be considered as an environmental assessment of the property.

7. The appraiser obtained the information, estimates, and opinions that were expressed in the appraisal report from sources that he or she considers to be reliable and believes them to be true and correct. The appraiser does not assume responsibility for the accuracy of such items that were furnished by other parties.

8. The appraiser will not disclose the contents of the appraisal report except as provided for in the Uniform Standards of Professional Appraisal Practice.

9. The appraiser has based his or her appraisal report and valuation conclusion for an appraisal that is subject to satisfactory completion, repairs, or alterations on the assumption that completion of the improvements will be performed in a workmanlike manner.

10. The appraiser must provide his or her written consent before the lender/client specified in the appraisal report can distribute the appraisal report (including conclusions about the property value, the appraiser's identity and professional designations, and references to any professional appraisal organizations or the firm with which the appraiser is associated) to anyone other than the borrower; the mortgagee or its successors and assigns; the mortgage insurer; consultants; professional appraisal organizations; any state or federally approved financial institution; or any department, agency, or instrumentality of the United States or any state or the District of Columbia; except that the lender/client may distribute the property description section of the report only to data collection or reporting service(s) without having to obtain the appraiser's prior written consent. The appraiser's written consent and approval must also be obtained before the appraisal can be conveyed by anyone to the public through advertising, public relations, news, sales, or other media.

APPRAISER'S CERTIFICATION: The Appraiser certifies and agrees that:

1. I have researched the subject market area and have selected a minimum of three recent sales of properties most similar and proximate to the subject property for consideration in the sales comparison analysis and have made a dollar adjustment when appropriate to reflect the market reaction to those items of significant variation. If a significant item in a comparable property is superior to, or more favorable than, the subject property, I have made a negative adjustment to reduce the adjusted sales price of the comparable and, if a significant item in a comparable property is inferior to, or less favorable than the subject property, I have made a positive adjustment to increase the adjusted sales price of the comparable.

APPRAISER'S CERTIFICATION, Continued

2. I have taken into consideration the factors that have an impact on value in my development of the estimate of market value in the appraisal report. I have not knowingly withheld any significant information from the appraisal report and I believe, to the best of my knowledge, that all statements and information in the appraisal report are true and correct.
3. I stated in the appraisal report only my own personal, unbiased, and professional analysis, opinions, and conclusions, which are subject only to the contingent and limiting conditions specified in this form.
4. I have no present or prospective interest in the property that is the subject to this report, and I have no present or prospective personal interest or bias with respect to the participants in the transaction. I did not base, either partially or completely, my analysis and/or the estimate of market value in the appraisal report on the race, color, religion, sex, handicap, familial status, or national origin of either the prospective owners or occupants of the subject property or of the present owners or occupants of the properties in the vicinity of the subject property.
5. I have no present or contemplated future interest in the subject property, and neither my current or future employment nor my compensation for performing this appraisal is contingent on the appraised value of the property.
6. I was not required to report a predetermined value or direction in value that favors the cause of the client or any related party, the amount of the value estimate, the attainment of a specific result, or the occurrence of a subsequent event in order to receive my compensation and/or employment for performing the appraisal. I did not base the appraisal report on a requested minimum valuation, a specific valuation, or the need to approve a specific mortgage loan.
7. I performed this appraisal in conformity with the Uniform Standards of Professional Appraisal Practice that were adopted and promulgated by the Appraisal Standards Board of The Appraisal Foundation and that were in place as of the effective date of this appraisal, with the exception of the departure provision of those Standards, which does not apply. I acknowledge that an estimate of a reasonable time for exposure in the open market is a condition in the definition of market value and the estimate I developed is consistent with the marketing time noted in the neighborhood section of this report, unless I have otherwise stated in the reconciliation section.
8. I have personally inspected the interior and exterior areas of the subject property and the exterior of all properties listed as comparables in the appraisal report. I further certify that I have noted any apparent or known adverse conditions in my analysis of the property value to the extent that I had market evidence to support them. I have also commented about the effect of the adverse conditions on the marketability of the subject property.
9. I personally prepared all conclusions and opinions about the real estate that were set forth in the appraisal report. If I relied on significant professional assistance from any individual or individuals in the performance of the appraisal or the preparation of the appraisal report, I have named such individual(s) and disclosed the specific tasks performed by them in the reconciliation section of this appraisal report. I certify that any individual so named is qualified to perform the tasks. I have not authorized anyone to make a change to any item in the report; therefore, if an unauthorized change is made to the appraisal report, I will take no responsibility for it.

APPRAISER'S CERTIFICATION, Continued

SUPERVISORY APPRAISER'S CERTIFICATION: If a supervisory appraiser signed the appraisal report, he or she certifies and agrees that: I directly supervise the appraiser who prepared the appraisal report, have reviewed the appraisal report, agree with the statements and conclusions of the appraiser, agree to be bound by the appraiser's certifications numbered 4 through 7 above, and am taking full responsibility for the appraisal and the appraisal report.

ADDRESS OF PROPERTY APPRAISED: 149 Lavender, Billings, Missouri

APPRAISER:

SUPERVISORY APPRAISER:

Signature:

Gerald Curbow

Signature:

John Jeschke

Date Signed:

11-2-95

Date Signed:

11-2-95

Name: Gerald Curbow

Missouri State Certification #: RA001151

Expiration Date of Certification: 6/30/98

Name: John Jeschke

Missouri State Certification #: RA002005

Expiration Date of Certification: 6/30/97

Did

Did Not Inspect Property

FHLMC 439 - FNMA 1004B 6-93

This appraisal report has been prepared for the exclusive benefit of Mr. Bryan Wade, of Farrington & Curtis Law Offices, Springfield, Missouri, and can not be used or relied upon by any other party. Any party who uses or relies upon any information in this report, without the preparer's written consent, does so at his own risk.