



Your Inspection Report

XXX Garden Dr
St Louis, MO 63021

PREPARED FOR:

John Doe

INSPECTION DATE:

Friday, May 20, 2016

PREPARED BY:

Tim Davis



Top to Bottom STL Home Inspections
P.O. Box 191376
St. Louis, MO 63119

314-406-7178

top2bottomstlhomeinspections@gmail.com



May 25, 2016

Dear John Doe,

RE: Report No. 1142, v.2
XXX Garden Dr.
St Louis, MO
63021

Thanks very much for choosing TOP TO BOTTOM STL HOME INSPECTIONS to perform your home inspection. The inspection itself and the attached report comply with the requirements of the ASHI Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the ASHI Standards of Practice so that you clearly understand what things are included in the home inspection and report. Follow the link provided. <http://www.homeinspector.org/Standards-of-Practice>

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thank you very much for choosing TOP TO BOTTOM STL HOME INSPECTIONS to perform your home inspection.

Sincerely,
Tim Davis
Owner/Inspector
ASHI#252417

Sincerely,

Tim Davis
on behalf of
Top to Bottom STL Home Inspections

AGREEMENT

Report No. 1142, v.2

XXX Garden Dr, St Louis, MO May 20, 2016

PARTIES TO THE AGREEMENT

Company

Top to Bottom STL Home
Inspections
P.O. Box 191376
St. Louis, MO 63119

Client

John Doe

Total Fee:\$XXX.XX

This is an agreement between John Doe and Top to Bottom STL Home Inspections.

THIS CONTRACT LIMITS THE LIABILITY OF (TOP TO BOTTOM STL HOME INSPECTIONS) THE HOME INSPECTION COMPANY.

PLEASE READ CAREFULLY BEFORE SIGNING.

In addition to the limitations in the American Society of Home Inspectors (ASHI) Standards of Practice, the Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. The Inspection is performed in accordance with the ASHI Standards of Practice of our national association. Follow the link to review:

<http://www.homeinspector.org/Standards-of-Practice>

LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or

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otherwise changed before we have had a reasonable period of time to investigate.

7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

8) CANCELLATION FEE

If the inspection is cancelled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the fitness of the property.

10) LIMIT OF LIABILITY / LIQUIDATED DAMAGES

The liability of the Home Inspector and the Home Inspection Company arising out of this Inspection and Report, for any cause of action whatsoever, whether in contract or in negligence, is limited to a refund of the fees that you have been charged for this inspection.

I, John Doe (Signature) _____, (Date) _____, have read, understood and accepted the terms of this agreement.

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Report No. 1142, v.2

Garden Dr, St Louis, MO May 20, 2016

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This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • Hail damage

Noted what appears to be minor/moderate amounts of hail damage. Roof covering is hard to view/inspect when wet. Recommend further evaluation by a qualified roofing contractor to determine extent of hail damage and repair if needed.

Location: Roof

Task: Further evaluation



1. Hail damage



2. Hail damage



3. Hail damage

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Exterior

WALLS \ Vinyl siding

Condition: • Recommend repair or replacement of damaged siding to limit moisture entry and related damages.

Location: Above garage

Task: Repair or replace Correct

Time: Immediate



4. Recommend repair or replacement of damaged...



5. Recommend repair or replacement of damaged...

Electrical

DISTRIBUTION SYSTEM \ Wiring - installation

Condition: • [Missing](#)

Noted exposed live wire in basement utility room. Recommend properly terminating live wire in a junction box to limit shock/safety hazards.

Implication(s): Electric shock | Fire hazard

Location: Basement Utility Room

Task: Provide Correct Unsafe

Time: Immediate

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6. Missing

DISTRIBUTION SYSTEM \ Lights

Condition: • [Loose](#)

Noted loose light fixture at basement utility room. Recommend correction to limit safety hazards.

Implication(s): Electric shock | Fire hazard

Location: Basement Utility Room

Task: Correct Unsafe

Time: Immediate



7. Loose

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [No GFCI \(Ground Fault Circuit Interrupter\)](#)

All exterior receptacles should be GFCI protected to limit shock hazards. Recommend installing GFCI at rear exterior receptacle.

Implication(s): Electric shock

Location: Rear Exterior

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Task: Provide Correct Unsafe

Time: Immediate

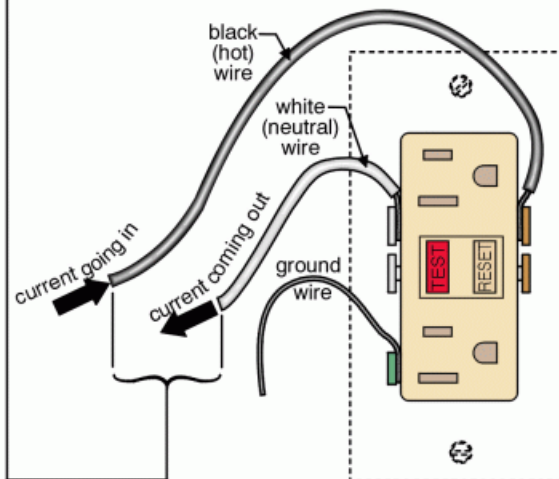
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



8. No GFCI (Ground Fault Circuit Interrupter)

DISTRIBUTION SYSTEM \ Smoke detectors

Condition: • Noted improper location of bedroom smoke detectors. Recommend locating 6-12" from bedroom door, high on the wall or ceiling.

Task: Improve Correct Unsafe

Time: Immediate

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9. Noted improper location of bedroom smoke...

Heating

CHIMNEY AND VENT \ Inspect/sweep chimney

Condition: • [Inspect \(and/sweep if needed\) before using](#)

Recommend having chimney flue cleaned and inspected before use of fireplace to ensure proper operation and limit potential fire safety hazards.

Implication(s): Fire hazard

Task: Service Clean

Time: Immediate Ongoing When necessary

CHIMNEY AND VENT \ Metal cap

Condition: • Water ponding

Noted water ponding on top of chimney cap. Recommend correction to ensure proper drainage and limit future deterioration of cap.

Implication(s): Reduced system life expectancy

Task: Repair or replace Further evaluation

Time: Immediate

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10. Water ponding

Cooling & Heat Pump

AIR CONDITIONING \ Refrigerant lines

Condition: • Recommend replacement of damaged insulation to ensure proper operation and help improve efficiency of unit.

Location: Exterior

Task: Replace Correct

Time: When next serviced



11. Recommend replacement of damaged insulation...

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Insulation and Ventilation

ATTIC/ROOF \ Roof vents

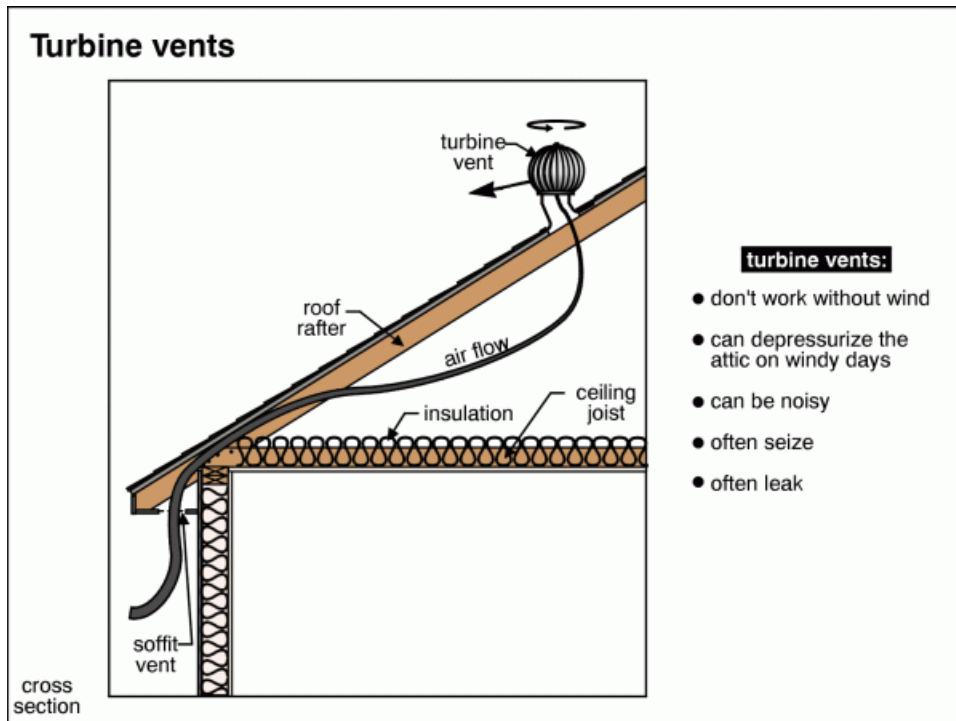
Condition: • Recommend improving attic ventilation

Noted evidence of lack of attic ventilation by rust on roofing nails and what appears to be a minor amount of mold/mildew. It appears the only attic ventilation is from gable end vents. There is vented soffit material but it appears the soffits are not vented, but could not verify as soffit area is covered by insulation. Recommend further evaluation of soffit area to verify weather or not soffits are vented. And if soffits are vented recommend removing insulation from soffit area and installing a ridge vent. If soffits are not vented, recommend installing a power attic fan at gable vents.

Location: Attic

Task: Further evaluation Improve Correct

Time: Immediate



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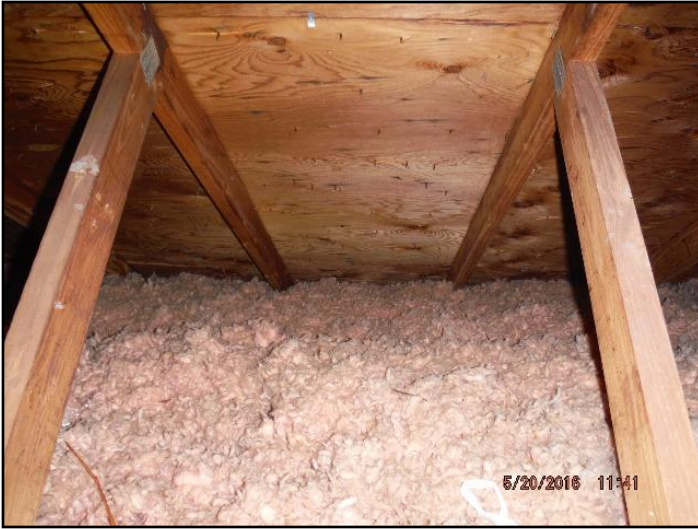
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12. Recommend improving attic ventilation



13. Recommend improving attic ventilation



14. Recommend improving attic ventilation



15. Recommend improving attic ventilation

Plumbing

WATER HEATER - GAS BURNER AND VENTING \ Venting system

Condition: • [Improper material](#)

Noted aluminum exhaust piping at water heater. Recommend replacement with galvanized steel type piping and install/secure with 3 screws per joint/section of piping.

Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement Utility Room

Task: Replace Improve Correct Unsafe

Time: Immediate

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16. Improper material

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

Condition: • [Slow drains](#)

Noted slow draining at upstairs hallway bathroom sink. Recommend correction to ensure proper drainage.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Hallway Bathroom

Task: Correct

Time: Immediate



17. Slow drains

FIXTURES AND FAUCETS \ Faucet

Condition: • [Loose](#)

Noted kitchen faucet was loose. Recommend securing faucet.

Implication(s): Equipment failure

Location: Kitchen

Task: Correct

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FIXTURES AND FAUCETS \ Toilet

Condition: • [Loose](#)

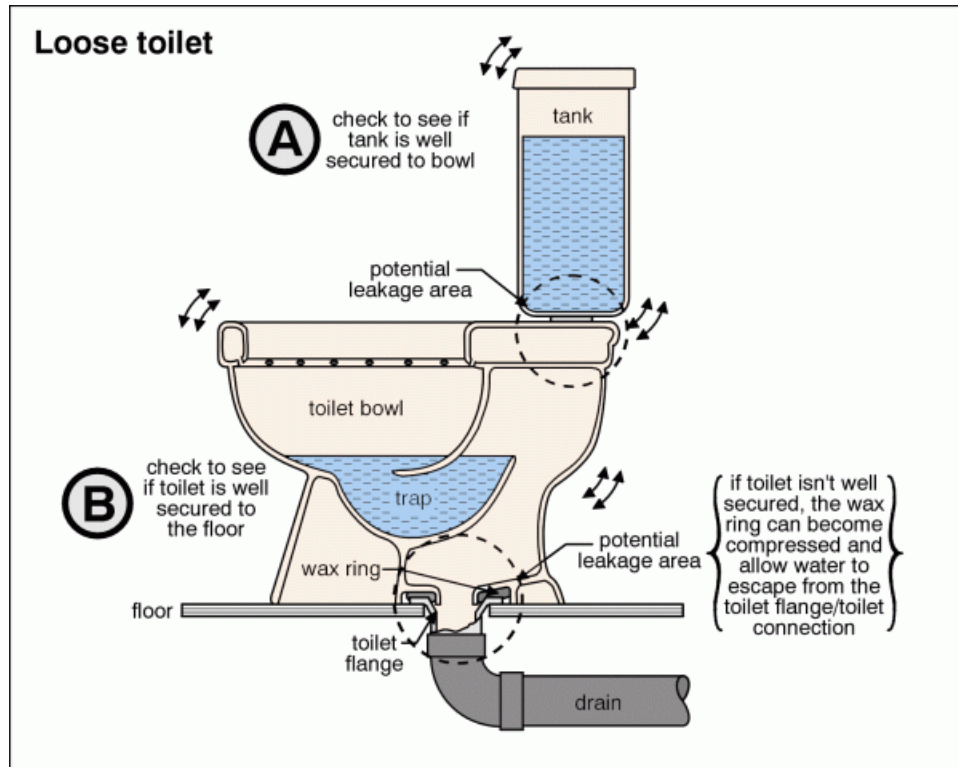
Noted main level guest bathroom toilet was loose at floor. Recommend correction to limit potential leakage.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Main Level Bathroom

Task: Correct

Time: Immediate



Condition: • [Loose](#)

Noted upstairs hall bathroom toilet was loose at floor. Recommend further evaluation and correction to limit potential leakage.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Second Floor Hallway Bathroom

Task: Correct

Time: Immediate

FIXTURES AND FAUCETS \ Shower stall

Condition: • [Sill and threshold problems](#)

Noted water leaking out of shower at bottom of door. Recommend correction to limit water/moisture damages.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Master Bathroom

Task: Improve Correct

Time: Immediate

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18. Sill and threshold problems



19. Sill and threshold problems

Interior

FLOORS \ Carpet on floors

Condition: • Wet. Noted basement carpet was wet/damp at time of inspection at front corner of basement by main water shut off/electrical panel area. Recommend further evaluation by a qualified contractor and correct/repair as needed to limit water/moisture.

Location: Basement

Task: Repair or replace Further evaluation

Time: Immediate



20.



21.

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22.

WINDOWS \ General

Condition: • Noted what appears to be water staining at window sill.

Recommend keeping window drains clean and free of debris to ensure proper drainage.

Location: Various Second Floor Bedroom

Task: Monitor Clean Correct

Time: Immediate Ongoing When necessary



23. Noted what appears to be water staining at...



24. Noted what appears to be water staining at...

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25. Noted what appears to be water staining at...

GARAGE \ Man-door between garage and living space

Condition: • [Weatherstripping missing or ineffective](#)

Noted garage man door weather seal is damaged. Recommend replacement to limit safety hazards.

Implication(s): Hazardous combustion products entering home | Increased heating and cooling costs | Reduced comfort

Location: Garage

Task: Replace Unsafe

Time: Immediate



26. Weatherstripping missing or ineffective

GARAGE \ Vehicle door operators

Condition: • Plugged into outlet that is GFCI protected.

Note garage door outlet is on a GFCI protected outlet at main floor guest bathroom. Recommend correction to ensure proper operation/function.

Task: Further evaluation Correct

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Time: Immediate

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

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Description

General: • The inspection of the roof is a visual inspection of the readily accessible components and is performed in accordance with The ASHI Standards of Practice.

The inspector shall inspect: roofing materials; roof drainage systems; flashing; skylights, chimneys, and roof penetrations.

Describe: roofing materials; methods used to inspect the roofing.

The inspector is NOT required to inspect: antennae; interiors of flues or chimneys that are not readily accessible; other installed accessories.

Sloped roofing material: • Architectural shingles typically have a 25-30 year warranty.

Note: Note roof covering was wet at the time of inspection which creates a limitation for inspecting. Roof covering appears new or less than a few years old. The roof covering appears to have minor/moderate amount of hail damage. Hail damage typically shortens the life expectancy of the roof covering.



27. Architectural shingles typically have a...



28. Asphalt shingles



29. Architectural shingles typically have a...



30. Architectural shingles typically have a...

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31. Architectural shingles typically have a...

Sloped roof flashing material:

- Metal
- Lead



32. Lead

Limitations

General: • Any roof can leak and future performance cannot be predicted or guaranteed. The serviceable life of any roof covering cannot be determined because it is affected by so many variables, not the least of which is weather.

Roof inspection limited/prevented by:

- Wet roof surface hides flaws

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33. Wet roof surface hides flaws



34. Wet roof surface hides flaws



35. Wet roof surface hides flaws

Inspection performed: • By walking on roof • From roof edge • From the ground

Recommendations

General

1. • Recommend inspecting the roof annually for loose, damaged or missing shingles or flashing to limit possible water entry and related damages.

SLOPED ROOFING \ Asphalt shingles

2. **Condition:** • Hail damage

Noted what appears to be minor/moderate amounts of hail damage. Roof covering is hard to view/inspect when wet. Recommend further evaluation by a qualified roofing contractor to determine extent of hail damage and repair if needed.

Location: Roof

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Task: Further evaluation



36. Hail damage



37. Hail damage



38. Hail damage

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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Description

General: • The inspection of the exterior is a visual inspection of readily accessible components and is performed in accordance with the ASHI Standards of Practice. The inspector shall inspect: siding, flashing and trim; all exterior doors; attached or adjacent decks, balconies, stoops, steps, porches, and their associated railings; eaves, soffits, and fascias where accessible from the ground level; vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building; adjacent or entryway walkways, patios, and driveways.

Describe: siding.

The inspector is NOT required to inspect: screening, shutters, awnings, and similar seasonal accessories; fences; geological and/or soil conditions; recreational facilities; outbuildings other than garages and carports; seawalls, break-walls, and docks; erosion control and earth stabilization measures.

Wall surfaces and trim: • Brick veneer

Wall surfaces and trim: • [Vinyl siding](#)

Porch: • Concrete

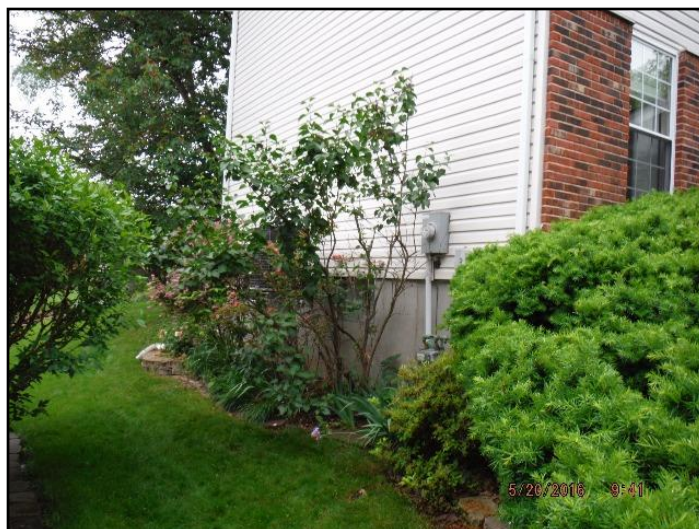
Patio: • Concrete

Limitations

General: • Vegetation can limit accessibility of exterior surfaces such as siding, windows, and the foundation.

Inspection limited/prevented by:

• Vines/shrubs/trees against wall



39. Vines/shrubs/trees against wall

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Recommendations

General

3. • Recommend inspecting annually:

All exterior wood surfaces should be evaluated and maintained (i.e. scrape, repair, seal/paint, caulk) to limit weather related damage and prolong useful life.

Inspect caulk surrounding exterior windows and repair/replace as needed to limit moisture entry and/or air exchange.

Inspect weather stripping around all doors and windows and repair/replace as needed to limit air exchange and improve thermal efficiency.

4. • Recommend keeping trees, bushes, plants trimmed away from house to limit moisture and insect damages and potential premature deterioration from contact.

5. • Noted minor settlement/shifting at front sidewalk. Recommend correction as needed to limit potential trip hazards.

WALLS \ Vinyl siding

6. Condition: • Recommend repair or replacement of damaged siding to limit moisture entry and related damages.

Location: Above garage

Task: Repair or replace Correct

Time: Immediate



40. Recommend repair or replacement of damaged...



41. Recommend repair or replacement of damaged...

WALLS \ Brick, stone and concrete

7. Condition: • Brick veneer

Noted damaged/cracked mortar joint at top of wall. Recommend repair or mortar joint to limit moisture entry and related damages.

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42. Brick veneer

PORCHES, DECKS, STEPS, PATIOS AND BALCONIES \ Patios

8. **Condition:** • Cracking noted in concrete patio. Suspect this is from minor amounts of settlement. Recommend sealing crack to limit water entry and monitor for future movement and repair/replace as needed.



43. Cracking noted in concrete patio. Suspect...

9. **Condition:** • Noted settlement of concrete patio slabs at rear of house. Recommend correction to limit potential trip/safety hazards and further settlement.

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44. Noted settlement of concrete patio slabs at...

LANDSCAPING \ Driveway

10. Condition: • Settlement/Shifting

Noted settlement in driveway. Recommend correction to limit trip hazard.

Task: Improve Correct

Time: Immediate Discretionary When necessary



45. Settlement/Shifting



46. Settlement/Shifting

Description

General: • The inspection of the basement is a visible inspection of the readily accessible components in accordance with the ASHI Standards of Practice.

The inspector shall inspect: structural components including the foundation and framing; by probing a representative number of structural components where deterioration is suspected or where clear indications of possible deterioration exist. Probing is NOT required when probing would damage any finished surface or where no deterioration is visible or presumed to exist.

Describe: the methods used to inspect under-floor crawl spaces and attics; the foundation; the floor structure; the wall structure; the ceiling structure; the roof structure. The inspector is NOT required to: provide any engineering or architectural services or analysis; offer an opinion as to the adequacy of any structural system or component

Configuration: • [Basement](#)

Foundation material: • [Poured concrete](#)

Floor construction: • [Joists](#) • Steel columns • Steel beams • Subfloor - plywood

Exterior wall construction: • [Wood frame, brick veneer](#)

Roof and ceiling framing:

• [Trusses](#)



47. Trusses

• [Plywood sheathing](#)

Limitations

General: • Finished areas of basement and a large amount of storage items limited inspection of most areas of structure and its components.



48. Finished areas of basement and a large...



49. Finished areas of basement and a large...

Inspection limited/prevented by: • Wall, floor and ceiling coverings • Carpet/furnishings • Insulation

Attic/roof space:

• Inspected from access hatch



50. Inspected from access hatch

Recommendations

FOUNDATIONS \ Foundation

11. Condition: • [Prior repairs](#)

Noted previous epoxy type repairs at rear basement wall in utility room. Recommend inquiring about any warranty that maybe associated with repairs or receipts for work performed. Monitor for future movement or re-cracking and correct if needed.

Implication(s): Weakened structure

Location: Basement

Task: Monitor

Time: Ongoing



51. *Prior repairs*

Description

General: • The inspection of the electrical system is performed in accordance with The ASHI Standards of Practice.

The inspector shall inspect: service drop; service entrance conductors, cables, and raceways; service equipment and main disconnects; service grounding; interior components of service panels and sub panels; conductors; overcurrent protection devices; a representative number of installed lighting fixtures, switches, and receptacles; ground fault circuit interrupters.

Describe: amperage and voltage rating of the service; location of main disconnect(s) and sub panels; presence of solid conductor aluminum branch circuit wiring; presence or absence of smoke detectors; wiring methods.

The inspector is NOT required to inspect: remote control devices; alarm systems and components; low voltage wiring systems and components; ancillary wiring systems and components not a part of the primary electrical power distribution system; measure amperage, voltage, or impedance.

Service entrance cable and location:

- [Underground - not visible](#)



52. *Underground - not visible*

Service size: • [200 Amps \(240 Volts\)](#)

Main disconnect/service box type and location:

- [Breakers - basement](#)

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53. Breakers - basement



54. Breakers - basement

System grounding material and type:

- [Copper - ground rods](#)



55. Copper - ground rods

Distribution panel rating: • [200 Amps](#)

Distribution wire material and type:

- [Copper - non-metallic sheathed](#)



56. Copper - non-metallic sheathed

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#)

Smoke detectors: • Upon occupancy, recommend installation of smoke detectors in each bedroom and at least one on each floor of the home including the basement. Recommend replacement of all battery operated units upon occupancy.

Smoke detectors: • [Present](#)

Carbon monoxide (CO) detectors: • None noted

Limitations

System ground: • Continuity not verified • Quality of ground not determined

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

DISTRIBUTION SYSTEM \ Wiring - installation

12. Condition: • [Missing](#)

Noted exposed live wire in basement utility room. Recommend properly terminating live wire in a junction box to limit shock/safety hazards.

Implication(s): Electric shock | Fire hazard

Location: Basement Utility Room

Task: Provide Correct Unsafe

Time: Immediate



57. Missing

DISTRIBUTION SYSTEM \ Lights

13. Condition: • [Loose](#)

Noted loose light fixture at basement utility room. Recommend correction to limit safety hazards.

Implication(s): Electric shock | Fire hazard

Location: Basement Utility Room

Task: Correct Unsafe

Time: Immediate



58. Loose

DISTRIBUTION SYSTEM \ Outlets (receptacles)

14. Condition: • [No GFCI \(Ground Fault Circuit Interrupter\)](#)

All exterior receptacles should be GFCI protected to limit shock hazards. Recommend installing GFCI at rear exterior receptacle.

Implication(s): Electric shock

Location: Rear Exterior

Task: Provide Correct Unsafe

Time: Immediate

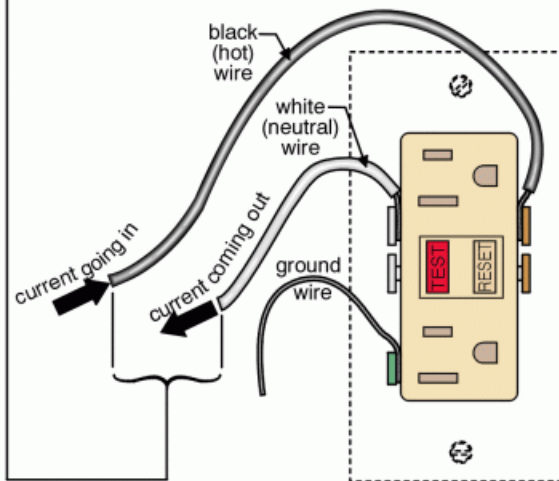
Ground fault interrupter

the GFI circuitry within the outlet checks constantly for a difference between the current in the black and white wires

if there is a difference (even as little as 5 milliamps), there is a current leak (possibly through your body) and the GFI shuts down the receptacle and other receptacles downstream

note:

if the GFI is in the panel, the entire circuit will be shut down



59. No GFCI (Ground Fault Circuit Interrupter)

DISTRIBUTION SYSTEM \ Smoke detectors

15. Condition: • Noted improper location of bedroom smoke detectors. Recommend locating 6-12" from bedroom door, high on the wall or ceiling.

Task: Improve Correct Unsafe

Time: Immediate

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60. *Noted improper location of bedroom smoke...*

DISTRIBUTION SYSTEM \ Carbon monoxide (CO) detectors

16. Condition: • Recommend installing a carbon monoxide detector.

Task: Provide Unsafe

Time: Immediate

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Description

General: • The inspection of the HVAC was performed in accordance with The ASHI Standards of Practice.

The inspector shall: open readily openable access panels and inspect: installed heating equipment; vent systems, flues, and chimneys.

Describe: energy source(s); heating systems.

The inspector is NOT required to inspect: interiors of flues or chimneys that are not readily accessible; heat exchangers, humidifiers or dehumidifiers; electronic air filters; solar space heating systems; determine heat supply adequacy or distribution balance.

Fuel/energy source: • [Gas](#)

System type: • [Furnace](#)

Furnace manufacturer:

• Lennox

Model number: 80UHG3/4-120A-1 Serial number: 6398H15571



61. Lennox



62. Lennox

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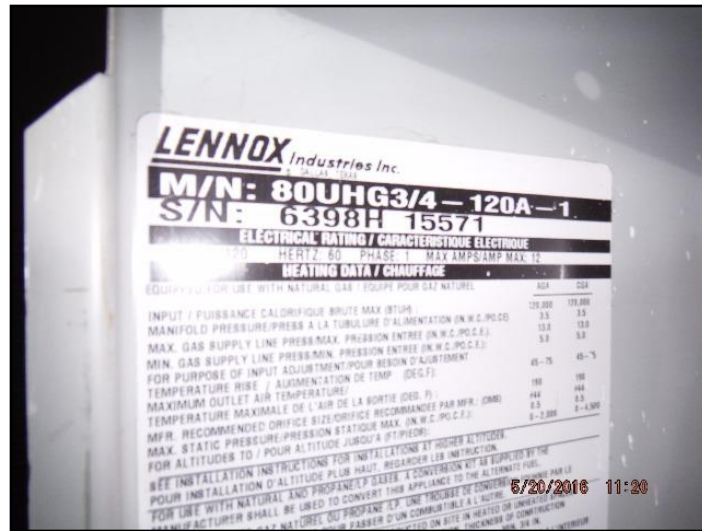
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63. *Lennox*

Heat distribution: • [Ducts and registers](#)

Efficiency: • Mid-efficiency

Exhaust venting method: • [Forced draft](#)

Approximate age: • 18 years

Typical life expectancy: • Furnace (conventional or mid-efficiency) 18 to 25 years

Main fuel shut off at:

- Meter



64. Meter

- Exterior wall

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65. Exterior wall

Exhaust pipe (vent connector): • Single wall • Double wall

Fireplace:

- [Wood-burning fireplace](#)



66. Wood-burning fireplace

Chimney/vent: • [Metal](#) • [Wood over metal](#)

Chimney liner: • [Metal](#)

Humidifiers: • Inspection of humidifiers is not a requirement of the ASHI standards of practice and any information given is done as a courtesy. Recommend further evaluation by a qualified HVAC contractor of operation and maintenance when next serviced.

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67. Inspection of humidifiers is not a...

Limitations

Inspection prevented/limited by: • Chimney interiors and flues are not inspected

Heat exchanger: • Not visible

Recommendations

GAS FURNACE \ Life expectancy

17. Condition: • Recommend having a qualified HVAC technician check and clean furnace annually.

FIREPLACE \ Glass doors

18. Condition: • Noted frame was loose at bottom. Recommend correction to ensure proper function.

Task: Correct



68.



69.

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CHIMNEY AND VENT \ Inspect/sweep chimneyG=

19. Condition: • [Inspect \(and/sweep if needed\) before using](#)

Recommend having chimney flue cleaned and inspected before use of fireplace to ensure proper operation and limit potential fire safety hazards.

Implication(s): Fire hazard

Task: Service Clean

Time: Immediate Ongoing When necessary

CHIMNEY AND VENT \ Metal cap

20. Condition: • Water ponding

Noted water ponding on top of chimney cap. Recommend correction to ensure proper drainage and limit future deterioration of cap.

Implication(s): Reduced system life expectancy

Task: Repair or replace Further evaluation

Time: Immediate



70. *Water ponding*

COOLING & HEAT PUMP

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Description

General: • The inspection of the HVAC systems are performed in accordance with The ASHI Standards of Practice.

The inspector shall open readily openable access panels. Inspect: central and through-wall equipment; distribution systems.

Describe: energy source(s); cooling systems.

The inspector is NOT required to: inspect electronic air filters; determine cooling supply adequacy or distribution balance; inspect window air conditioning units.

Manufacturer:

• Lennox



71. Lennox



72. Lennox

Compressor approximate age: • Unable to view data plate on unit. Compressor age unknown

Compressor approximate age: • 18 years

Typical life expectancy: • 12 to 15 years

Temperature difference: • 14° • 16° • Acceptable temperature difference: 14° to 22°

Recommendations

AIR CONDITIONING \ Life expectancy

21. Condition: • Recommend annually having a qualified HVAC technician clean and check the air conditioning system.

22. Condition: • [Near end of life expectancy](#)

Note exterior condenser is near the end of manufacturer's life expectancy. Recommend budgeting to replace during your ownership.

Implication(s): Equipment failure | Reduced comfort

Task: Replace Monitor

COOLING & HEAT PUMP

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Time: Unpredictable When necessary

AIR CONDITIONING \ Refrigerant lines

23. Condition: • Recommend replacement of damaged insulation to ensure proper operation and help improve efficiency of unit.

Location: Exterior

Task: Replace Correct

Time: When next serviced



73. *Recommend replacement of damaged insulation...*

INSULATION AND VENTILATION

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Description

General: • The inspector shall inspect: insulation and vapor retarders in unfinished spaces; ventilation of attics and foundation areas; mechanical ventilation systems.

Describe: insulation and vapor retarders in unfinished spaces; absence of insulation in unfinished spaces at conditioned surfaces.

The inspector is NOT required to disturb insulation. See 13.2.A.11 and 13.2.A.12.

Attic/roof insulation material: • Loose

Attic/roof insulation material:

- [Glass fiber](#)



74. Glass fiber

Attic/roof ventilation:

- [Gable vent](#)



75. Gable vent



76. Gable vent

Attic/roof air/vapor barrier: • [Not visible](#) • Not determined

Wall insulation material: • Not determined • Not visible

Limitations

Attic inspection performed: • From access hatch

Recommendations

ATTIC/ROOF \ Roof vents

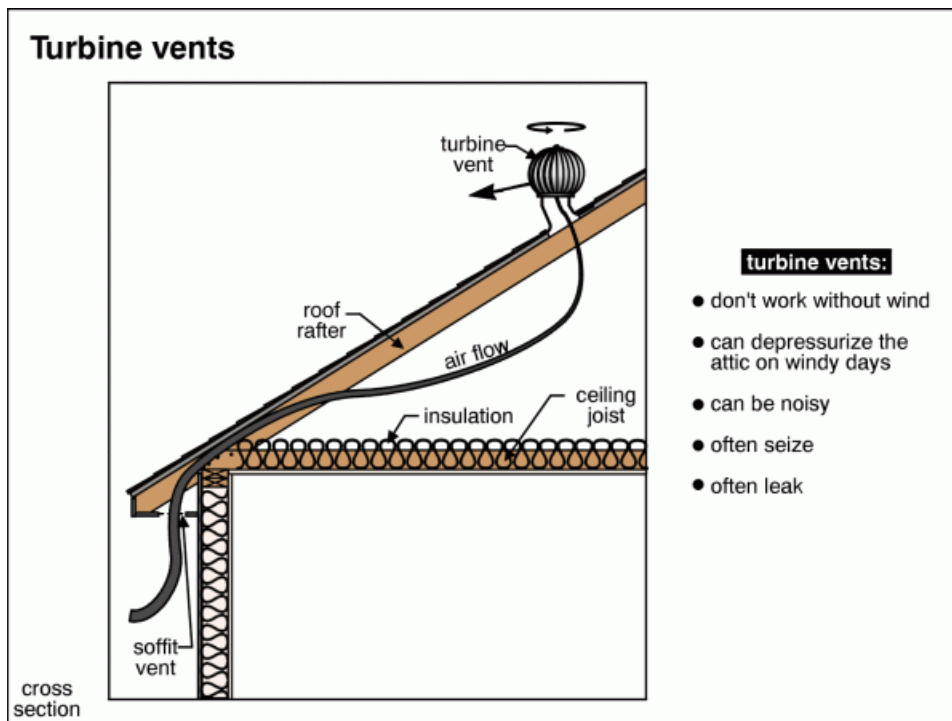
24. Condition: • Recommend improving attic ventilation

Noted evidence of lack of attic ventilation by rust on roofing nails and what appears to be a minor amount of mold/mildew. It appears the only attic ventilation is from gable end vents. There is vented soffit material but it appears the soffits are not vented, but could not verify as soffit area is covered by insulation. Recommend further evaluation of soffit area to verify weather or not soffits are vented. And if soffits are vented recommend removing insulation from soffit area and installing a ridge vent. If soffits are not vented, recommend installing a power attic fan at gable vents.

Location: Attic

Task: Further evaluation Improve Correct

Time: Immediate



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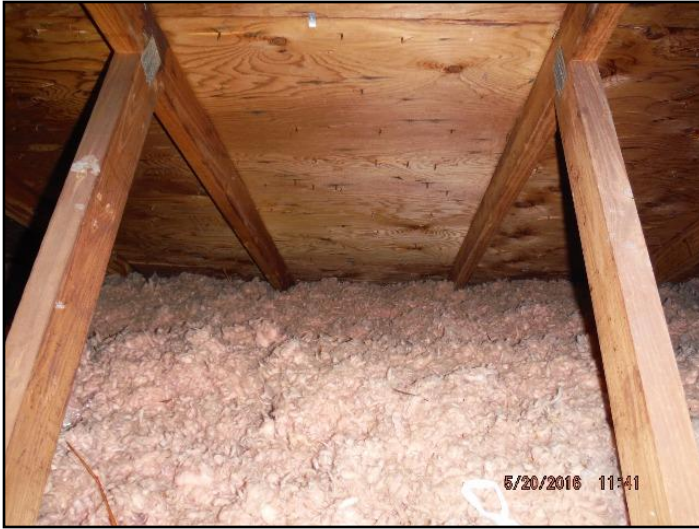
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77. Recommend improving attic ventilation



78. Recommend improving attic ventilation



79. Recommend improving attic ventilation



80. Recommend improving attic ventilation

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Description

General: • The inspection of the Plumbing was performed in accordance with The ASHI Standards of Practice.

The inspector shall inspect: interior water supply and distribution systems including all fixtures and faucets; drain, waste, and vent systems including all fixtures; water heating equipment and hot water supply system; vent systems, flues, and chimneys; fuel storage and fuel distribution systems; drainage sumps, sump pumps, and related piping.

Describe: water supply, drain, waste, and vent piping materials; water heating equipment including energy source(s); location of main water and fuel shut-off valves.

The inspector is NOT required to inspect: clothes washing machine connections; interiors of flues or chimneys that are not

readily accessible; wells, well pumps, or water storage related equipment; water conditioning systems; solar water heating systems; fire and lawn sprinkler systems; private waste disposal systems.

Determine: whether water supply and waste disposal systems are public or private; water supply quantity or quality; operate automatic safety controls or manual stop valves.

Water supply source: • Public

Service piping into building: • [Copper](#)

Supply piping in building: • [Copper](#) • [Not visible](#)

Main water shut off valve at the:

- Front of the basement



81. Front of the basement

Water heater fuel/energy source: • [Gas](#)

Water heater exhaust venting method: • Natural draft

Water heater manufacturer:

- A.O. Smith

Model number: FCG-40-248 Serial number: CA02-0396903-248

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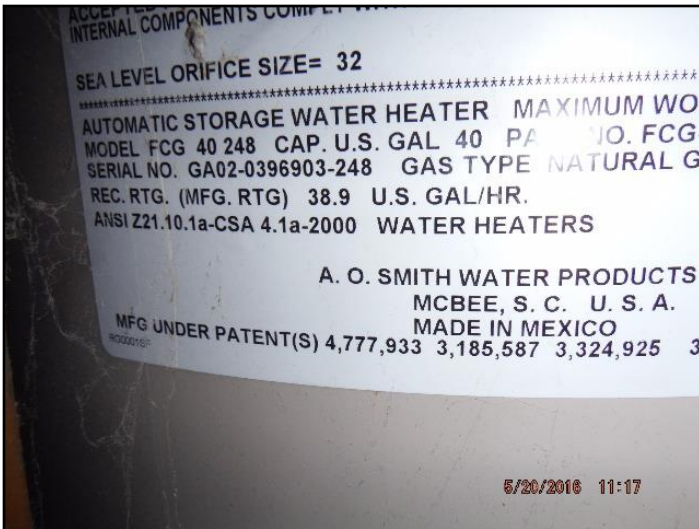
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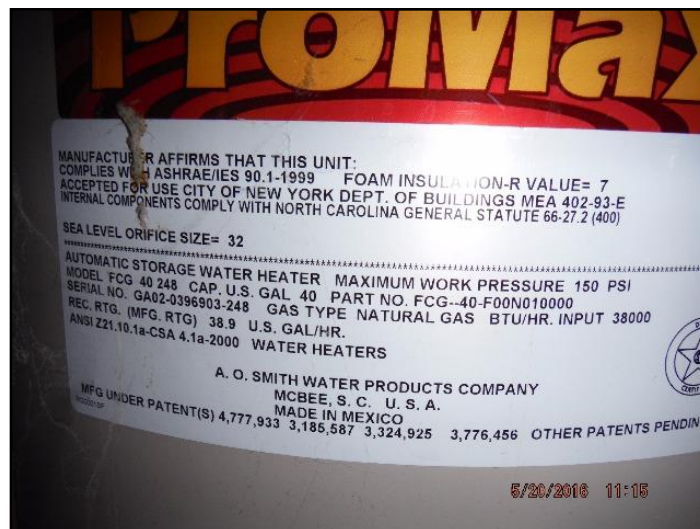
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82. A.O. Smith



83. A.O. Smith



84. A.O. Smith

Tank capacity: • [40 gallons](#)

Water heater approximate age: • 14 years

Typical life expectancy: • 8 to 12 years

Waste and vent piping in building:

- [Plastic](#)
- [ABS plastic](#)



85. ABS plastic

- [PVC plastic](#)
- [Not visible](#)

Floor drain location: • Near heating system • Near water heater

Gas piping: • Steel • Copper

Main fuel shut off valve at the: • Exterior • Gas meter

Exterior hose bibb: • Present

Limitations

General: • As a part of a visual inspection it is impossible to examine the underground waste pipes. We recommend having these lines further evaluated (i.e. video scanned) to determine the health and status of this system.

Recommendations

WATER HEATER \ Life expectancy

25. Condition: • [Near end of life expectancy](#)

Water heater is nearing the end of its life expectancy per the manufacturers warranty period of 8-12 years. They typically last longer but cannot predict when unit will fail recommend budgeting for replacement during your ownership.

Implication(s): No hot water

Task: Replace Monitor

Time: Unpredictable When necessary

WATER HEATER - GAS BURNER AND VENTING \ Venting system

26. Condition: • [Improper material](#)

Noted aluminum exhaust piping at water heater. Recommend replacement with galvanized steel type piping and install/secure with 3 screws per joint/section of piping.

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Implication(s): Equipment not operating properly | Hazardous combustion products entering home

Location: Basement Utility Room

Task: Replace Improve Correct Unsafe

Time: Immediate



86. Improper material

FIXTURES AND FAUCETS \ Basin, sink and laundry tub

27. Condition: • [Slow drains](#)

Noted slow draining at upstairs hallway bathroom sink. Recommend correction to ensure proper drainage.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Second Floor Hallway Bathroom

Task: Correct

Time: Immediate



87. Slow drains

28. Condition: • Drain stop missing

Noted drain stop was missing as master bathroom sink.

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Implication(s): Reduced operability**Location:** Master Bathroom**Task:** Provide**29. Condition:** • Drain stop ineffective

Noted main level bathroom sink stopper was not operating properly.

Implication(s): Nuisance | Reduced operability**Location:** Main Level Bathroom**Task:** Provide Improve**FIXTURES AND FAUCETS \ Faucet****30. Condition:** • Noted kitchen sprayer doesn't function. Recommend correction to ensure proper operation.**31. Condition:** • [Loose](#)

Noted kitchen faucet was loose. Recommend securing faucet.

Implication(s): Equipment failure**Location:** Kitchen**Task:** Correct**FIXTURES AND FAUCETS \ Toilet****32. Condition:** • Evidence of previous leakage at toilet.

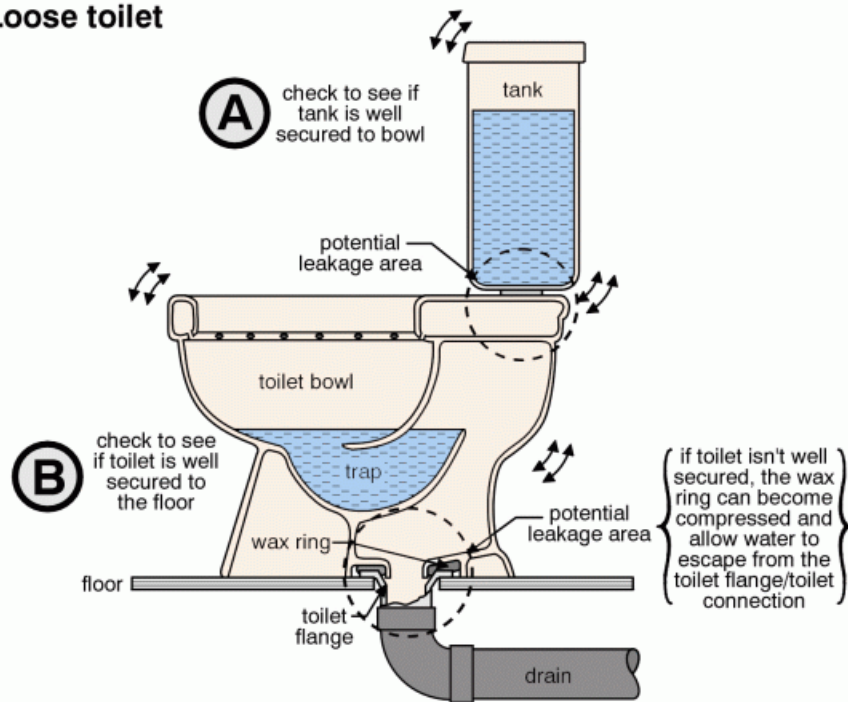
Monitor to ensure leak remains inactive

**88.** Evidence of previous leakage at toilet.**89.** Evidence of previous leakage at toilet.**33. Condition:** • [Loose](#)

Noted main level guest bathroom toilet was loose at floor. Recommend correction to limit potential leakage.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building**Location:** Main Level Bathroom**Task:** Correct**Time:** Immediate

Loose toilet



34. Condition: • [Loose](#)

Noted upstairs hall bathroom toilet was loose at floor. Recommend further evaluation and correction to limit potential leakage.

Implication(s): Chance of water damage to contents, finishes and/or structure | Sewage entering the building

Location: Second Floor Hallway Bathroom

Task: Correct

Time: Immediate

FIXTURES AND FAUCETS \ Shower stall

35. Condition: • [Sill and threshold problems](#)

Noted water leaking out of shower at bottom of door. Recommend correction to limit water/moisture damages.

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Master Bathroom

Task: Improve Correct

Time: Immediate

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90. Sill and threshold problems



91. Sill and threshold problems

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Description

General: • The inspection of all interior rooms is a visual inspection of the readily accessible components performed in accordance with The ASHI Standards of Practice.

Major floor finishes: • [Carpet](#) • [Hardwood](#) • Tile

Major wall and ceiling finishes: • Drywall

Windows: • [Single/double hung](#) • Vinyl

Exterior doors - type/material: • Hinged • Metal-clad • Garage door - metal

Oven fuel: • Electricity

Range fuel: • Electricity

Appliances: • Refrigerator • Dishwasher • Waste disposal • Microwave oven

Laundry facilities: • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe • Gas piping

Kitchen ventilation: • Microwave exhaust

Kitchen ventilation: • Discharges to exterior

Bathroom ventilation: • Exhaust fan

Laundry room ventilation: • Clothes dryer vented to exterior

Limitations

General: • Home was occupied at the time of the inspection which creates a limitation because all areas are not accessible.

Inspection limited/prevented by:

- Carpet
- Storage/furnishings
- Storage in closets/cupboards



92. Storage in closets/cupboards



93. Storage in closets/cupboards

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Appliances: • Inspection of appliances is not a requirement of the ASHI standards of practice and any information given is done as a courtesy.

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested • Appliances are not moved during an inspection

Recommendations

General

36. • It is important to make sure that all windows and doors (especially in bedrooms) are operating properly for the purposes of fire egress. Storage of a ladder is recommended for all second story bedrooms.

FLOORS \ Carpet on floors

37. Condition: • Wet. Noted basement carpet was wet/damp at time of inspection at front corner of basement by main water shut off/electrical panel area. Recommend further evaluation by a qualified contractor and correct/repair as needed to limit water/moisture.

Location: Basement

Task: Repair or replace Further evaluation

Time: Immediate



94.



95.

INTERIOR

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96.

38. Condition: • Carpet on basement floor.

Note carpet over concrete basement floor is not recommended as carpet and pad can absorb moisture which can create an environment for mold/mildew.

CEILINGS \ Plaster or drywall

39. Condition: • Stains

WINDOWS \ General

40. Condition: • Noted what appears to be water staining at window sill.

Recommend keeping window drains clean and free of debris to ensure proper drainage.

Location: Various Second Floor Bedroom

Task: Monitor Clean Correct

Time: Immediate Ongoing When necessary



97. Noted what appears to be water staining at...



98. Noted what appears to be water staining at...

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99. Noted what appears to be water staining at...

WINDOWS \ Means of egress/escape

41. Condition: • Recommend properly equipping all second floor bedrooms with emergency window ladders to ensure proper safety.

DOORS \ Doors and frames

42. Condition: • Binds

Noted upstairs bedroom door binds/rubs at top of door causing door to be hard to close.

Implication(s): System inoperative or difficult to operate

Location: Second Floor Bedroom

Task: Improve Correct

STAIRS \ Spindles or balusters

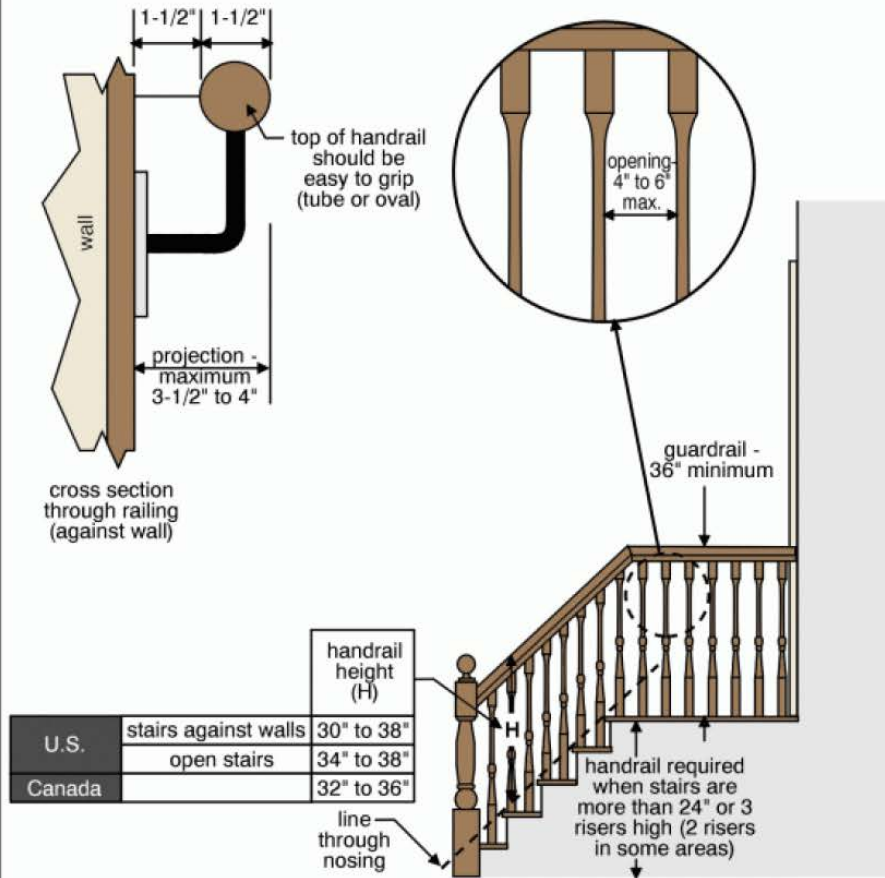
43. Condition: • [Loose](#)

Noted a few loose spindles at main level staircase going to 2nd level.

Implication(s): Fall hazard

Task: Repair or replace Correct

Handrails and guards



100. Loose

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GARAGE \ Walls and ceilings

44. Condition: • Noted stains at garage ceiling/wall by man door to garage. Suspect this is from a previous leak, possibly from master bathroom. Recommend monitoring area and correct if needed.

Location: Garage ceiling

Task: Monitor, Repair as needed



101.



102.

GARAGE \ Man-door between garage and living space

45. Condition: • [Weatherstripping missing or ineffective](#)

Noted garage man door weather seal is damaged. Recommend replacement to limit safety hazards.

Implication(s): Hazardous combustion products entering home | Increased heating and cooling costs | Reduced comfort

Location: Garage

Task: Replace Unsafe

Time: Immediate



103. Weatherstripping missing or ineffective

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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GARAGE \ Vehicle door operators

46. Condition: • Plugged into outlet that is GFCI protected.

Note garage door outlet is on a GFCI protected outlet at main floor guest bathroom. Recommend correction to ensure proper operation/function.

Task: Further evaluation Correct

Time: Immediate

APPLIANCES \ Dryer

47. Condition: • Recommend cleaning lint from dryer vent to limit safety hazards and ensure that vent door closes properly to limit insect/vermin entry.

Task: Clean

Time: Ongoing Regular maintenance When necessary

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Description

Weather: • Cloudy • Ground was wet • There was rain on the day of the inspection.

Approximate temperature: • 66°

Attendees: • Termite Inspector • Sewer Inspector

Attendees: • Buyer • Buyer's Agent

Access to home provided by: • Lockbox

Occupancy: • The home was occupied at the time of the inspection.

Utilities: • All utilities were on during the inspection.

Approximate inspection Start time: • The inspection started at 9:00 a.m.

Approximate inspection End time: • The inspection ended at 11:30 a.m.

Approximate age of home: • 36 years

Building type: • 2 Story

Building type: • Detached home

Below grade area: • Basement

Garage, carport and outbuildings: • Attached two-car garage

GARAGE

Report No. 1142, v.2

Garden Dr, St Louis, MO May 20, 2016

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE DATA

GARAGE

REFERENCE

Description

General: • The inspection of the garage is performed in accordance with The ASHI Standards of Practice and is a visual inspection of readily accessible components. The presence of storage items in any area of the home creates a limitation but even more so in the garage due to the size and quantity of storage items. Recommend close examination of this space during the final walk through.

General: • Drywall in the garage is designed as a fire barrier between the garage and living space. To maintain intended fire barrier, drywall should be at least 5/8" thick and all seams should be finished (tape & mud).

Limitations

General: • Storage items limit inspection of garage and structure. Pay special attention to this area during your final walk through.



104. Storage items limit inspection of garage an...

Recommendations

General

48. • Any door between the house and the garage should have an automatic door closer, should be tight-fitting and be fire-rated. It may also be a solid exterior-type door at least 1-3/8 inches thick.

END OF REPORT

SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
SITE DATA	GARAGE	REFERENCE							

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS