



Buyers Protection Group



**4 Maple Street USA**

**Client(s): Smith**  
**Inspection Date: 4/15/2015**

**The Best Inspectors. Anywhere.**

**Inspector: Timothy Clark #**

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Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings**, **2) Property Information**, and **3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

### SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction (home buyer, home seller, and real estate agents). *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

### SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

### SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

**To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:**

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
  - Report Id:
  - Client's Last Name: Smith
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

## Action Items

### Exterior

#### Wall Coverings

- ☒ 1. Repair the siding that is loose at the west side of home.

#### Windows

- ☒ 2. Caulk and seal the gaps around the windows at the front of home. Seal where the brick meets the siding.

### Plumbing

#### Water Heater

- ☒ 3. The water heater was off and was not tested. The heater was visually reviewed. Have water heater started and confirm that it works properly. Also confirm that there is hot water at all plumbing and laundry fixtures. The hot water should be on the left at each faucet. Have a plumber repair/replace as needed.

### Electrical

#### Receptacles & Switches

- ☒ 4. Install a different junction box or seal-up the open knockouts in the junction box mounted on west basement wall.

### Heating and Cooling

#### Warm Air Furnace

- ☒ 5. Both of the thermostats are very difficult to work; repair/replace them as necessary for easy use.

### Attic/Ventilation/Crawl Space

#### Ventilation Fans

- ☒ 6.
  1. The ceiling fan in the office room is very wobbly and needs repair/replacement.
  2. The ceiling fan in the fireplace room would not respond; repair/replace.

### Garage/Carport

#### Garage

- ☒ 7. As facing the house, the right side garage door roller is out of track, repair/replace as the door can not be used until repaired.

### Interior

#### Interior

- ☒ 8. The home has fresh paint and carpet and possibly other new interior finishes. Inquire about the history of this home such as a history of a fire or other items. Ask a few neighbors about history of home and check with the municipality to ensure there were no major events causing an extensive remodel.

### Kitchen

#### Kitchen

- ☒ 9.
  1. The door of the microwave is broken and needs to be replaced if possible. The microwave did work but it may or may not be possible to replace only the door.
  2. The surface light for the microwave will not work; repair/replace.
  3. Repair/replace the loose kitchen sink spray hose.

## Action Items

### Bathrooms

#### Sinks Tubs Showers

- ❌ 10.
  1. The aerators are missing at the 2nd floor bathroom sinks, install aerators for proper water flow out of faucet.
  2. Repair the drain stopper at the 2nd floor hall bath tub so it will close and work properly.
- ❌ 11. Install a shower head on the master bathroom shower.

#### Toilets

- ❌ 12. The master bathroom toilet's flush valve does not provide a full flush. Have a plumber repair replace the flush valve.

## Consideration Items

### Structure

#### Foundation

- 13. The epoxy / urethane patching visible in the basement at front, side, and rear foundation wall(s) is a well-established procedure for structural bonding and leak control. Obtain any available warranties associated with this installation.

#### Basement

- 14. Install a splash block at the exterior corner for the sump pump discharge.
- 15. The steps at the bottom of the basement steps are a different height than the other steps. This height difference can be a trip hazard. Be aware of the safety concern or have a carpenter review and discuss possible options.
- 16. There are some stains on the floor at the SE corner of the basement that might indicate some water seepage into this area. Monitor the conditions. Maintain exterior gutters and ground to slope away from the home.

### Exterior

#### Wall Coverings

- 17. Over the front porch, freshen the caulk where the brick meets the siding.
- 18. There is white staining on the brick at the front of the home. This is generally leaching of minerals out of the brick. The white staining can be washed off but it might come back; clean and monitor.

#### Windows

- 19. At the east side of the home, at bottom corner of south master bedroom window, the bottom left corner of the window frame has a hole in it and there is a water streak on the siding below the hole. The hole appears to be a broken corner of the frame. Seal the area to ensure water can not enter into the wall. The current conditions in the wall are unknown.

#### Drainage

- 20. The ground is low at area by the AC compressors and electric meter. Add dirt to area to slope the area away from the home. The ground is also low at areas around the rear patio, add dirt to the areas to slope away. Monitor other areas around the home and ensure there is a positive slope away
- 21. The backyard slopes toward the home (SW corner). Ideally the yard would slope away. Monitor the yard and as possible improve the drainage to slope away from the home. Water accumulation at the exterior foundation will cause water to leak into the basement or foundation problems to develop.

#### Drives

- 22. Seal the open expansion joints in the driveway to help prevent water penetration below the concrete and possibly settlement.

### Roofing

#### Roofing

- 23. There are some spots of tar on the east side shingles that are visible outside the master bedroom windows. Ideally these shingles would be replaced to ensure long term service.

#### Drains


- 24. Remove the plastic lid in the gutter at rear slope at the SW corner to ensure the gutter can flow water properly.
- 25. Install downspouts where needed around the home. There is some soil erosion around the front corner of the front porch from lack of a splash block; add some dirt to the area.

### Electrical


#### Service Entrance

## Consideration Items

### Electrical

-  26. At the exterior electric meter where the service wire enters the home through the siding, seal-up the area around the wire to prevent water from entering.

### Fixtures

-  27. Some lights did not respond. You might wish to ask the seller to replace the bulbs and confirm proper operation of the lights during your pre-closing walk-through. We do not dismantle and trouble shoot unresponsive fixtures. BPG will not be responsible for light fixtures that do not work because of this.

*Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection Services*

<b>Date:</b> 4/15/2015	<b>Time:</b> 12:00:00 PM	<b>Report ID:</b>
<b>Property:</b> 4 Maple Street USA, ,		<b>Prepared By:</b> Timothy Clark

## General Information

### Inspection Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the Standards of Practice of the American Society of Home Inspectors (ASHI) or your specific state standards. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in our Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is not a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit his/her inspection. We do not report on cosmetic or aesthetic issues. Unless otherwise stated, this is not a code inspection. If you are purchasing a home in a locality that has occupancy inspections, local authorities will usually comment on any code issues of local concern. We did not test for environmental hazards or the presence of any potentially harmful substance.

### Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

### Inspection Agreement and 90 Day Guarantee

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect.

We understand the serious nature of real estate transactions and attempt to take reasonable actions to provide value and protect our clients. We provide a limited 90-day guarantee on most of the major components that were inspected. A full explanation of our 90 day guarantee is included on our website with your final inspection report. A more comprehensive one-year home warranty is available if ordered within 30 days of your inspection. As a BPG client you can receive a discounted rate and plan details by calling us at 800-285-3001.

A part of many real estate transactions are contingencies limiting the time available for follow up inspections, repair work, or further inquiries. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

### Report Definitions

The following definitions of comment descriptions represent this inspection report.

- **Action Item:** The item is not functioning as intended or needs repair or further evaluation.
- **Consideration Item:** The item should be monitored and repair/replacement should be considered. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).



<b>CLIENT PRESENT:</b> Arrived During Inspection	<b>AGE OF HOME:</b> 8	<b>WEATHER:</b> Clear
<b>TEMPERATURE:</b> Between 40 - 50	<b>PROPERTY FACES:</b> North	<b>PHONE NUMBER:</b> 1 314 249 5839 (C), 1 800 285 3001 (O)

### 1. Introductory Notes

#### Inspection Scope

- ◆ This inspection was completed according to the Standards of Practice of the American Society of Home Inspectors which are available at [www.ASHI.org](http://www.ASHI.org).

#### The Report

- ◆ The report lists deficiencies visible at the time of inspection. The inspector is not required to move furniture, appliances, storage, or disassemble components beyond normal user controls nor perform destructive testing. BPG/ABA does not accept responsibility for hidden or latent defects discovered upon occupancy or during remodeling after the date of inspection. Please note that our inspection is thorough but not technically exhaustive. The intent of this inspection is to discover significant defects as it is not possible to detect every maintenance or minor repair item. Most homes continue to be occupied after our inspections, thus we do not warrant 100% discovery of all maintenance or minor repair items such as drippy faucets, isolated wood damage, light switch functionality, etc. We do not inspect for county or municipal code compliance as the St. Louis Metro area and adjacent counties have many jurisdictions, thus codes are interpreted and enforced differently. BPG/ABA has no legal authority to mandate compliance to the municipal codes and ordinances. This report does not list municipal or county code infractions.

#### Not a Guarantee

- ◆ BPG/ABA does not guarantee future performance or provide a warranty, expressed or implied, regarding the inspected property after the date of inspection. Warranty policies are readily available for purchase. We are not liable for defects covered by the homeowner's hazard insurance policy or items covered by a warranty program. Should you discover a defect for which you think BPG/ABA may be liable, you must notify us and provide a reasonable opportunity to reinspect the property before the defect is repaired. If BPG/ABA is not given the opportunity to review an alleged liability, we do not accept any responsibility for the same. Even property vacant between the time of inspection and closing can develop mechanical, electrical or plumbing defects. The purchaser's pre-closing final walk through is to confirm that all systems are operable, that maintenance or repair issues have not developed since the inspection and that any requested repairs have been completed to your satisfaction. BPG/ABA accepts no responsibility for defects that could have been observed by you during their final walk through provided by the St. Louis Association of Realtors Residential Sales Contract.

#### Code and Environmental Items Excluded

- ◆
  - We do not include inspection for "code" compliance. As contractors make repairs or maintenance to the home you should expect the need to update items to meet current code requirements. This may substantially increase cost of the repairs.
  - We do not include inspection or testing for EPA listed or any other environmental hazards or materials such as asbestos, mold, lead paint, underground storage tank or other items.
  - We do not inspect for termites or other vermin. However, the termite inspection and/or radon test can be ordered in addition to our building or home inspection.

#### Photographs

- ◆ Photos are inserted throughout the report and are intended to be used to further explain the conditions described. The photographs are an example of the condition described and may not show the entire deficiency or all occurrences of the same deficiency.

#### Use of Report

- ◆ Our inspection report is for the use of our client(s). This report is only for the benefit of the person(s) listed on this report unless specifically agreed to otherwise in writing. **Please read the entire report, not just the Action and Consideration lists. The body of the report contains additional important information.**

2. Structure

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of past movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future.

<b>FOUNDATION TYPE:</b> And Full Basement	<b>BASEMENT   LOWER LEVEL:</b> Unfinished With A Slab Concrete Floor	<b>FLOOR STRUCTURE:</b> Wood Trusses With Wood Sub-flooring & Steel Beams & Center Posts
<b>WALL STRUCTURE:</b> Wood Frame	<b>ROOF STRUCTURE:</b> And With Wood Roof Decking	

Foundation

- ◆ Forecasting future performance is impossible because heavy rainfall, drought and other unpredictable soil conditions can produce foundation movement.
- ◆ The epoxy / urethane patching visible in the basement at front, side, and rear foundation wall(s) is a well-established procedure for structural bonding and leak control. Obtain any available warranties associated with this installation.



Front



Rear



side



Side

- ◆ Vertical foundation shrinkage cracks, such as those visible in the basement at various areas, are common in concrete construction but are not usually considered structurally significant. The portion below grade can be, however, a place for moisture penetration (conditions behind drywall or storage not visible). Epoxy or urethane injection or proper application of hydraulic cement on the interior and/or Bentonite on the exterior should provide satisfactory control as long as exterior gutters are properly maintained and surface drainage is directed away from the foundation.

Basement

- ◆ No one can predict if this basement will ever leak and this inspection does not imply that this basement will not leak in the future. Because most basement water problems originate from surface drainage rather than ground water, maintaining gutters, downspouts and surface drainage is very important. Exterior water control is generally more effective than internal patching or sealing. Some basements leak occasionally and depending on soil conditions, this leakage sometimes leaves no evidence of stains, deposits or discoloration. Be sure to read the seller's disclosure and make a direct inquiry of owners regarding any history of a damp or wet basement. BPG will not be responsible for basement water seepage/leakage that might occur in future.
- ◆ The sump pump responded appropriately to test operation. Consider installation of a battery backup system and an over flow alarm. The sump pump discharge piping was not checked for leaks.
- ☒ ◆ Install a splash block at the exterior corner for the sump pump discharge.
- ☒ ◆ The steps at the bottom of the basement steps are a different height than the other steps. This height difference can be a trip hazard. Be aware of the safety concern or have a carpenter review and discuss possible options.
- ☒ ◆ There are some stains on the floor at the SE corner of the basement that might indicate some water seepage into this area. Monitor the conditions. Maintain exterior gutters and ground to slope away from the home.



#### Floors

- ◆ Visible areas of the floor system are in typical condition and performing as intended, consistent with the age and style of construction.

#### Walls

- ◆ Based on visible areas the walls are performing as intended without significant sign of damage or significant structural movement. Conditions inside the walls were obviously not visible.

#### Roof

- ◆ There were no noticed cracked or damaged trusses/rafters or signs of serious movement. The roof structure appears to be performing as intended. All areas of the roof framing was not viewed.

#### Any Basement Can Leak

- ◆ Given the right conditions, any basement can leak. No one can predict if a basement will leak in the future and, in many cases, it is not even possible to tell if a basement has leaked in the past. The best source of information about performance is the owner/occupant of the property. The most common cause of basement seepage is poor surface and roof drainage. Stone foundations were never designed to be watertight. For that matter concrete and concrete block are both porous, as well. The best way to minimize seepage in any foundation is to keep water away from the exterior.

#### Conditions Change

- ◆ Just because a basement has not leaked significantly in the past does not mean it will never leak. Conditions change. Foundations move. Gutters become blocked. Landscaping changes occur. Drought conditions occur. Unusually heavy and or long-term rains occur. All of these are cause for possible basement seepage.

#### Mechanical Systems

- ◆ Should none of the common corrections eliminate continued basement seepage you may then need a mechanical system added. Interior perimeter drain tile connected to a sump pump discharging to the exterior should be the last resort to eliminate basement seepage unless a guarantee is desired.

### 3. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

<b>WALL COVERINGS:</b> Brick Vinyl Siding	<b>WINDOWS:</b> Thermal Glazed Glass With Vinyl Frames	<b>EAVES &amp; SOFFITS &amp; FASCIA:</b> Closed Style Eaves With Aluminum/Vinyl Fascia
<b>PORCHES:</b> Concrete Slab Porch With Roof At Front	<b>DRAINAGE:</b> Back To Front Slope Is Moderate And Toward The House	<b>DRIVES:</b> Concrete
<b>WALKS &amp; PATIOS:</b> Standard Concrete		

**Wall Coverings**

- ◆ The key to exterior maintenance is prevention of moisture penetration, best accomplished by spot tuck-pointing, painting, caulking, and roofing repair as appropriate and necessary. Caulking the dissimilar materials around the exterior doors, windows and all wall penetrations is recommended in keeping with good building practice.



- 📍 ◆ Over the front porch, freshen the caulk where the brick meets the siding.



- ❌ ◆ Repair the siding that is loose at the west side of home.



- ◆ There is white staining on the brick at the front of the home. This is generally leaching of minerals out of the brick. The white staining can be washed off but it might come back; clean and monitor.

### Windows

- ◆ The exterior of the windows sills might not of been visible and the wood areas were not probed. Basement windows are not tested.

If you notice condensation or cloudiness between the two layers of thermal glass in the future, you will know the window has a broken seal. Glass replacement will restore original thermal efficiency. Broken seals in many cases are difficult to see and can appear suddenly with a change in the weather. Check the windows carefully during your pre-closing walk through. BPG will not be responsible for broken seals noticed after this inspection.

Review the exterior of all the windows periodically and ensure they are well sealed/caulked at the exterior. An exhaustive review of the window caulking was not done as part of this inspection. Interior wall damage around windows or water damaged to the windows is many times not visible and possibly exists without being noted in this report. Ask seller about any history of water leakage at the windows. It is impossible to determine how the windows were installed and if they follow the manufacture's installation specification by merely a visible inspection.

- ◆ Caulk and seal the gaps around the windows at the front of home. Seal where the brick meets the siding.



Example area, seal ALL gaped open areas around windows



Example area

- ◆ At the east side of the home, at bottom corner of south master bedroom window, the bottom left corner of the window frame has a hole in it and there is a water streak on the siding below the hole. The hole appears to be a broken corner of the frame. Seal the area to ensure water can not enter into the wall. The current conditions in the wall are unknown.



### Doors

- ◆ Better weather-stripping always improves energy efficiency. We did not specifically check the door locks for function, but recommend as a best security practice changing the locks after closing.

Entries not protected with a roof often leak at the trim joints and threshold surrounding the doorway during certain weather conditions. Check these joints regularly and caulk and seal as necessary. Chronic leaks can cause wood decay at the trim above the door and the bandboard/joists below the threshold. Concrete patio slabs can also move because of frost action, creating a gap at the door threshold and possible wood decay. Monitor and seal as needed. Adding storm doors may help, but an extended roof always provides the best protection against the elements.

- ◆ Some municipalities consider double-keyed deadbolt locks at entrance doors a fire safety hazard and require single keyed locks instead. At a minimum keep the key by the door(s).

### Eaves, Soffits & Fascia

- ◆ From the ground the materials appear in typical condition.

### Porches

- ◆ Porch is in typical physical repair.

### Drainage

- ◆ Monitor the house perimeter during heavy rains and make any necessary corrections. Maintain drainage away from the foundation at all points. Include attention to minor details in any future landscaping changes.

Any low and level areas next to the foundation could be a potential source of water accumulation at the exterior foundation areas. Monitor and regrade as/if needed to slope drainage away from the foundation and discharge the downspouts as far away from the house as possible. Poor exterior water management is the leading cause of frost action against foundation walls. Frost action or soil expansion can then lead to foundation movement. Keep all gutters clean and well adjusted. Keep downspouts attached and depositing water well away from the foundation. As needed adjust surface slope to drain away from the foundation for at least six feet.

- ☒ ◆ The ground is low at area by the AC compressors and electric meter. Add dirt to area to slope the area away from the home. The ground is also low at areas around the rear patio, add dirt to the areas to slope away. Monitor other areas around the home and ensure there is a positive slope away





- ▣ ♦ The backyard slopes toward the home (SW corner). Ideally the yard would slope away. Monitor the yard and as possible improve the drainage to slope away from the home. Water accumulation at the exterior foundation will cause water to leak into the basement or foundation problems to develop.



#### Drives

- ▣ ♦ Seal the open expansion joints in the driveway to help prevent water penetration below the concrete and possibly settlement.



Example, there are others too

#### Landscaping

- ♦ Landscaping features are in generally good repair and the grounds tended typically for the area.
- ♦ The storm drain in the front yard has openings on the sides large enough for small children to fall through. Install protective grates or contact the Sewer District for correction.



#### Walks & Patios

- ♦ The walks have no significant cracks or uplifts but monitor for future tripping hazards.
- ♦ Treat the steps at the rear patio with a wood preservative.

### 4. Roofing

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

<p><b>INSPECTED BY:</b> Walking The Roof</p>	<p><b>COMPOSITE:</b> Main Roof Is Covered With Composite Shingles Installed Over Underlayment Felt Age Estimated To Be Original Construction</p>	<p><b>DRAINS:</b> Metal</p>
<p><b>CHIMNEYS &amp; VENTS:</b> Class "A" Metal Chimney For The Fireplace</p>		

**Roofing**

- ◆ Specific prediction of future performance or the occurrence of isolated leaks is not possible. Service life of composite roofing shingles can range from 12 to 17 years depending on sun exposure, quality of shingles and other variables.



- 📷 ◆ There are some spots of tar on the east side shingles that are visible outside the master bedroom windows. Ideally these shingles would be replaced to ensure long term service.

**Flashings**

- ◆ Flashing areas are vulnerable to leaks and were checked as best as possible. Concealed flashing is not visible for inspection, such as at roof rakes and other enclosed areas. It was not possible to see if flashing is installed at all needed areas or if it is installed correctly.

Examine vulnerable flashing annually for maintenance requirements. It is best to install new flashing along with a new roof installation.

**Drains**

- ◆ The slope of the gutters was not evaluated, monitor and adjust as necessary.
- 📷 ◆ Remove the plastic lid in the gutter at rear slope at the SW corner to ensure the gutter can flow water properly.





- Install downspouts where needed around the home. There is some soil erosion around the front corner of the front porch from lack of a splash block; add some dirt to the area.



**Chimney & Vents**

- The metal chimney is without visible repair requirements.

**5. Plumbing**

Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, on site and/or private water supply systems, water quality, off site community water supply systems or private (septic) waste disposal systems unless specifically noted.

<p><b>WATER PIPING:</b> Public Water Service With A Copper Main Service Pipe Distribution Piping Is Plastic The Interior Shut Off Is At The Front Of Basement The Water Meter Is In The Front Yard Pit</p>	<p><b>WASTE PIPING:</b> PVC With A Main Floor Drain In Basement</p>	<p><b>FUEL PIPING:</b> Copper With The Gas Meter Outside</p>
<p><b>WATER HEATER:</b> Two Water Heaters (in same location) Size(s): 50-Gallon Gas Fired Installed At Original Construction</p>		

**Water Pipe**

- Every section of the water piping and all valves were not inspected. During the inspection the water was left running for about 40 minutes at each sink, tub and shower and all toilets were flushed at least three times.
- The plastic water supply pipe in service at this property is serviceable and meets national building codes but may not be accepted locally. This was not a code inspection.



Example

- ◆ The water meter pit is locked and it was not possible to inspect the interior of the pit.


**Waste Pipe**

- ◆ Inspection of the below surface sewer components is beyond the scope of this visual inspection. Have the lines video scanned if you wish to ensure there are no broken or clogged components.
- ◆ Waste lines and fittings dry out while a house is vacant and, in some cases, the operational checks during a building inspection do not reveal leaks that show up only after the house is in full use. Such leaks sometimes self heal, but often repairs are necessary. For example, a drain leak may not become apparent in a wall/ceiling surface until several hours after the inspection. The floor drains did not backup into the basement during the inspection but it is common for this to occur after occupancy of a vacant home. Items solidify in inactive waste lines, and require clean out after use. Expect this possibility. Inspection of the below surface sewer components is beyond the scope of this visual inspection. Scanning of the lines is the only way to assure there are no broken or clogged components. We recommend all sewer lines in place 40 years or more be scanned before closing because finding and correcting these problems can be very expensive. Some communities have a self-insurance program in place to help with the cost of these repairs. Please contact your local officials for additional information at this location.

**Fuel Pipe**

- ◆ The gas company inspection will review the gas lines for leaks and perform a more detailed inspection of the gas piping.

**Water Heater**

-  ◆ The water heater was off and was not tested. The heater was visually reviewed. Have water heater started and confirm that it works properly. Also confirm that there is hot water at all plumbing and laundry fixtures. The hot water should be on the left at each faucet. Have a plumber repair/replace as needed.

**Hose Connections**


- ◆ Exterior hose faucets looked functional but were not tested because it was winter. Because of the cold weather at this time of year, freezing of exterior hose faucets is a distinct possibility between now and closing. You are advised to check exterior faucets during the pre-closing walk-through and have repaired if necessary. Faucet operation is not within the scope of this inspection during the winter months. Remember to disconnect and remove hoses during the winter months. Hoses connected during winter greatly increase the risk of freeze damage. Turn off the inside valves, if available, and drain the lines, even if the exterior faucet is a freeze resistant type. Carefully check the interior piping and valves each spring during dewinterization.

**6. Electrical**

Our inspection of the electrical system included a visual examination of readily accessible components including a random sampling of electrical devices to determine adverse conditions and improper wiring methods, grounding and overcurrent protection. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, landscape lighting, and other low voltage wiring was not included in this inspection unless specifically noted.

<p><b>SERVICE ENTRANCE:</b> Underground Service Wires To Meter(s) Located Outside Building Service Entry Cable is Copper And Main Service Is Rated At 200 - Amps</p>	<p><b>PANEL:</b> 1 Panel In Basement Main Disconnect Breakers Provide Circuit Protection There Is Some Room To Expand</p>	<p><b>GROUNDING WIRE:</b> Stranded Copper Attached To a Cold Water Line And Attached To a Grounding Rod</p>
<p><b>DISTRIBUTION WIRE:</b> Copper Romex Wiring</p>	<p><b>RECEPTACLES &amp; SWITCHES:</b> Three-slot Outlets With Toggle Style Light Switches</p>	

**Service Entrance**

- ◆ Service components are securely attached to the building and otherwise in good repair.
-  ◆ At the exterior electric meter where the service wire enters the home through the siding, seal-up the area around the wire to prevent water from entering.



### Panel

- ◆ The panel cabinet is well secured and there are no apparent signs of arcing or burn marks at the wiring connections and fittings.

### Grounding

- ◆ The ground connections are visible but the entire length of the grounding wire was not traced.

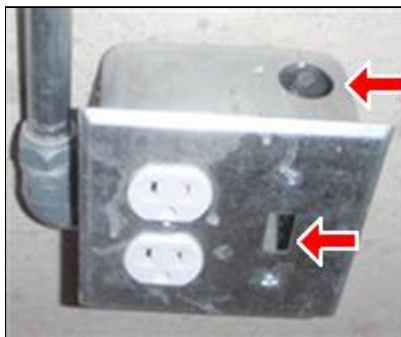
### Wiring

- ◆ The visible portions of this branch wiring looked acceptably installed.

### Receptacles & Switches

- ◆ This inspection included an operational check of randomly sampled accessible receptacles and switches, every light switch and outlet was not tested. Those that were checked were found acceptable unless otherwise noted in this report. Outlets behind heavy furniture or otherwise inaccessible were not checked. The two prong outlets were not tested.

- ☒ ◆ Install a different junction box or seal-up the open knockouts in the junction box mounted on west basement wall.



### GFCI's

- ◆ Install additional GFCI's as a home improvement. GFCI's (Ground Fault Circuit Interrupters) are safety devices for use in wet areas. New construction standards require them at bathrooms, over all kitchen counters, unfinished basement area, garages and all exterior locations. Local authorities may require GFCI retrofit in older construction at a change of ownership. A single GFCI device can control additional receptacles "downstream", and you should become familiar with the network of controlling units.
- ◆ AFCIs (Arc Fault Circuit Interrupters) are in use and are new electrical devices intended to protect homes from arcing or sparking in electrical circuits that can lead to fires. The most recent edition of the National Electric Code requires them to be used in new residential construction for bedroom electrical circuits. Later editions, published every three years, may expand coverage. When a bedroom electrical circuit suddenly does not work, be sure to

check AFCI devices, installed in electrical distribution panels, before calling an electrician. The AFCI circuit breakers have test buttons but these were not tested as that would shut off items in the home.

**Fixtures**

- ◆ The exterior lighting and all landscape lighting, at various areas, was not tested.
- ⚠ ◆ Some lights did not respond. You might wish to ask the seller to replace the bulbs and confirm proper operation of the lights during your pre-closing walk-through. We do not dismantle and trouble shoot unresponsive fixtures. BPG will not be responsible for light fixtures that do not work because of this.

**7. Heating and Cooling**

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace; therefore heat exchangers are not included in the scope of this inspection. Ceiling fans are not typically inspected as they are not within the scope of the inspection.

<p><b>WARM AIR FURNANCE:</b> Two Systems Gas Fired Located In Basement Thermostat(s) Is Standard Furnace Was Installed at Original Construction</p>	<p><b>VENT:</b> Class "B" Vent(s)</p>	<p><b>WARM AIR DISTRIBUTION:</b> Standard Galvanized Ductwork With Disposable/Washable Filter(s)</p>
<p><b>FIREPLACE / WOODSTOVE:</b> One Fireplace Prefabricated Wood-Burning With Class "A" Metal Chimney(s)</p>	<p><b>COOLING SYSTEM:</b> Two Systems Split Systems At The Side Yard Original Equipment</p>	

**Warm Air Furnace**

- ◆ Laclede Gas should inspect the furnace and all gas fired appliances before closing. Their standards are rigorous and their safety inspection is typically part of the sales contract. The Gas Company is the final authority on the operational safety of all gas equipment.



- ⊗ ◆ Both of the thermostats are very difficult to work; repair/replace them as necessary for easy use.

**Vent**

- ◆ Combustion gases exit the house through standard connections to a class "B" metal vent. The installation looks in satisfactory condition. The Gas Company will check for current obstructions, but, to avoid possibly serious safety hazards, you should check the system annually for blockage or other problems.

**Warm Air Distribution**

- ◆ Every section of the ductwork was not inspected.

**Fireplace / Woodstove**

- ◆ **The fireplace was not tested for draft. Because of the chimney design only a portion of the flue was visible. If you wish additional evaluation, contact a chimney sweep.**

The inspection of the fireplace(s) was performed per ASHI standards, which does not include an inspection of the inaccessible areas of the interior of the flue or verification of past or present building standards. We do not use a flue inspection camera or any other optical devices. An inspection per NFPA 211 standards or a camera inspection of the flue's interior could reveal cracks in the flue liner, other deficiencies or items that do not meet present day fireplace requirements. A significant deficiency inside the flue could require the installation of a flue liner. Contact a qualified chimney sweep if you desire a NFPA 211 or camera inspection of the fireplace and chimney. There is considerably more fireplace safety information available at various web sites or with the local Fire Marshall. The two most important aspects of fireplace maintenance are: 1) A clean chimney flue i.e. clean the chimney flue before creosote has built up a quarter of an inch thick or when it becomes greasy looking (whichever comes first). 2) Keep the firebox sealed by tuckpointing with appropriate heat resistant products when joints are loose or cracked.

**Humidifier**

- ◆ Any humidifier equipment was not evaluated. Expect the system to need servicing and cleaning to be functional. Consult the owner's manual for suggested maintenance procedures to extend the useful life of the humidifier. Turn off, drain (if applicable), clean and leave empty during summer.

**Cooling System**

- ◆ The air conditioning equipment responded to thermostat demand, sounded normal during operation and produced an appropriate temperature drop between 15 and 22 degrees measured between supply and return air ducts. Typical service life is 15 - 20 years. The thermostat is acceptably installed. The electrical disconnect box at the exterior compressor was not opened.

**8. Attic/Ventilation/Crawl Space**

This access was open and allowed an inspection of the insulation and other attic conditions according to ASHI standards. Areas that were not visible from this vantage point were not examined. The inspector was not required to disturb insulation or vapor retarders or determine indoor air quality. BPG looks for evidence of pest activity in the attic and home but it is not possible to determine if evidence is currently active or will become active in the future.

<b>ATTIC INSPECTED BY / FROM:</b> Walking Through Attic	<b>ATTIC INSULATION:</b> Fiberglass	<b>ATTIC R-VALUE:</b> 30+
<b>WALL INSULATION:</b> Not Checked: About R-13	<b>ATTIC VENTILATION:</b> Gable Vents	

**Attic Insulation**

- ◆ The insulation in the attic is near the current standard. This attic is typically insulated.

**Wall Insulation**

- ◆ Framed wall insulation was not specifically confirmed, but houses of this age and type usually have insulating blankets producing R-values from 11 to 13.

**Basement Insulation**

- ◆ The bandboard at the top of the foundation in the basement is fitted with fiberglass batts, a common practice in recent years, and helpful in reducing energy loss.

**Attic Ventilation**

- ◆ Check the attic temperature on a hot day. If the attic temperature is more than 15-20 degrees above full sun outside temperature, additional ventilation is recommended. For every square foot of attic floor space there should be one square inch of attic ventilation opening at roof, gables or soffit. The preceding can be accomplished by several different means; static roof vents, ridge vents, soffit or gable vents. Ideally 50% of the ventilation should be close to or at the roof peak and 50% at the soffit area.

**Ventilation Fans**

- ◆ Ventilation fans help remove excessive moisture vapor from the house. Ceiling fans reduce air stagnation and stratification and improve comfort levels as well as increase the effectiveness of the heating and cooling systems.

Adding fans of either type can be a useful home improvement. The direction a ceiling fan rotates makes little difference in energy use, but may make a difference in comfort.

- ❌ ◆ 1. The ceiling fan in the office room is very wobbly and needs repair/replacement.
- 2. The ceiling fan in the fireplace room would not respond; repair/replace.

**9. Garage/Carport**

Our inspection of the garage/carport included a visual examination of the readily accessible portions of the walls, ceilings, floors, vehicle and personnel doors, steps and stairways, fire resistive barriers, garage door openers and hardware if applicable.

<b>GARAGE:</b> Attached Garage With One Power Operated Door		
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**Garage**

- ◆ The garage door equipment responded properly to the automatic opener. The downward pressure safety reverse was not tested. Check the safety reverses periodically to ensure they reverse properly.
- ❌ ◆ As facing the house, the right side garage door roller is out of track, repair/replace as the door can not be used until repaired.



**10. Interior**

Our inspection of the interior included a visual examination for structural and safety deficiencies. Please note that only a representative sample of accessible components was inspected.

**Interior**

- ◆ The interior finishes are in typical repair. Minor cracks near doorways and other small flaws are common conditions that require cosmetic attention only. Minor or remote water stains might not have been seen or noted in this report.

**The operation of smoke detectors was not part of this inspection. Confirm requirements for unit location and test and / or install new units when you move in.**

Carbon Monoxide Detectors are reasonably priced and are encouraged in all homes. They should be tested monthly but realize that this is only a test of the ability of the device to sound an alarm, not its ability to detect carbon monoxide. In general, alarms manufactured after October 1998 are more likely to perform properly. Replace your old ones. Because carbon monoxide is colorless and odorless, never ignore an alarm, even if you feel no adverse symptoms. For additional information about carbon monoxide, contact the American Lung Association.

Missouri and Illinois are among the leaders in the number of houses affected by Methamphetamine (Meth) production. ASHI inspectors do not include testing or inspection for any type of drugs including Meth. We recommend having the home tested for Meth if there is suspicion of past production in the house, garage or

outbuildings since it is known that experts recommend decontamination if tests indicate the presence of Meth at any level. Decontamination is very expensive.

**Inspecting and/or testing for fungal contamination was not included in the scope of work of this ASHI home inspection because ASHI standards exclude mold.** People have varying sensitivities to fungi and there are a few cases where some types have caused serious allergies or reactions. You may wish to have an additional environmental inspection performed for molds or other indoor air contaminants. Additional information is available at the EPA's Web site.

The St. Louis area has a considerable amount of humidity. This can create high levels of moisture inside the home that can lead to mold and other fungal growth. Lack of adequate ventilation, a plumbing leak or basement seepage can add to the moisture problem. It is essential that adequate drainage away from the home's foundation be maintained. Use of a dehumidifier or a continuously running fan in the basement can help reduce levels of internal moisture.

**Mold is sometimes discovered under basement carpets, behind baseboards, behind drywall and behind wallpaper on exterior walls, particularly in bathrooms, as well as at other locations.** If you remove drywall, carpet, wallpaper or otherwise open-up areas, you may find mold. If you suspect or encounter a mold problem, contact an experienced environmental consultant for testing and advice on remediation options.

The best time to have a general pest control treatment performed is when the house is vacant before moving in.

- ♦ The home has fresh paint and carpet and possibly other new interior finishes. Inquire about the history of this home such as a history of a fire or other items. Ask a few neighbors about history of home and check with the municipality to ensure there were no major events causing an extensive remodel.
- ♦ Monitor the railing around the high areas and ensure railing remains safe and secure.

**Mold**

- ♦ **Please be advised that a mold inspection is beyond the scope of this standard building inspection as defined by the American Society of Home Inspectors. This inspection did not include an inspection for mold.**

**11. Kitchen**

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested basic, major built-in appliances using normal operating controls. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators or other appliances were not tested or inspected unless specifically noted.

<p><b>KITCHEN APPLIANCES:</b>                  Electric Stove                  Dishwasher                  Disposal                  Microwave</p>		
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**Kitchen**

- ♦ **As a courtesy, BPG verifies that kitchen appliances (except trash compactors, refrigerators, portable microwaves and any other items excluded by ASHI standards) respond to basic controls. Temperature calibration, timers, latches, and other accessories are beyond the scope of this inspection are not tested/inspected. Dishwashers are checked that they respond to the controls but are not monitored through their entire cycle.**

- ♦
  1. The door of the microwave is broken and needs to be replaced if possible. The microwave did work but it may or may not be possible to replace only the door.
  2. The surface light for the microwave will not work; repair/replace.
  3. Repair/replace the loose kitchen sink spray hose.





Item 3



Item 1

- ◆ There are dry water stains on the floor of the cabinet under the kitchen sink but there was no leakage from the sink.

**12. Bathrooms**

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

**Bath**

- ◆ When necessary, rake out poor grout/caulk and re-grout/caulk. Interior corners and the joint between the tile and the base can best be protected with silicone caulking.

Routine grout/caulk maintenance at tile and tub installations is important for preventing moisture problems at walls or sub-floor. When necessary, rake out poor grout/caulk and re-grout/caulk. Interior corners and the joint between the tile and the base can best be protected with silicone caulking.

**Sinks Tubs Showers**

- ◆ Overflow drains were not tested for leaks as many are fully enclosed.
- ✗ ◆ 1. The aerators are missing at the 2nd floor bathroom sinks, install aerators for proper water flow out of faucet.
- 2. Repair the drain stopper at the 2nd floor hall bath tub so it will close and work properly.
- ✗ ◆ Install a shower head on the master bathroom shower.

**Toilets**

- ◆ Each toilet was flushed at least three times.
- ✗ ◆ The master bathroom toilet's flush valve does not provide a full flush. Have a plumber repair replace the flush valve.

**13. Laundry**

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent. If present, laundry sink features will be inspected.

<p><b>LAUNDRY:</b>                  In The Basement                  With Both Gas And Electric Dryer Connections                  And An Exhaust Vent</p>		
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**Laundry**

- ◆ The laundry faucets, electrical and/or gas connections and drains were not tested during this inspection. Confirming the water standpipe for the laundry equipment drains properly and that there are no leaks was not part of this inspection. Also it was not possible to confirm that the clothes dryer exhaust duct is clear.



When the washer hoses are removed you may find a leak at the faucets. This is common between changes of ownership. Simple faucet washer replacement usually stops the leaks, but it often self seals. Numerous fires are started annually because of clogged dryer vents. It is important for fire safety to keep dryer vent tubing clean - especially on long runs, which tend to accumulate lint debris. Use of flexible plastic vent material is not recommended. Keep 90-degree turns to a minimum.

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