



Inspection Report

Mr. Doug Smith

Property Address:
123 House Street
SAINT LOUIS MO 63116



Street View

CANDID HOME INSPECTION SERVICE, LLC.

**STEVE SHORETTE
3 ELK TRAIL COURT
ARNOLD, MO. 63010
636.282.2747**



Table of Contents

Cover Page.....	1
Table of Contents.....	2
Intro Page.....	3
1 ROOFING AND DRAINAGE.....	4
2 EXTERIOR.....	5
3 DECKS.....	6
4 WINDOWS.....	6
5 GARAGE.....	7
6 DRIVEWAY.....	7
7 EXTERIOR HOSE BIBBS.....	8
8 ATTIC AND ROOF STRUCTURE.....	8
9 KITCHEN (Coverings.....	9
10 KITCHEN COMPONENTS.....	10
11 INTERIOR ROOMS.....	11
12 BATHROOM(S).....	12
13 INTERIOR STAIRS.....	12
14 ELECTRICAL.....	13
15 STRUCTURAL COMPONENTS.....	14
16 PLUMBING.....	15
17 HEATING.....	17
18 CENTRAL AIR CONDITIONING.....	18
19 FIREPLACES.....	18
GENERAL SUMMARY.....	19
Invoice.....	21

Date: 6/6/2014	Time:	Report ID: 123456789
Property: 123 House Street SAINT LOUIS MO 63116	Customer: Mr. Doug Smith	Real Estate Professional: FOR SALE BY OWNER

Homes more than 5 years can possibly have areas that are not current in code requirements. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. Determining the effectiveness of a repair can be difficult in a lived in home. Sometimes homes have signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection.

Client Is Present:

Yes

Age Of Property:

8 Years

Property Occupied:

No

Radon Test:

Yes

Water Test:

No

Weather:

Clear

Temperature:

75 Degrees

Rain in last 3 days:

Yes

Termite Inspection:

Yes

1. ROOFING AND DRAINAGE

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

Styles & Materials

VIEWED ROOF FROM:

WALKED ROOF
UNDERSIDE OF ROOF STRUCTURE FROM ATTIC

APPROXIMATE AGE:

ORIGINAL
8 YEARS

ROOF-TYPE:

GABLE
PITCHED

VENTILATION:

LOUVERS
SOFFIT/EAVE VENTS
RIDGE VENTS

ROOF COVERING:

COMPOSITION SHINGLES
ARCHITECTURAL

Items

1.0 DOES THE ROOF COVERING APPEAR TO BE IN SERVICEABLE CONDITION

Comments: Yes, OBSERVED

Roof Overview: Roof covering overall appears to be in satisfactory condition for age and type at time of inspection.

Note: *Roof covering should be visually checked in spring and fall for any visible missing shingles, damaged covering or other defects.*



1.0 Item 1(Picture) Right Rear Roof

1.1 FLASHING DETAIL

Comments: OBSERVED

Tar type flashing "caulking" being used and periodic resealing should be anticipated as part of homeowners maintenance.

1.2 ADEQUATE VENTILATION

Comments: Yes, OBSERVED

Ventilation for the roof appears adequate in keeping with standard building practices.



1.2 Item 1(Picture) Ridge Vent

1.3 CONDITION OF GUTTERS

Comments: OBSERVED

Debris in guttering should be removed as part of homeowners maintenance Client is advised underground drains re excluded from our cursory review due to its inaccessible nature. Gutter and downspouts is an extremely important element in basement dampness control. Keep gutters clean and downspout extensions in place (4 or more). Shortly after a rain or thaw in winter look for leaks at the gutter seams. These can be recaulked before they cause damage to fascia and soffit members.

1.4 DOWNSPOUTS

Comments: Yes, OBSERVED

1.5 VISIBLE ICE DAMMING NOTED

Comments: OBSERVED, NOT PRESENT

2. EXTERIOR

The home inspector shall observe: Wall cladding, Flashings, and Trim; Eaves, Soffits, and Fascias; The home inspector shall: Describe wall cladding materials; Probe exterior wood components where deterioration is suspected. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

EXTERIOR WALL COVERING MATERIAL:

VINYL

Items

2.0 EXTERIOR TRIM CONDITIONS

Comments: OBSERVED

2.1 EXTERIOR WALL COVERING CONDITIONS

Comments: OBSERVED

2.2 FOUNDATION WALLS AND MORTAR JOINTS (exterior)

Comments: OBSERVED

Cracks observed in front exterior foundation and not considered significant at time of inspection. Client is reminded it is not possible during a cursory review to ascertain whether a crack is stabilized. When no significant displacement is present we advise the crack conditions be monitored.



2.2 Item 1(Picture)

2.3 POOL AND POOL EQUIPMENT TESTED

Comments: NOT INSPECTED

This inspection does not include evaluation of pools or otherwise pool equipment. For further assistance and inspection we recommend contacting a qualified pool contractor, or to ask the seller if you may discuss the pool with the maintenance company (if any) that the seller has used to clean and service the pool.

2.4 SITE GRADE AND DRAINAGE CONDITIONS

Comments: OBSERVED

Maintaining a positive grade of approximately 1 inch per foot sloping away from the property will prove beneficial in reducing moisture penetration. If and where poor drainage is present additional back fill should be provided. Maintaining exterior grade is considered part of routine maintenance.

3. DECKS

The home inspector shall observe: Decks, Balconies, Stoops, Steps, Areaways, Porches and applicable railings.

Styles & Materials

APPURTENANCE:

- DECK WITH STEPS
- COVERED PORCH

Items

3.0 WHAT IS THE CONDITION OF PORCH OR PATIO

Comments: OBSERVED

Voids detected under front entry pad. Properly filling voids to reduce soil erosion and unwanted settlement is needed. Recommend further review as deemed necessary. **Maintain & Monitor:** Client should monitor caulk application at front entry pad & steps aligning foundation to reduce unwanted moisture penetration and considered part of homeowners maintenance.



3.0 Item 1(Picture)

3.1 DECKS, STAIRS AND HANDRAILS OR BALCONIES

Comments: OBSERVED

Maintaining deck members with a quality sealant is suggested to maximize life expectancy of the wood materials. Deck is an addition to the original structure. Client is reminded a deck is inspected for immediate performance and significant safety conditions. Our general inspection is not to be construed as code compliant. Building requirements vary with location and time of original construction. A history of permit can usually be obtained by the local municipality if concerned.

4. WINDOWS

The home inspector shall observe Entryway doors and a representative number of windows. Operate all entryway doors and a representative number of windows. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Presence of safety glazing in doors and windows.

Styles & Materials

ENTRY DOORS:

- WOOD
- STEEL

WINDOW MATERIALS:

- VINYL

WINDOW TYPES:

- THERMAL/INSULATED
- DOUBLE-HUNG

Items

4.0 OUTSIDE APPEARANCE OF WINDOWS OR SKYLIGHTS

Comments: OBSERVED

Client should monitor caulk application at exterior window surround locations as a precaution to unwanted moisture penetration.

4.1 CONDITION OF EXTERIOR ENTRY DOORS

Comments: OBSERVED

Client should monitor caulking front entry door threshold area as a precaution to moisture penetration.

5. GARAGE

The home inspector shall observe: Garage door operators; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing. The home inspector is not required to observe: Garage door operator remote control transmitters.

Styles & Materials

GARAGE DOOR MATERIAL:

INSULATED

OVERHEAD DOOR TYPE:

TWO AUTOMATIC

Items

5.0 GARAGE OVERHEAD DOOR CONDITIONS

Comments: OBSERVED

5.1 OVERHEAD DOOR PERFORMANCE

Comments: OBSERVED

5.2 FIRE RESISTANT SEPARATION WALLS, CEILINGS, AND DOORS BETWEEN A DWELLING UNIT AND AN ATTACHED GARAGE

Comments: Yes, OBSERVED

5.3 ANY EXPOSED WIRING ON CEILING LOWER THAN 7 FEET FROM GARAGE FLOOR

Comments: OBSERVED, No

5.4 CONDITION OF GARAGE FLOORING

Comments: OBSERVED

Evidence of a mudjacking repairs at garage slab. Unable to determine the long term effectiveness of repairs. Client should obtain a history from sellers and any transferrable warranties that may be applicable.



5.4 Item 1(Picture)

5.5 WALL AND CEILING CONDITIONS

Comments: OBSERVED

6. DRIVEWAY

The home inspector shall observe: vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector is not required to observe: Fences; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks.

Styles & Materials

DRIVEWAY AND WALKS:

CONCRETE

RETAINING WALL MATERIALS:

LANDSCAPE BLOCK

Items

6.0 WALKWAY AND DRIVEWAY

Comments: OBSERVED

Concrete driveway inspected and overall appears to be performing as intended. Sealing all cracks and or expansions should be maintained as part of homeowners maintenance. A concrete sealer application should also be considered to optimize long term performance and protect concrete from salt damage.

6.1 CONDITION OF RETAINING WALL(S)

Comments: OBSERVED

Retaining walls observed and appear to be performing as intended at time of inspection. **Note:** *Retaining walls fail because of excessive pressure build up behind them generally due to water accumulation. Often, conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel.*

6.2 LANDSCAPING MAINTAINED

Comments: Yes, OBSERVED

6.3 PATIO CONDITIONS

Comments: OBSERVED

Caulking all patio slab and foundation junctures to reduce unwanted moisture intrusion should be maintained as part of homeowners maintenance.

6.4 ANY INFREQUENTLY FOUND DISCOVERIES

Comments: OBSERVED, No

7. EXTERIOR HOSE BIBBS

Items

7.0 EXTERIOR HOSE BIBBS TESTED

Comments: Yes, OBSERVED

7.1 ANY LEAKS DETECTED

Comments: OBSERVED, No

7.2 WINTERIZING METHOD PROVIDED

Comments: Yes, OBSERVED

8. ATTIC AND ROOF STRUCTURE

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. The home inspector is not required to disturb insulation except when readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs.

Styles & Materials

ATTIC FAN:

NO

HOUSE FAN:

NONE

ATTIC INFO:

SCUTTLE HOLE

INSULATION:

BLOWN

R- VALUE:

R-19 OR BETTER

ROOF STRUCTURE:

ENGINEERED WOOD TRUSS

Items

8.0 IS THERE AN ATTIC ACCESS

Comments: Yes, OBSERVED

Mice trails detected in insulation and unable to verify if intrusion is current. Setting traps is needed and client is advised mice can cause damage to electrical wiring and should not be ignored.

8.1 IS INSULATION IN ATTIC

Comments: Yes, OBSERVED

Providing additional insulation is suggested as an energy conservation measure and 12-15 inches is recommended.



8.1 Item 1(Picture) Attic Insulation

8.2 DOES ROOF FRAMING SYSTEM APPEAR TO BE IN GOOD CONDITION

Comments: Yes, OBSERVED

8.3 ARE THERE ANY VISIBLE SIGNS OF LEAKS OR ABNORMAL CONDENSATION

Comments: No

8.4 IS THERE ADEQUATE VENTILATION

Comments: Yes, OBSERVED

8.5 ARE THERE ANY VISIBLE SIGNS OF DETERIORATION

Comments: OBSERVED

8.6 ARE THERE ANY UNSAFE ELECTRICAL WIRING IN ATTIC

Comments: OBSERVED, No

9. KITCHEN (Coverings)

The home inspector shall observe: Walls, ceiling, and floors; and a representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments; Move personal items, panels, furniture, equipment, plant life or debris that obstructs access or visibility

Styles & Materials

CEILING MATERIAL:

DRYWALL

WALL MATERIAL:

DRYWALL
TILE

FLOOR COVERING(S):

TILE

Items

9.0 KITCHEN COMPLIMENTARY VIEW

Comments: OBSERVED

9.1 CEILING

Comments: OBSERVED

9.2 WALLS

Comments: OBSERVED

9.3 FLOOR

Comments: OBSERVED

9.4 OUTLETS AND WALL SWITCHES CONDITION

Comments: OBSERVED

10. KITCHEN COMPONENTS

The home inspector shall observe Counters and a representative number of installed cabinets; and operate the basic functions of the following kitchen appliances: Permanently installed dishwasher, through its normal cycle; Range, cook top, and permanently installed oven; Trash compactor; Garbage disposal; Ventilation equipment or range hood; and Permanently installed microwave oven. The home inspector is not required to observe: Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or Refrigeration units. The home inspector is not required to operate: Appliances in use; or Any appliance that is shut down or otherwise inoperable.

Styles & Materials

RANGE/OVEN:

VIKING

DISHWASHER:

VIKING

CABINERY:

veneer

COUNTERTOP:

GRANITE

DISPOSAL:

IN SINK ERATOR

STOVE TOP:

VIKING

BUILT-IN MICROWAVE:

VIKING

DRYER VENT:

FLEXIBLE METAL

DRYER POWER SOURCE:

240 VOLT ELECTRIC

Items

10.0 KITCHEN FIXTURES AND APPLIANCES (over-all)

Comments: OBSERVED

10.1 CONDITIONS OF PLUMBING AT KITCHEN SINK

Comments: OBSERVED

10.2 IS DISPOSAL OPERATIONAL

Comments: Yes, OBSERVED

Disposals can rust and corrode internally. It is difficult to verify the disposal interior. If the unit vibrates or otherwise makes unusual noises matter may be lodged or blades may be damaged. Sometimes repair is simple while other times replacement may be required.

10.3 COOKTOP/OVEN OR RANGE OPERATIONAL

Comments: Yes, OBSERVED

10.4 RANGE VENTILATION OPERATIONAL

Comments: Yes, OBSERVED

10.5 GFCI SAFETY FEATURES PROVIDED

Comments: Yes, OBSERVED

10.6 CABINETS CONDITION

Comments: OBSERVED

10.7 CONDITION OF COUNTERTOP

Comments: OBSERVED

10.8 IS DISHWASHER OPERATIONAL

Comments: Yes, OBSERVED

Dishwashers are tested to see if the motor operates and water sprays during cycle. No representation is made to the continued life expectancy or efficiency of appliance.

10.9 LAUNDRY AREA

Comments: OBSERVED

Washer hook up appears to be intact, although we do not disconnect the supply hoses to the washer, nor do we operate the valves; these can leak at any time and their repair is considered a part of normal maintenance.

10.10 DRYER TYPE AND VENT CONDITIONS

Comments: OBSERVED

The most recent electrical standards require an electric dryer outlet to have an isolated ground in addition to the two hot and one neutral (*four slot/prongs instead of three*). **Four prong 240 Volt dryer hook up provided. Client should verify.**

11. INTERIOR ROOMS

Styles & Materials

CEILING MATERIAL:

DRYWALL

WALL MATERIAL:

DRYWALL

FLOOR COVERING:

CARPET

HARDWOOD T&G

Items

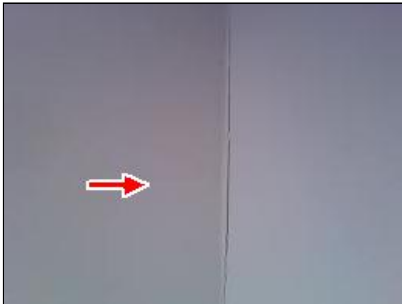
11.0 INTERIOR ROOM COMPLIMENTARY VIEW

Comments: OBSERVED

11.1 CEILING

Comments: OBSERVED

Typical cracks noted at dining room, and living room ceilings. Conditions are not considered significant at time of inspection and should be monitored.



11.1 Item 1(Picture) Living room Ceiling

11.2 WALLS

Comments: OBSERVED

11.3 FLOORS

Comments: OBSERVED

11.4 DOORS

Comments: OBSERVED

Adjustment to strike plate at left front bedroom is suggested as part of homeowners maintenance.

11.5 WINDOWS

Comments: OBSERVED

Condensation stains or otherwise obscurity was observed in master bedroom **and** dining room thermopane windows which has reduced the visibility of the windows and considered a defective condition. To restore the visibility replacement of the windows is required. A qualified contractor familiar with window pane replacement or otherwise restoration should be retained to further evaluate and make corrections as deemed necessary.



11.5 Item 1(Picture) Master Bedroom Window Condensation



11.5 Item 2(Picture) Dining Room Window Condensation

12. BATHROOM(S)

Periodic grouting of tile at shower/bath tub surround should be maintained and monitored as part of homeowners maintenance. Exhaust fans should be routed to attic vents or otherwise to the exterior in keeping with standard building practices. Exhaust fans and or a heating source are not required in half bathrooms.

Styles & Materials

WALL MATERIAL:

DRYWALL
TILE

CEILING MATERIAL:

DRYWALL

FLOOR COVERING:

TILE

Items

12.0 COMPLIMENTARY VIEW

Comments: OBSERVED

12.1 FIXTURES AND SINKS

Comments: OBSERVED

12.2 TUB AND SHOWER CONDITIONS

Comments: OBSERVED

Periodic grouting of tile is recommended as part of homeowners maintenance.

12.3 TOILET CONDITIONS

Comments: Yes, OBSERVED

12.4 VENTILATION SOURCE

Comments: Yes, OBSERVED

12.5 FLOORING CONDITIONS

Comments: OBSERVED

12.6 ARE BATHROOM OUTLETS GFCI PROTECTED

Comments: Yes, OBSERVED

12.7 IS THERE A HEAT SOURCE PRESENT

Comments: Yes, OBSERVED

13. INTERIOR STAIRS

The home inspector shall observe: Steps, stairways, balconies, and railings

Items

13.0 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

Comments: OBSERVED

Handrail loose at lower series of interior steps in need of securing. Client should verify acceptable conditions prior to close.

13.1 HANDRAIL & GUARDRAIL CONDITIONS

Comments: OBSERVED

14. ELECTRICAL

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

Styles & Materials

ELECTRICAL CONDUCTORS:

BELOW GROUND

PANEL CAPACITY:

200 AMP

PANEL BOX LOCATION:

BASEMENT

ELEC. PANEL MANUFACTURER:

SIEMENS

PANEL TYPE:

CIRCUIT BREAKERS

WIRING METHODS:

NON METALIC

Items

14.0 SERVICE ENTRANCE CONDUCTORS

Comments: OBSERVED

14.1 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

Comments: OBSERVED

14.2 CONDITION OF WIRING, CIRCUITS, OR FUSES INSIDE MAIN PANEL (Branch circuit conductors, Over-current devices, and compatibility of their amperage and voltage)

Comments: OBSERVED

14.3 CONNECTED DEVICES, FIXTURES OR LOOSE WIRING (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Comments: OBSERVED

Client is advised that only a representative number of outlets throughout property were tested in keeping with ASHI standards of practice.

14.4 POLARITY AND GROUNDING OF RECEPTACLES WITHIN 6 FEET OF INTERIOR PLUMBING FIXTURES, AND ALL RECEPTACLES IN GARAGE, CARPORT, EXTERIOR WALLS OF INSPECTED STRUCTURE

Comments: Yes, OBSERVED

14.5 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

Comments: Yes, OBSERVED

Arc fault protectors also provided at all bedrooms in keeping with current electrical safety standards.

14.6 ARE SMOKE DETECTORS PRESENT IN HOME

Comments: Yes, OBSERVED

Monthly testing should be performed to assure detectors are operating properly.

15. STRUCTURAL COMPONENTS

The Home Inspector shall observe and report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components; and structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Move insulation where readily visible evidence indicates the need to do so; and Move insulation where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or it's components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

FOUNDATION:

POURED CONCRETE

FLOOR STRUCTURE:

2 X 10 JOIST MEMBERS

WALL STRUCTURE:

2 X 6 WOOD STUDS

Items

15.0 FOUNDATION WALLS

Comments: OBSERVED

Crack visible in front foundation wall. Unable to ascertain during a cursory review if conditions are stabilized. When no significant displacement is detected we advise client to monitor conditions. No recommendations for further evaluation deemed necessary at time of inspection.

15.1 FLOOR STRUCTURE

Comments: OBSERVED

Client is advised Candid Inspection Service does not perform a termite inspection. Consulting with a qualified pest control company prior to close to assure of satisfactory conditions is needed.

15.2 BEAMS, PIERS, COLUMNS AND SUPPORTS

Comments: OBSERVED

15.3 SLAB CONDITIONS

Comments: OBSERVED

Common cracks visible at basement slab and not considered significant at time of inspection. Conditions should be monitored.



15.3 Item 1(Picture) Common Crack Basement Slab

15.4 EVIDENCE OF MOISTURE AT BASEMENT LEVEL

Comments: OBSERVED, NOT PRESENT

No evidence of **active moisture** detected at time of inspection. If and when stains are found it indicates a history of moisture penetration. We are unable to determine how reoccurring this condition is or will be. Some helpful suggestions to reduce the possibility of moisture intrusion are 1) Extending all downspouts at exterior a minimum 6-10' away from foundation walls; 2) maintaining a positive slope approximately 1" per foot away from structure and eliminating all marginal or otherwise inadequate drainage; 3) observing guttering and assuring no debris present causing unwanted moisture at perimeter property.

15.5 SUMP PUMP

Comments: Yes, OBSERVED

Sump pump tested and operational at time of inspection.



15.5 Item 1(Picture) Sump Pump

15.6 MITIGATION SYSTEM INSTALLED

Comments: NOT PRESENT

16. PLUMBING

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

Styles & Materials

PLUMBING SUPPLY:

COPPER

DISTRIBUTION:

COPPER

PLUMBING WASTE/SOIL:

PVC

WATER SOURCE:

PUBLIC

WATER HEATER TYPE:

GAS (QUICK RECOVERY)

CAPACITY:

50 GALLON

MANUFACTURER:

BRADFORD-WHITE

Items

16.0 WAS THE MAIN WATER VALVE LOCATED

Comments: Yes, OBSERVED

Active moisture visible where main water line penetrates the foundation. Sealing is needed and an injection repair is the correction of choice. Recommend further review.



16.0 Item 1(Picture) Leak At Main Water Shutoff

16.1 INTERIOR WATER SUPPLY AND DISTRIBUTION SYSTEMS AND FIXTURES

Comments: OBSERVED

16.2 INTERIOR DRAIN, WASTE AND VENT SYSTEMS

Comments: OBSERVED

Underground drain lines are not filled and tested during this inspection. Underground drains can become blocked at any time without prior symptoms. Client should check with sellers for information regarding the operation of the drainage system prior to close. Underground drain lines can be scoped by a qualified contractor for detailed conditions if concerned.

16.3 FUNCTIONAL FLOW (water pressure and volume)

Comments: OBSERVED

16.4 WATER HEATER

Comments: OBSERVED

Your water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "Pop-off" valve. Recent changes in code require one when a new water heater is installed. This change is not retroactive on older previously installed water heaters such as yours. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a Thermal Expansion tank may be needed.

16.5 IS THE T&P VALVE PIPED WITHIN 4 INCHES OF FLOOR

Comments: Yes, OBSERVED

16.6 CONDITION OF VENT PIPE (from furnace/water heater to chimney)

Comments: OBSERVED

16.7 WAS CHIMNEY LINER INSPECTED (for gas water heater only)

Comments: Yes, OBSERVED

We do not inspect the liner because often it would require disassembly of vent pipe either at furnace or vent hood on roof. Also, black powder dust is expected and should be cleaned from inner walls of liner in order to properly inspect for breaks or loose sections.

16.8 SPRINKLER SYSTEM TESTED

Comments: NOT INSPECTED

Sprinkler system was not inspected. Obtaining a history of sprinkler system performance from sellers prior to close is advised. Client is reminded the sprinkler system performance is specifically excluded from our cursory review. **Note:** *Client should monitor and maintain sprinkler rotation or otherwise stationary valves to assure spray does not over saturate wall covering, trim members, etc.*

16.9 BACKFLOW PREVENTER PRESENT AND WHEN WAS DEVICE LAST TESTED

Comments: NOT INSPECTED

Backflow "Anti-siphon" device located at left side exterior. A backflow test at the anti siphon device was conducted in August 2013. A back flow test should be conducted annually in keeping with current plumbing standards. The anti-siphon device is specifically excluded from our cursory review.

16.10 PRIVATE WATER SERVICE

Comments: NOT INSPECTED

Client is advised the water service to property is privately owned and maintained. The captive tank area and water regulator is observed for functional flow and leaks only. No additional comments pertaining to the life expectancy of well supply and pump is intended. Client should have water tested and additional evaluation pertaining to well system performed if concerned.

17. HEATING

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

Styles & Materials

HEATING SYSTEM BRAND: LENNOX	NUMBER OF HEAT SYSTEMS (excluding wood): ONE	FUEL SOURCE: GAS
HEAT TYPE: FORCED AIR	FILTER TYPE: DISPOSABLE	FILTER SIZE: 20x25
DUCTWORK: NON-INSULATED		

Items

17.0 HEATING EQUIPMENT

Comments: OBSERVED

Unable to inspect heat exchanger due to being a closed system. All inaccessible items are specifically excluded from our cursory review.

17.1 COMBUSTION AIR SUPPLY

Comments: Yes, OBSERVED

17.2 NORMAL OPERATING CONTROLS

Comments: Yes, OBSERVED

17.3 CHIMNEYS, FLUES AND VENTS (FOR FURNACE)

Comments: OBSERVED

17.4 HEAT DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: OBSERVED

17.5 IS THERE A HUMIDIFIER

Comments: OBSERVED

Client is reminded humidifiers are not inspected and specifically excluded from our cursory review. Client may wish to verify operations prior to close if concerned.

17.6 PRESENCE OF INSTALLED HEAT SOURCE IN EACH ROOM

Comments: Yes, OBSERVED

17.7 CARBON MONOXIDE DETECTOR PROVIDED

Comments: OBSERVED

Installation of a carbon monoxide detector at all levels is recommended as a safety upgrade. Periodic testing should also be performed as part of homeowners maintenance.

18. CENTRAL AIR CONDITIONING

The home inspector shall observe: Central air conditioning and permanently installed cooling systems including: Cooling and air handling equipment; and Normal operating controls. Distribution systems including: Fans, pumps, ducts and piping, with associated supports, dampers, insulation, air filters, registers, fan-coil units; and The presence of an installed cooling source in each room. The home inspector shall describe: Energy sources; and Cooling equipment type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Observe window air conditioners; or Operate cooling systems when weather conditions or other circumstances may cause equipment damage; Observe non-central air conditioners; or Observe the uniformity or adequacy of cool-air supply to the various rooms.

Styles & Materials

CENTRAL AIR MANUFACTURER:

LENNOX

NUMBER OF A/C UNITS:

ONE

Items

18.0 COOLING AND AIR HANDLER EQUIPMENT

Comments: OBSERVED

Temperature differential at air conditioner appeared satisfactory at time of inspection. Supply Air: 47 Degrees; Return Air: 66 degrees; Differential drop was approximately 19 degrees.

18.1 NORMAL OPERATING CONTROLS

Comments: OBSERVED

18.2 DISTRIBUTION SYSTEMS (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Comments: OBSERVED

18.3 PRESENCE OF INSTALLED COOLING SOURCE IN EACH ROOM

Comments: Yes, OBSERVED

19. FIREPLACES

All fireplaces should be cleaned and inspected on a regular basis to make sure that no cracks have developed. To assure safe and efficient operations are maintained. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

Styles & Materials

TYPES OF FIREPLACES:

CONVENTIONAL

OPERABLE FIREPLACES:

ONE

NUMBER OF WOODSTOVES:

NONE

Items

19.0 INTERIOR FIREBOX CONDITIONS

Comments: OBSERVED

19.1 DAMPER PROVIDED AND OPERATIONAL

Comments: Yes, OBSERVED

19.2 INTERIOR CHIMNEY FIREBOX AND FLUE PARTIALLY INSPECTED

Comments: Yes

Periodic cleaning and or inspections of chimney flue should be performed by a certified chimney sweep to assure safe fireplace operations are maintained.

19.3 EXTERIOR CHIMNEY STACK AND CAP CONDITIONS

Comments: OBSERVED

19.4 SPARK ARRESTER/RAIN CAP PROVIDED

Comments: Yes, OBSERVED

GENERAL SUMMARY



CANDID HOME INSPECTION SERVICE, LLC.

**3 ELK TRAIL COURT
ARNOLD, MO. 63010
636.282.2747**

Customer
Mr. Doug Smith

Address
123 House Street
SAINT LOUIS MO 63116

3. DECKS

3.0 WHAT IS THE CONDITION OF PORCH OR PATIO

OBSERVED

Voids detected under front entry pad. Properly filling voids to reduce soil erosion and unwanted settlement is needed. Recommend further review as deemed necessary. **Maintain & Monitor:** Client should monitor caulk application at front entry pad & steps aligning foundation to reduce unwanted moisture penetration and considered part of homeowners maintenance.

11. INTERIOR ROOMS

11.5 WINDOWS

OBSERVED

Condensation stains or otherwise obscuring was observed in master bedroom **and** dining room thermopane windows which has reduced the visibility of the windows and considered a defective condition. To restore the visibility replacement of the windows is required. A qualified contractor familiar with window pane replacement or otherwise restoration should be retained to further evaluate and make corrections as deemed necessary.

13. INTERIOR STAIRS

13.0 STEPS, STAIRWAYS, BALCONIES AND RAILINGS

OBSERVED

Handrail loose at lower series of interior steps in need of securing. Client should verify acceptable conditions prior to close.

16. PLUMBING

16.0 WAS THE MAIN WATER VALVE LOCATED

Yes, OBSERVED

Active moisture visible where main water line penetrates the foundation. Sealing is needed and an injection repair is the correction of choice. Recommend further review.

16.8 SPRINKLER SYSTEM TESTED

NOT INSPECTED

Sprinkler system was not inspected. Obtaining a history of sprinkler system performance from sellers prior to close is advised. Client is reminded the sprinkler system performance is specifically excluded from our cursory review.

Note: *Client should monitor and maintain sprinkler rotation or otherwise stationary valves to assure spray does not over saturate wall covering, trim members , etc.*

16.9 BACKFLOW PREVENTER PRESENT AND WHEN WAS DEVICE LAST TESTED

NOT INSPECTED

Backflow "Anti-siphon" device located at left side exterior. A backflow test at the anti siphon device was conducted in August 2013. A back flow test should be conducted annually in keeping with current plumbing standards. The anti-siphon device is specifically excluded from our cursory review.

16.10 PRIVATE WATER SERVICE

NOT INSPECTED

Client is advised the water service to property is privately owned and maintained. The captive tank area and water regulator is observed for functional flow and leaks only. No additional comments pertaining to the life expectancy of well supply and pump is intended. Client should have water tested and additional evaluation pertaining to well system performed if concerned.



INVOICE

CANDID HOME INSPECTION SERVICE, LLC.
3 ELK TRAIL COURT
ARNOLD, MO. 63010
636.282.2747
Inspected By: STEVE SHORETTE

Inspection Date: 6/6/2014
Report ID: 123456789

Customer Info:	Inspection Property:
Mr. Doug Smith Customer's Real Estate Professional: FOR SALE BY OWNER	123 House Street SAINT LOUIS MO 63116

Inspection Fee:

Service	Price	Amount	Sub-Total
\$251,000 - \$300,000	375.00	1	375.00
RADON TEST	150.00	1	150.00
			Tax \$0.00
			Total Price \$525.00

Payment Method: Credit Card - VISA

Payment Status: Paid At Time Of Inspection

Note: Payment Includes Both Home Inspection and Radon Test