



# Inspection Report

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## Sample Report

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**Property Address:**

1234 Every Street  
St. Louis MO 63122



**R. Heyl & Associates, LLC**

**Richard M. Heyl**  
**483 S. Kirkwood Road #61**  
**Kirkwood, MO 63122**  
**314-221-6564**



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<b>Date:</b> 5/1/2009	<b>Time:</b> 11:00 AM	<b>Report ID:</b> 00000
<b>Property:</b> 1234 Every Street St. Louis MO 63122	<b>Customer:</b> Sample Report	<b>Real Estate Professional:</b>

### **Scope of Inspection**

This inspection is performed according to the Standards of Practice of the American Society of Home Inspectors (ASHI). These guidelines are nationally recognized as the definitive standards for the building and home inspection profession. The ASHI Standards of Practice and our Code of Ethics are available at [www.ashi.org](http://www.ashi.org).

The goal of R. Heyl & Associates, LLC is to ensure that every inspections meets or exceeds the ASHI Standards of Practice. Our inspection is thorough, but not technically exhaustive. We do not inspect for code compliance as the St. Louis Metro area and adjacent counties have multiple jurisdictions with overlapping authority and codes are interpreted and enforced differently. One example would be that some code officers ask for updates do to code changes during local occupancy inspections while others accept older standards under a "grandfather" provision. R. Heyl & Associates, LLC has no legal authority to mandate compliance to the various standards; that belongs to the municipal authorities. This report does not list municipal or county code infractions.

The inspector is not required to move furniture, appliances, storage, or disassemble components beyond normal user controls nor perform destructive testing. R. Heyl & Associates, LLC does not accept responsibility for hidden or latent defects discovered during remodeling after the date of inspection.

The intent of this inspection is to discover significant defects as it is not possible to determine every maintenance or minor repair item. Additionally, most homes continue to be occupied after our inspections. Therefore, we do not warrant that this inspection provides 100% discovery of all maintenance or minor repair items such as drippy faucets, isolated wood damage, comprehensive light switch functionality, etc.

This is a report of visible deficiencies at the time of inspection. R. Heyl & Associates, LLC does not insure against defects, nor does it make a warranty, expressed or implied, as to the fitness or condition of the inspected property after the date of inspection. NOTE: Warranty policies are readily available for purchase in the State of Missouri. We are not liable for defects covered by homeowner's hazard insurance policy or items covered by a warranty program.

Mechanical equipment can fail at any time. Again, house are usually occupied until closing, however, even houses vacant between the inspection and closing occasionally develop mechanical or plumbing problems. The pre-closing final walk-through is your opportunity to confirm that all systems in the house are operable, that new problems have not developed since the inspection and that any requested repairs have been completed to your satisfaction. R. Heyl & Associates, LLC accepts no responsibility for defects that could have been observed by the purchaser during their FINAL WALK-THROUGH provided by the St. Louis Association of Realtors Residential Sales Contract.

The R. Heyl & Associates, LLC building or home inspection does not include inspection or testing for EPA listed or any other environmental hazards or materials. We do not inspect for termites or vermin. However, a termite inspection can be ordered from us in addition to our building or home inspection; in which case a separate termite report will be provided.

### **Use of Report**

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 inspection services.

Should you discover a defect for which we may be liable to you, you must notify us and give us reasonable opportunity to re-inspect the property before the defect is repaired. If R. Heyl & Associates, LLC is not given the opportunity to review an alleged liability, we will not accept any responsibility for same.

### **Report Definitions**

- **General Information:** Includes observations and helpful tips that do not necessarily require any action
- **Maintenance:** Conditions requiring repair due to normal wear and tear and/or conditions that have not significantly affected usability or function yet warrant attention in the interest of maintaining property.
- **Repair:** Item is not functioning as intended and needs repair or replacement as necessary.

**Attendees:**

Clients, Client's Agent

**Approximate Age (years):**

45

**Weather/Property Conditions:**

Clear, Wet Yard

**Exterior Temperature  
(fahrenheit):**

75

**Property Front Faces:**

North

**House Occupied:**

Vacant (staged)

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## 1. Informational Notes

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### Inspection Items

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#### 1.0 Information Items

1. Garage does not have an electrical receptacle.
2. Tub ceramic tile wall at spout is depressed; monitor this area after shower is being used regularly to verify absence of softness.

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## 2. Maintenance Notes

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### Inspection Items

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#### 2.0 Maintenance Items

1. Improve yard drainage at side and front yard adjacent foundation.
2. Eliminate earth/wood contact at rear patio roof corner post. Place post on a raised footing.
3. Update garage firewall by closing off opening to attic with fire rated drywall and taping all drywall joints.
4. Oven door panel cover is loose.
5. Electrical panel access needs to be enlarged so that panel cover can be removed.
6. Install a filter at furnace return air filter slot.

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## 3. Repair Notes

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### Inspection Items

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#### 3.0 Repair Items

1. Electrical service entrance cable above meter base has sheathing damage and needs replacement; see photo.
2. Laundry area stand pipe has corrosion deterioration and needs replacement; see photo.
3. Both main plumbing waste stacks and closet bends in basement are showing showing corrosion barnacles due to seepage leaks from interior of stacks; replace as needed. Since stacks have been painted, assume pitting is worse than currently evident and that plumber will recommend a considerable amount of replacement. It should also be noted that there would be considerable more seepage evident if bathrooms were being used

- on a daily basis. See photos for examples of seepage barnacles.
4. Rear foundation wall has the potential for inward movement if back yard regarding and improved drainage away from foundation are not performed as recommended. Middle of wall has already leaned inward at least one inch; see photos.
  5. Rear patio slab behind garage will have standing water after rain.
  6. There is mold/mildew accumulation in attic on roof sheathing due to poor attic ventilation and improper venting of bath exhaust fan; see photo. A mold test of attic and interior of residence is recommended. Clean mold from attic sheathing and increase attic ventilation. Also, vent bath exhaust to a roof vent.
  7. Sump pumps in basement should have dedicated electrical circuits; this will probably require a subpanel or new electrical panel with more room as existing panel appears full.
  8. Gas line at laundry should have a cut off valve.
  9. West wall of basement has a dead receptacle.



3.0 Picture 1 Damaged SE Cable



3.0 Picture 2 Corroded Standpipe



3.0 Picture 3 Main Stack Closet Bend



3.0 Picture 4 Main Stack Seepage Barnacles



3.0 Picture 5 Main Stack Seepage Barnacles



3.0 Picture 6 Tape measures 1 3/4 inch to foundation wall at bottom of siding near SW corner rear wall.



3.0 Picture 7 Tape measures 2 3/4 inch to foundation wall at left center of rear wall bottom of siding.

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## 4. Structure

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Our inspection of the structure included a visual examination of the exposed and readily accessible areas which were examined at the time of inspection for visible defects, excessive wear and general condition. We do not perform load calculations or soil analysis. If property has a finished basement or excessive storage in basement or garage, this limits our visual inspection. The findings in this report are based on our experience and opinion; it reflects conditions observed at the time of inspection.

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## Inspection Items

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### 4.0 Foundation

The foundation walls are poured in place concrete construction; full basement design. The visible portions of foundation walls and adjacent structures appear to be performing as intended, however, rear wall has moved inward laterally due to poor yard drainage. There are no wall cracks of any significance nor any indications of reportable differential movement. Conversely, rear yard needs to be regraded and possibly some drainage piping might be needed to create positive drainage away from rear wall, otherwise wall stabilization procedures will be required if continued movement would be noted in the future.

Specific prediction of future performance is impossible because heavy rainfall, drought and other unpredictable soil conditions can produce foundation movement. Conversely, based on this inspector's experience and age of residence, the risk regarding any substantive changes in foundation is a low probability.

If finished walls in this basement would ever be removed, you might find shrinkage cracks in the foundation walls as seen in rear wall of basement; these are common in concrete construction and are usually not structurally significant. However, the portion of crack below grade can be a point of ground moisture penetration in the future although there was no evidence of crack seepage at this time. If seepage would ever be noted coming from the bottom of a finished wall area, epoxy injection or proper application of hydraulic cement on the interior and/or Bentonite on the exterior of wall crack should provide satisfactory control as long as exterior gutters are properly maintained and surface drainage is directed away from the foundation.

### 4.1 Basement

Basement floor slab was mostly not visible but had no evidence of significant cracking or movement. Existing shrinkage cracks or future hairline cracks that might develop are typical as floor is a floating slab by design thus some seasonal movement is expected. One symptom of a floating slab that you might notice is doors sticking during extended wet weather or drought conditions which is no reason for concern.

A subgrade waterproofing system has been installed in basement. The SW pump responded appropriately to test operation, other was not plugged in due to lack of an extension cord. This system was apparently installed to correct a past moisture seepage condition. Make an inquiry of existing owner about the history of basement seepage and request any available water proofing system warranty documentation.

Both pumps need to have dedicated electrical outlets installed. Monitor NW pump basin to verify absence of mud accumulation.

### 4.2 Floors

The floor structure is standard wood joists with plywood or composite sheathing supported on the exterior foundation walls with steel beams and columns at the center. Visible areas of the floor framing system and floors are in typical condition and performing as intended, consistent with the age and style of construction.

### 4.3 Walls

The exterior bearing walls are standard frame construction. The walls and adjacent structures had no evidence of significant or reportable differential movement; walls are performing as

intended.

#### **4.4 Roof**

The roof structure is standard wood joists and rafters with plywood sheathing. There were no visible damaged framing members or signs of significant differential movement. The roof structure appears to be performing as intended.

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## **5. Roofing**

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Our inspection of the roof included a visual examination to determine general condition of roofing materials and drainage system. We walk on the roof only when it is safe to do so and it is not likely to damage the roofing materials. Otherwise, roofing is examined from ladder placed at roofs edge or from ground with high power binoculars. We also look for evidence of roof leaks or damage. Specific prediction as to when leaks might occur in the future is not possible.

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### **Inspection Items**

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#### **5.0 Composite**

Composite roofing shingles were in typical condition relative to age and appear to have been installed within the last 10 years or so. Composite tab shingles usually have an expected service life of 15-20 years from the date of application. Actual service life depends on weather conditions, roof pitch and other variables.

#### **5.1 Flashings**

There were no apparent roof flashing deficiencies at this time. Flashing areas are vulnerable to leaks, therefore, all roof flashing area should be examined annually so that maintenance and/or repairs can be performed on a timely basis.

#### **5.2 Gutters & Downspouts**

Aluminum gutters and downspouts were generally good visual condition with no apparent repair requirements. Inspect gutters and downspouts every spring and fall; be sure to keep gutters/downspouts clean, secure and well maintained. Gutters have continuous helmet covers which will greatly minimize or eliminate the need for cleaning.

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## **6. Exterior**

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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.

Access to the exterior components of the building was typical and the visual inspection was completed according to ASHI guidelines. The inspector was not required to inspect: screening, storm windows, shutters, awnings and similar seasonal accessories, fences and invisible fences, geological, geotechnical or hydrological conditions, recreational facilities, outbuildings, break-walls and docks, gas grills or erosion control and earth stabilization measures. There might be small areas of soft wood around the windows or doors that are not visible or detectable without probing.

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## Inspection Items

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### 6.0 Exterior Materials

The exterior walls have brick veneer at front and remaining walls are covered with insulated vinyl siding. Roof overhangs have been enclosed with maintenance free fascia and soffits. Anticipate normal maintenance requirements in the future i.e. caulk exterior openings when needed; keep siding and maintenance free materials secured if loose areas are observed.

#### 6.1 Doors & Windows

Doors were in acceptable condition relative to age. We did not specifically check the door locks for function, but recommend as a best security practice that locks be changed after closing. FYI- All houses have some seasonal movement depending on weather conditions. Therefore, a door rubbing on the side or top of door jamb occasionally at different times of year is not unusual for this area.

The original aluminum windows have storm panes and were in typical condition relative to age. Although older, other than expecting stiff window operation, windows w/storms are reasonably energy efficient. Expect frames to have interior condensation during colder winter months.

#### 6.2 Porches

Covered porch structure and concrete slab were in good condition relative to age with no evidence of differential movement or current repair requirements.

#### 6.3 Flatwork

The concrete drive, walks, porch and patio slabs were in functional condition but show age, especially the driveway. Existing shrinkage cracks and future cracks that might develop are typical for exterior flatwork. Keep cracks and joints sealed with appropriate caulk or cement products in order to minimize seasonal movement due to ground water and frost heave. Again, rear patio slab has poor drainage, replacement would be required to correct this condition.

#### 6.4 Yard Drainage

Regrading of yard is required, especially backyard and all areas adjacent foundation to create positive drainage away from foundation.

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## 7. Garage

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Our inspection of the garage included a visual examination of the readily accessible portions of the walls, ceilings, floors, access doors and garage door openers if applicable.

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## Inspection Items

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### 7.0 Garage

Garage door operates manually. Concrete slab is in good condition for age. Firewall needs upgrading.

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## 8. Ventilation/Insulation

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Insulation and ventilation areas of property were inspected per according to ASHI Standards. Attic and crawl areas (if applicable) were only view from access opening unless specifically noted otherwise on this report. The inspector does not disturb insulation or vapor barriers nor comment on or test for indoor air quality. As a courtesy, we look for evidence of unusual pest/vermin activity in the attic and home but this should not be construed as a pest/vermin inspection.

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### Inspection Items

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#### 8.0 Insulation - Attic

The R-value is consistent for original construction, but is much lower than the current standard of R-38 to R-40. Adding insulation in attic will immediately reduce your energy cost for heating and cooling and is worthwhile unless your expected length of residence is less than a couple years. If you decide to add insulation, go ahead and increase it to at least R-45 to allow for expected future utility cost increases.

#### 8.1 Insulation - Wall

Based on the age of the house, the frame walls might not be insulated. It is possible to add insulation but it is not usually cost effective relative to energy cost savings payback except in conjunction with application of new siding or extensive interior remodeling and subsequently, your expected length of residence is long term.

#### 8.2 Ventilation - Attic

Increase attic ventilation now. There are several different methods to improve attic ventilation, such as installing turbine or static roof vents; ridge vents; more soffit vents if roof as enclosed overhangs; or larger gable vents. Ideally, ventilation should be a balanced combination of soffit/overhang vents and ridge or roof vents in order to create a natural updraft if possible.

#### 8.3 Ventilation - Fans

All the installed ceiling fans responded to brief test operation unless listed differently in "Notes", however, individual fan speeds and reverse features were not checked. The direction a ceiling fan rotates makes little difference in energy use and is simply a personal preference decision.

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## 9. Heating and Cooling

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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.

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## Inspection Items

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### 9.0 Heating - Warm Air Furnace

The 80% energy efficient gas fired forced air furnace responded to the thermostat and operated normally. Unit is approximately 10 years old.

Laclede Gas Company should inspect the furnace, all gas fired appliances and gas piping before closing; this separate inspection is a part of most real estate purchase contracts in the St. Louis Metro Area. Laclede Gas Company inspection standards are rigorous and they are the final authority on the operational safety of all gas equipment.

Energy Tips: 1) Consider setting the thermostat fan control in the "ON" position during cooling as well as heating season especially if your home is multi-level or two story. Studies have shown that continuous operation of the blower fan reduces air stratification, improves comfort and increases efficiency. 2) Consider having an annual service check of the furnace and air conditioning system by an HVAC professional in the interest of preventative maintenance. 3) If you have a fireplace, keep the damper closed when not in use (keep the damper partially open for gas fireplace with a standing pilot). 4) Set-back thermostat setting in heating season and set-up in cooling season when you are not home. Programmable thermostats make this process much easier. A set-back of 8-10 degrees during heating season is recommended when you are not at home or have retired for the evening. A set-up of 6-8 degrees is recommended during cooling season when you are not home. Approximately each degree of set-back or set-up equals 2-3 percent energy cost savings for that time period.

### 9.1 Heating - Humidifier

The humidifier equipment responded to its controls but was not further evaluated. Consult the owner's manual for suggested maintenance procedures to extend the useful life of the equipment. Turn off, drain (if applicable), clean and leave empty over the summer.

### 9.2 Heating - Warm Air Distribution

A HVAC system blower fan circulates air through standard metal ductwork. Where observable, the heating distribution system looks in good repair. Every section of the ductwork could not be inspected. Return air ductwork has a disposable filter slot.

Regular furnace filter cleaning or replacement is one of the most important homeowner responsibilities. The interval varies by the type of filter. Some premium grade disposable products suggest replacement only two to three times annually. However the typical economy grade disposal filters need changing every 4-6 six weeks when heating or cooling system is in continuous use.

### 9.3 Cooling - Central System

The split system (evaporator coil inside and compressor/condensing unit at exterior) central air conditioning equipment responded to thermostat demand, sounded normal during operation and produced an appropriate temperature drop between 15 and 20 degrees measured between supply and return air ducts. Unit is 20+ years old. Typical service life of compressors from the date of installation is 12-20 years. The electrical disconnect box at the exterior compressor was not opened.

Maintenance Tips: 1) Spray the condensing coils with a garden hose during the summer to keep them clean which will improve operating efficiency. 2) Disconnect the air conditioning system 240-volt circuit during the winter months. This prevents cold weather operation,

which can damage the compressor. 3) Do not wrap or cover the compressor during winter. It is not necessary and can actually increase rust. 4) Do not plant foliage close to exterior unit. For the best air flow provide a minimum 18 inches of clear air space around the compressor.

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## 10. Electrical

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Our inspection of the electrical system included a visual examination of readily accessible components and a random sampling of electrical devices to verify operability of circuits and reveal possible adverse electrical conditions. Every receptacle, switch and light fixture at property was not operated nor testing the functionality of every exterior light fixture included. 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.

Access to the electrical system was normal and the utility was on. A visual inspection and operational check of the electrical system were completed according to ASHI standards. The inspector was not required to inspect: remote control devices unless the device is the only control device, alarm/security systems and components, low voltage wiring systems and components, ancillary wiring, systems and components not a part of the primary electrical power distribution system. The inspector was not required to measure amperage, voltage or impedance. Any exterior lighting or landscaping lighting systems were not evaluated.

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### Inspection Items

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#### 10.0 Service Entrance

The entrance cable connecting the power source to the meter has damaged covering. This condition requires a new cable. Contact an electrical contractor for replacement as necessary.

#### 10.1 Panel

The 100 amp 240V breaker panel with a main breaker disconnect is well secured but cover could not be removed for interior of panel inspection. Panel does not have room for expansion thus subpanel or new panel will be required for additional circuits.

#### 10.2 Wiring

Where visible, the interior branch circuit distribution wiring is copper standard sized NM cabling. The visible portions of wiring was typically installed.

#### 10.3 Receptacles & Switches

Receptacles are a combination of two and three slot design and switches are mostly standard toggle style. This inspection included an check of randomly sampled, accessible receptacles and switches using a standard multi-tester plug-in device for receptacles and turning interior lighting off and on at the wall or pull switches. Outlets behind heavy furniture or otherwise inaccessible were not checked. The tested receptacles had no indications of open grounds or reversed polarity and interior light fixtures responded to switches unless listed otherwise in "Notes".

#### 10.4 GFCI's

GFCI equipment was not required when this house was built but previous owners have installed GFCI receptacles at some locations now required in new construction. The installed

GFCI's responded appropriately to a test device. You may wish to 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, kitchens, basements and 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; test them regularly. Do not connect sump pumps, garage door operators, refrigerators or freezers into GFCI receptacles.

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## 11. Plumbing

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Our inspection of the plumbing system included a visual examination to determine defects, excessive wear, leakage, and general state of repair. Note: Plumbing leaks can be present but not evident in the course of a normal inspection thus this report only reflects conditions at the time of inspection. Condition of water and waste lines below grade or hidden in walls and ceilings can not be evaluated. A sewer lateral inspection is not part 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 waste disposal (septic) systems unless specifically noted otherwise.

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### Inspection Items

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#### 11.0 Water Pipe

The house has a public water supply with copper service pipe and copper interior distribution pipe. The main interior shutoff valve is located in basement with the water meter.

The water piping appeared in typical condition. Every section of the water piping and all valves were not inspected. During the inspection the water was left running for about 10 minutes at each sink, tub and shower and all toilets were flushed at least five times.

#### 11.1 Waste Pipe

The waste piping is the original cast iron and the main floor drain is located in the basement utility area. Have a plumber replace stacks and closet bends as needed.

#### 11.2 Water Heater

The xx gallon gas water heater looked typical for its age (approx. 15 years old) and was in operation at the inspection. Vent pipe and relief valve were in place. Typical service life of gas water heaters from the date of installation ranges from 15 to 25 years.

#### 11.3 Hose Connections

Hose faucets were turned on and had no visible leaks or other repair requirements. 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 cut off valves and drain the lines, even if the exterior faucet is a freeze resistant type. Carefully check the interior piping and valves each spring when faucets are turned back on.

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## 12. Bathrooms

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Our inspection of the bathrooms included operation of fixtures from normal user controls to determine

proper function of plumbing faucets, sinks and tub/showers as well wa a visual inspection for any abnormal wear and tear at walls and floors or moisture damage. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Toilets are flushed at least three times each. Non-typical bathroom upgrades such as steam generators or saunas are not inspected unless specifically mentioned in this report.

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## Inspection Items

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### 12.0 Fixtures

There are 1.5 bathrooms. Plumbing fixtures were operated; there was adequate water flow and appropriate drainage with no evidence of leaks at this time. Bath finishes were in reasonably good visual condition. There are no new finishes required, other than your personal decorative choices. Exhaust fan(s) or an operational window(s) supply bathroom air ventilation.

Tub/shower walls were solid when pushed on. NOTE: Consistent and timely grout/caulk maintenance at ceramic tile walls whenever cracks are noted (even hairline) is important for preventing moisture problems at walls or subfloor. When necessary, rake out and grout/caulk tile joints. Interior corners and the joint between the tile and the perimeter of tub/shower base can best be protected with a bead of silicone tub caulk.

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## 13. Laundry

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Operation of washers, dryers, laundry water valves and drains are not within the scope of this inspection. We visually inspect the general condition and accessible water supply, drain and electric/gas connections and visible portions of the dryer vent. If present, laundry sink fixtures will be operated.

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## Inspection Items

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### 13.0 Laundry

The laundry facilities include washing machine hook-ups with a gas dryer connection. The laundry faucets and drain were not tested during this inspection. When the washer hoses are removed you may find a leak at the faucets at changeover. 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. Confirming the water standpipe for the laundry equipment drains properly was not part of this inspection.

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## 14. Kitchen

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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 operate kitchen appliances from normal operating controls. Accuracy and calibration of clocks, timers, and temperature controls are beyond the

scope of our testing procedure. Self-cleaning functions are not tested. Refrigerators and trash compactors are not operated or tested unless specifically noted. Only appliances mentioned in the report were operated.

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## Inspection Items

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### 14.0 Kitchen

Kitchen finishes were in reasonably good condition relative to age. Kitchen sink plumbing fixtures were functional with adequate water flow and appropriate drainage with no evidence of leaks at this time.

Garbage disposal was operable. Gas range and oven burners responded to controls. Dishwasher was run through a complete cycle and drained appropriately with no evidence of leaks.

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## 15. Interior

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There was normal access to the interior of the property and a visual inspection was completed according to ASHI Standards. The inspector was not required to inspect: paint, wallpaper, carpeting, overall condition of finishes, window treatments nor central vacuum systems, household appliances, indoor or outdoor recreational facilities including pools and hot tubs. Evaluation for lead, asbestos, radon, mold or other environmental conditions are not part of this inspection.

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.

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## Inspection Items

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### 15.0 Interior

The interior walls, ceilings and floors were in acceptable condition relative to age with no evidence of significant or unusual movement. Overall cosmetic condition and housekeeping are a subjective determination based on individual standards and this report provides no commentary on this subject. FYI: Minor cracks near doorways, windows, ceilings and corners that exist or might develop are typical for a house of this age and require cosmetic attention only.

The operation of smoke detectors was not part of this inspection; confirm local municipal requirements regarding location. Test existing detectors and/or install new units when you move in as required by local authorities.

Note: Carbon Monoxide Detectors (CMD's) are reasonably priced and are encouraged in all homes. FYI: CMD's manufactured after October 1998 are more likely to perform properly; thus, if this home has CMD's, replace units that are more than ten years old. Because carbon monoxide is colorless and odorless, never ignore an alarm, even if you feel no adverse symptoms. For additional information about carbon monoxide, go to the American Lung Association web site: <http://www.lungusa.org/>.

Depending on time of year, the St. Louis Metro area can have very high humidity. This can create high levels of ambient moisture inside the home that can lead to mold and other types of fungal or microbiological growth. Lack of adequate ventilation, ignored plumbing, roof or basement can be contributing factors too. Use of a dehumidifier or a continuously running fan in the basement will reduce interior humidity.

Inspecting and testing for mold, fungal or micro-biologicals (MFM) are not part of this inspection. People have varying sensitivities to these conditions and there are a cases where some individuals have serious allergic reactions. You may wish to have an additional environmental inspection performed for molds or other indoor air contaminants if you have allergies or health conditions that are sensitive to MFM. Additional information is available at the EPA's web site: <http://www.epa.gov/epahome/learn.htm>

Mold is sometimes discovered under basement carpets, behind drywall and wallpaper on exterior walls, particularly in bathrooms, as well as at other water use locations. If you remove drywall, carpet, wallpaper or otherwise open-up areas when remodeling, 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.

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# R. Heyl & Associates

## INVOICE



**R. Heyl & Associates, LLC**  
**483 S. Kirkwood Road #61**  
**Kirkwood, MO 63122**  
**314-221-6564**  
**Inspected By: Richard M. Heyl**

**Inspection Date: 5/1/2009**  
**Report ID: 00000**

<b>Customer Info:</b>	<b>Inspection Property:</b>
Sample Report 1234 Smith Street Kirkwood MO 63122  <b>Customer's Real Estate Professional:</b>	1234 Every Street St. Louis MO 63122

### Inspection Fee:

<b>Service</b>	<b>Price</b>	<b>Amount</b>	<b>Sub-Total</b>
RADON TEST	135.00	1	135.00
TERMITE INSPECTION1	60.00	1	60.00
Home Inspection1	300.00	1	300.00

**Tax \$0.00**  
**Total Price \$495.00**

**Payment Method:** Check  
**Payment Status:** Paid at Inspection  
**Note:**

# R. Heyl & Associates



**R. Heyl & Associates, LLC**

**483 S. Kirkwood Road #61  
Kirkwood, MO 63122  
314-221-6564**

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## Report Attachments

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

[Wood Destroying Insect Inspection Report](#)