

R. Heyl & Associates



inspections & consulting

Inspection Report

John Q. Public

Property Address:
123 Hollywood Lane
Kirkwood MO 63122



R. Heyl & Associates, LLC

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Date: 7/17/2010	Time: 10:00 AM	Report ID: 14413
Property: 123 Hollywood Lane Kirkwood MO 63122	Customer: John Q. Public	Real Estate Professional:

- **R. Heyl & Associates, LLC** (RHA) performed this inspection according to the Standards of Practice and Code of Ethics of the American Society of Home Inspectors (ASHI) which are available at www.ashi.org.
- **This 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. RHA 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. RHA has no legal authority to mandate compliance to the municipal codes and ordinances. This report does not list municipal or county code infractions.
- **RHA 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 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. Should you discover a defect for which you think RHA may be liable, you must notify us and provide a reasonable opportunity to re-inspect the property before the defect is repaired. If RHA is not given the opportunity to review an alleged liability, we do not accept any responsibility for same. NOTE: 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. RHA 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.
- **The RHA 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 and/or radon test can be ordered from us in addition to our building or home inspection, in which case separate reports will be provided.
- **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.

Attendees:

Clients, Client's Agent, Client's Family

Approx. Age (years):

60+

Weather Conditions:

Sunny

Exterior Temperature:

90+

Property Front Faces:

South

Property Occupied:

YES

1. Informational Notes

Observations regarding building, plumbing, electric, mechanical system or component improvement or suggestions and helpful tips that do not necessarily require immediate attention.

1.0 Information Items

1. Keep vinyl frame windows locked when closed for optimum energy efficiency and to prevent sash warping.
2. This is not an environmental inspection. However, based on age and appearance, the older attic insulation over ceilings probably contains asbestos (Down arrow in photo 2 in Maintenance Notes). We are not aware of any government requirements for removal this material. EPA general recommendations are to not disturb the insulation in such a manner as to create powder or airborne particles. In our opinion, removal of this insulation is not required as long as attic is not going to be finished into living space. If it is, EPA recommends encapsulation (covering) these areas with appropriate materials or removal by professional abatement contractor.
3. Based on age and size, the 9X9 floor tiles observed in living room and basement probably contains asbestos i.e. vinyl asbestos tile (VAT). We are not aware of any government requirements for removal of VAT. Also, based on age and appearance, the older acoustic ceiling tile in basement might contain asbestos. EPA general recommendations are to not disturb these tiles in such a manner as to create powder or airborne particles. If replacement of this flooring or ceiling tile is desired, EPA recommends encapsulation (covering with alternative flooring/ceiling) rather than removal. If removal is desired, contact a professional abatement contractor.
4. Residence has cement asbestos (a/k/a transite) siding in former breezeway off dining room. This was a durable product that is no longer used but is generally considered safe if left undisturbed. Regarding items 2-4 in this section, visit the EPA website for more information: <http://www.epa.gov/asbestos/>
5. Annual termite inspection is recommended with particular attention given to garage and room addition.
6. There are a few feet of the original galvanized iron piping still in use at front of basement between copper water main supply piping and the remainder of the interior copper distribution piping. If a reduction in water flow pressure is ever noted in the future, replace this section of old piping.
7. There is old moisture damage at garage wall at left side of west window. The size of this area is not significant.
8. You might wish to as owner if there are screens for all of the windows in house.

2. Maintenance Notes

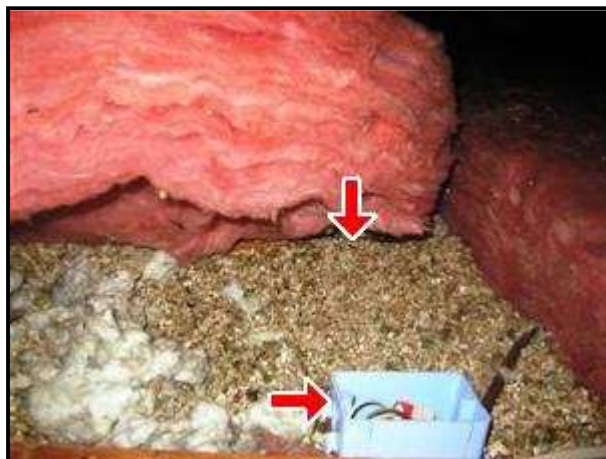
Building, plumbing, electric, mechanical system or component conditions that have not significantly affected normal function yet warrant attention in the interest of a maintaining system or component.

2.0 Maintenance Items

1. Photo 1: Re-connect downspout joint (left arrow) and re-seal porch slab joint adjacent front of house.
2. Front storm door frame needs adjustment or weatherstripping to eliminate gap at top of storm door.
3. Photo 2: Install cover plate at open electrical junction in attic (right arrow).
4. Replace dirty return air filters at both furnaces.
5. Sand and paint front door wood trim areas that are showing age and weathering.



2.0 Picture 1



2.0 Picture 2

3. Repair Notes

Building, plumbing, electric, mechanical system or component that is defective, inoperable or not functioning as intended and needs repair or replacement as necessary.

3.0 Repair Items

1. Photos 1-2: Main waste pipe in basement and running up into floor has barnacles that are seeping. Contact a licensed plumber to replace waste pipe as needed.
2. Photos 3-7: Steel lintels above front corner windows have corrosion expansion (down arrows) which are causing cracks in masonry walls. Steel lintels need to be wire brushed and painted to stop corrosion which should include removal of upper window frame trim (see photo 6- note and line pointing to trim) to determine condition of the portion of lintels that have been covered by trim. Additionally, after lintels behind trim are inspected and painted, top edge metal trim should be caulked to prevent moisture penetration behind trim. Have lintels cleaned/painted and wall cracks tuckpointed/repared by a masonry contractor.
3. Photo 8: Gutter boards are showing isolated moisture damage and are due for sanding a painting.

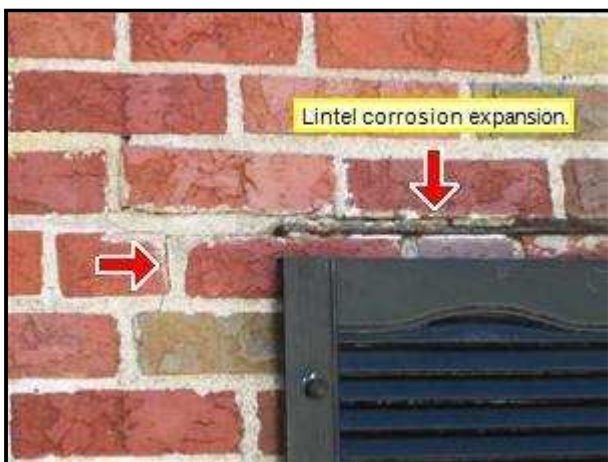
4. Sump pump at water proofing system basin in NE corner of basement is not operable and requires replacement. Before installing the new pump, clean the sump basin with bleach as the standing water is stagnant and has caused biological growth build up in basin.
5. Humidifier responds to control but is not providing water flow.
6. 2nd floor hall bath tub faucet handle is chipped and control is partially stripped which makes finding the off position difficult.
7. Door bell does not respond.
8. You indicated the the basement entrance areaway had standing water at your last property visit. Based on this information, sewer cleaning and/or sewer video are recommended.
9. The 2nd floor has a few grounded type receptacles that were not grounded (open grounds) per inspector's testing device. After furniture is removed, have an electrician ground check all wall outlets and correct as needed by replacing these outlets with non-grounded 2-slot receptacles to eliminate deception or properly ground receptacles or install GFCI receptacles.



3.0 Picture 1



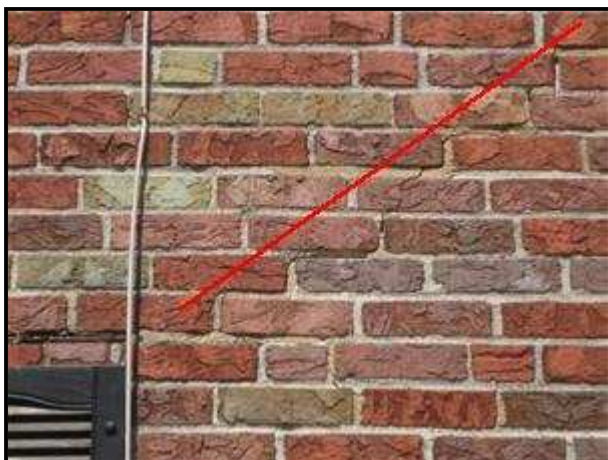
3.0 Picture 2



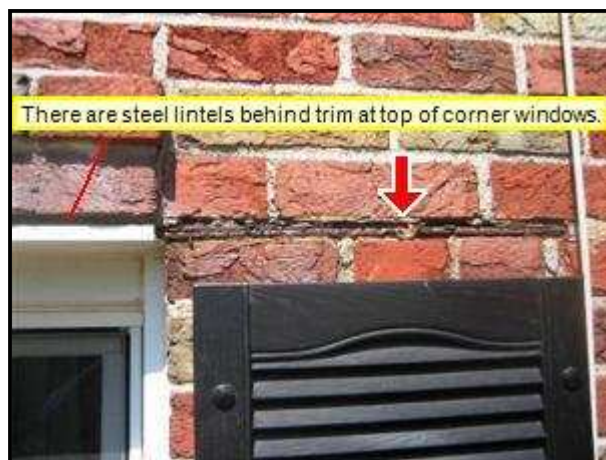
3.0 Picture 3 - West wall of house.



3.0 Picture 4 - SW corner of house.



3.0 Picture 5 - Wall crack in east wall from lintel corrosion expansion.



3.0 Picture 6 - East wall of house.



3.0 Picture 7 - SE corner of house.



3.0 Picture 8 - SE corner.

4. Structure

Structure was inspected per ASHI Standards. Our inspection of the property is a visual examination of the exposed and readily accessible areas. We do not perform load calculations or soil analysis. If property has a finished basement or excessive storage in house/garage/basement our visual inspection is limited to accessible areas. The findings in this report are based on our experience and opinion; it reflects conditions observed at the time of inspection.

4.0 Foundation

The foundation walls are poured in place concrete construction; full basement design at main house and slab on grade at addition. The visible portions of foundation walls and adjacent structures appear to be performing as intended. There are no wall cracks of any significance nor any indications of reportable differential movement. Specific prediction of future performance is impossible because heavy rainfall, drought and other unpredictable soil

conditions can produce foundation movement. However, 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 observe shrinkage cracks in the foundation walls similar to the ones pointed out to you at rear of basement; these are common in concrete construction and are usually not structurally significant. However, the portion of a crack below grade can become a point of ground moisture penetration in the future although there was no evidence of seepage at finished walls at this time. If seepage would ever be noted coming from the bottom of a finished wall area, remove wall covering to investigate for a crack. If a crack is noted, epoxy injection or proper application of hydraulic cement on the basement side 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 in satisfactory condition with 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 over time is doors sticking during extended wet weather or drought conditions, which would be considered typical.

Basement had no evidence of chronic recurring seepage, dampness or odors at this time. However, this comment does not guarantee a dry basement in the future. NOTE: Ground conditions can change and unusual rainfall can create subgrade moisture issues. Therefore, ongoing exterior drainage control is most important. Keep gutters and downspouts in good repair and clean. Yard care should diligently maintain positive drainage away from foundation at all points. Be sure to read the seller's disclosure and make a direct inquiry of owner regarding any history of a damp or wet basement. R. Heyl & Associates is not responsible if basement ground water seepage occurs in future.

A subgrade waterproofing system has been installed in rear of basement. The sump basin pump was not operable; repair/replace immediately. This system was apparently installed to correct a past moisture seepage condition. Make an inquiry of owner regarding the history of basement seepage and request any available water proofing system warranty documentation.

4.2 Floors

the 2nd floor framing system was mostly not visible, however, floor surfaces are in typical condition and performing as intended with no evidence of significant or reportable differential movement. First floor is a concrete structural slab with no evidence for differential movement.

4.3 Walls

The exterior bearing walls are full masonry construction at main house and addition has frame walls. 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 at main house and addition had no visible damaged framing members or signs of significant differential movement. The roof structures are performing as intended.

5. Roofing

Roofing was inspected per ASHI Standards. We walk on the roof only when it can be done safely without special equipment and will not cause damage to the roofing materials. Otherwise, roofing is examined from ladder placed at roofs edge or from ground with binoculars. Specific prediction as to the actual remaining life of existing roofing application(s) or when leaks will occur in the future is not possible. Our commentary concerning roofing condition should not be considered nor is it a warranty or guarantee.

5.0 Composite

Architectural composite roofing shingles were in good visual condition at this time and appear to have been installed within the last five years at addition and at main roof within the last 10 years or so. Architectural grade shingles are heavier weight and have a longer expected service life vs. regular tab shingles; usually 20-30 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

The original copper gutters and downspouts at main house were in reasonably good visual condition for age. Garage and addition have aluminum gutters/downspouts. Inspect gutters and downspouts every spring, fall and December; be sure to keep gutters/downspouts clean, secure and well maintained.

5.3 Chimney

The masonry chimney has no apparent repair requirements at this time. Review chimney, its flashing and top of chimney cap annually. Be sure to tuckpoint on a timely basis when loose or cracked mortar joints are observed. Also caulk or patch chimney cap when cracks are observed and make sure chimney flashing is kept well secured and sealed as needed.

6. Exterior

Exterior of property was inspected per ASHI Standards. Exterior wood components are randomly probed. There might be areas of deteriorated wood that are hidden/covered by recent paint and/or added maintenance free coverings which will not be detectable. Vegetation and trees are only examined to the extent that it affects the building. We do not inspect screening, storm windows, shutters and awnings unless noted otherwise. Fencing, invisible fences, recreational facilities, yard accessories, outbuildings, break-walls and docks, pools, hot tubs and patio equipment/grills are not part of this inspection. Geological (soil) testing is not within the scope of this inspection.

6.0 Exterior Materials

The original exterior walls are brick and walls are covered with vinyl siding. Exterior materials were in typical and satisfactory for age condition except for any commentary in "Notes". Anticipate normal maintenance requirements in the future i.e. caulk exterior openings/joints when needed; keep siding and maintenance free materials secured if loose areas are observed.

FYI: The key to exterior maintenance is prevention of moisture penetration, best accomplished by spot tuck-pointing, painting, caulking, and roofing repair on a timely basis when needed; do not delay maintenance or repair issues when such conditions are observed. Caulking the dissimilar materials around the exterior doors, windows and all wall penetrations/joints is recommended in keeping with good building practice. Note: Tuckpointing at brick walls is not needed until mortar joints become over a half inch deep and mortar is loose. Also tuckpoint any cracks in joints that become more than hairline in width. Steel lintels above corner windows are corroding and need immediate attention and appropriate repairs.

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 re-keyed 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 vinyl frame windows have thermal glass panes and were in typical condition. The panes were clear at this time. If you notice condensation or cloudiness inside the thermal panes in the future, this indicates that the thermal pane has a broken seal which minimizes energy efficiency and will eventually become cosmetically unacceptable relative to view. Replacement is the only corrective measure for this condition and will restore thermal efficiency. Broken seals in many cases are difficult to see and can appear suddenly with a change in the weather. Inspect the window panes carefully during your pre-closing walk through. R. Heyl & Associates will not be responsible for thermal pane deficiencies observed after the date of inspection.

Garage window is an economy grade older aluminum window with single pane glass. Although old it is acceptable.

6.2 Flatwork

The concrete drive, walks, porch and patio slabs were in typical condition relative to age. Existing shrinkage cracks and future cracks that might develop are normal for exterior flatwork. Keep cracks and joints sealed with appropriate caulk or cement products in order to minimize seasonal movement due to ground moisture and frost heave.

6.3 Yard Drainage

Generally yard drainage is satisfactory overall, however, the grade next to the foundation in backyard is flat or depressed at some areas; regrade as needed to create positive drainage away from foundation walls. Include attention to the preceding in any future landscaping changes.

7. Garage

Our inspection of the garage included a visual examination of the readily accessible areas of walls, ceilings, floors, doors and garage door operator(s) if applicable.

7.0 Garage

The garage door operator responded to wall mounted control; door opened and closed normally. The downward pressure safety reverse was functional when door was allowed to close on inspector's arms. *Since garage door operator is older, it does not have photo electric safety reverse feature found on present day operators.*

The garage structure was in acceptable physical repair. The concrete floor slab is in satisfactory condition. Existing cracks or future cracks that might develop in garage slab are typical as this is a floating slab by design.

8. Ventilation/Insulation

Insulation and ventilation areas of property were inspected according to ASHI Standards. Attic and crawl areas (if applicable) were only viewed from access openings unless 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 and vermin activity in the attic and home. However, a pest and vermin inspection is not part of this report. Ceiling fans are not within the scope of this inspection unless listed otherwise in this report.

8.0 Ventilation - Attic

Attic ventilation is provided by gable and static roof vents . The present ventilation appears adequate for ambient air moisture control and some reduction of heat load at both attics. Check the attic temperature on a sunny hot day. If the attic temperature is more than 20 degrees higher than exterior temperature, improving attic ventilation is a consideration to increase heat dissipation from attic which extends roofing life and reduces cooling costs. However, this is only worthwhile relative to cost payback if your expected length of residence is more than three years after improvements.

8.1 Ventilation - Fans

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

8.2 Insulation - Attic

The insulation in both attics has an insulation factor in the range of R-24 to 30; the current standard is R-38 to R-60 for Zone 4 as listed at: www.energystar.gov. Adding insulation will reduce heating/cooling cost. However, your return on installation cost is not worthwhile unless your expected length of residence is more than three years. If your expected length of residence is long term install more than R-50.

8.3 Insulation - Wall

Masonry walls of this age are not insulated but walls are much wider than frame walls thus the high

thermal mass is somewhat helpful in reducing heat loss and gain. However, there is no significant insulation R-value provided by masonry wall construction.

Type and amount of insulation at addition wall cavities was not specifically confirmed, however, the combination of insulation and wall sheathing/siding materials in frame houses of this age usually provide a wall insulation factor of approximately R-11 to R-15.

9. Heating & Cooling

Our inspection of the HVAC system included a visual examination of major components per ASHI Standards. Operation of heating or cooling equipment is from normal user controls only i.e. activation from thermostat(s). Our inspection does not include disassembly of equipment or ductwork; therefore the visual condition of internal components such as heat exchangers and evaporator coils are not within the scope of this inspection. Exterior mounted electrical disconnect boxes for A/C equipment are not opened unless noted otherwise in report. HVAC specific load calculations and HVAC ductwork capacity calculations are not part of this inspection.

9.0 Warm Air Furnace

The four year old 90% energy efficient gas fired forced air furnace for addition and the 19 year old 80% energy efficient gas fired forced air furnace for main house responded to the thermostat and operated normally. Typical service life of forced air furnaces from the date of installation is 20-25 years.

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, two story or has vaulted ceilings. 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 Warm Air Distribution

A HVAC system blower fan circulates air through standard ductwork. Where observable, the distribution system looks in good repair. Every section of the ductwork could not be inspected.

Regular return air 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 times annually. However, the standard medium grade disposal filters need changing four times- spring, mid-summer, fall, and mid-winter. Economy grade filters should be changed monthly during heating and cooling seasons.

9.2 Humidifier

The humidifier equipment was operable but not allowing water flow; servicing is required to clear blockage at water line (probably in solenoid valve). FYI- Clean interior of unit and components annually and turn off spring through summer. Consult owner's manual for manufacturer's recommended maintenance procedures.

9.3 A/C Equipment

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. Addition A/C equipment is four years old. Main house equipment is 13 years old. Typical service life of A/C equipment from the date of installation is 12-20 years.

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.

9.4 A/C Distribution

The air distribution for the cooling system is identical to the heating system. Refer to the "Heating Distribution" section above.

9.5 Fireplace

The house includes as a masonry fireplace with a tile lined chimney. Damper was operable and the sections of flue visible from firebox were clear and clean at this time. Flue was not 100% visible. If fireplace is used for wood burning, flue cleaning will be necessary in the future when creosote is 1/4 inch thick or greasy looking. The frequency of use, type of flue, moisture content, wood species and size of fire all contribute to how often cleaning is necessary. A clean flue is the best protection against a chimney fire.

Hairline cracks in tile flue liner that exist or that might develop in the future are not considered a repair issue in our opinion as long as flue is kept clean. Conversely, some chimney sweeps consider any crack in a flue liner a repair requirement, thus R. Heyl & Associates do not accept any responsibility for repairs recommended by a chimney sweep regarding a crack in a tile flue liner.

Gas logs in masonry fireplace are not part of this inspection and will be checked by Laclede Gas Company house sale inspection. The "gas only" fireplace in room addition will also be checked by this inspection.

10. Electrical

Electrical system was inspected per ASHI Standards. Inspection included a visual examination of readily accessible components and a random sampling of electrical outlets. Every receptacle, switch and light

fixture at property was not necessarily operated. Operability of exterior light fixtures and yard lighting are not part of this inspection unless listed otherwise. Electrical load calculations for present use or future use as well as amperage and voltage testing are not part of this inspection. Telephone, internet, video, audio, intercom, security systems and any other low voltage systems at property are not within the scope of this inspection.

10.0 Service Entrance

The 200 amp 240V overhead supplied exterior electrical service components are securely attached to the building and were in good visual condition with no apparent repair requirements at this time.

10.1 Panel

The 200 amp 240V single buss breaker panel is well secured and there were no apparent signs of corrosion, arcing or burn marks at interior components or breakers.

10.2 Grounding

The electrical system is grounded.

10.3 Wiring

The interior branch circuit distribution wiring is a mixture of copper wire styles; the visible portions of wiring appeared typically installed except for commentary in "Notes" if applicable.

10.4 Receptacles & Switches

Receptacles are a combination of two and three slot design. Switches are mostly standard toggle style. This inspection included a 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 if fixtures had light bulbs. 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 without dead or missing light bulbs responded to switches unless listed otherwise in "Notes".

10.5 GFCI Protection

This residence has GFCI protection at most locations now required by present day standards. 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, kitchen sink counters, unfinished basement areas 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 laundry equipment, sump pumps, garage door operators, refrigerators or freezers into GFCI receptacles.

11. Plumbing

Plumbing was inspected per ASHI Standards. This report only reflects visually detectable conditions at the

time of inspection. Condition of water and waste lines below grade or hidden in walls and ceilings can not be evaluated. Our review of the plumbing system does not include landscape irrigation systems, water wells, cisterns, water quality, off-site community water supply systems, or private waste disposal (septic) systems unless specifically noted otherwise. A sewer lateral inspection is not part of this inspection unless ordered separately. Note: Concealed plumbing leaks are not necessarily detectible in the course of a normal inspection, especially if house has been vacant. It should also be noted that the majority of waste and water piping are not visible in a house with a finished basement or house built on a slab on grade foundation. Our inspectors assume no liability for the presence or functional condition of the local Water Company yard stop box.

11.0 Water Supply & Distribution

The house has a public water supply with copper service pipe and mostly copper interior distribution pipe. The main interior shutoff valve is located in front of basement behind desk wall panel. Main shut off valve was not operated.

The water piping appeared in typical condition. Every section of the water piping was not visible and shut off valves for fixtures were not operated. During the inspection the water was left running for several minutes at each sink and tub/shower. All toilets were flushed at least three times at each bathroom.

11.1 Waste Vent & Drain Piping

The waste piping is mostly the original cast iron and the main floor drain is located in the basement utility area. Main waste pipe is leaking (see "Repair Notes").

Inspection of the subgrade sewer drain pipes is beyond the scope of this visual inspection. Sewer video scanning of the subgrade waste pipes is the only way to ensure there are no clogged or defective sections.

11.2 Fuel Piping

The readily visible sections of the gas pipes appear to be in acceptable condition. Every section of the gas piping and all valves were not inspected. The Laclede Gas Company house sale inspection will review the gas pipes for leaks and perform a more detailed inspection of all gas appliances, valves, connections and piping.

11.3 Hot Water Equipment

The 40 gallon gas water heater appeared to be in typical condition for its age (approx. seven years old) and was in operation with no evidence of active leaks. Vent pipe and relief valve were in place. The average service life of gas water heaters from the date of installation ranges from 15 to 25 years.

11.4 Exterior Hose Faucets

Hose faucets were turned on and had no visible leaks at this time. FYI: Do not leave hoses connected to exterior faucets during winter months; always disconnect hoses in the fall. Hoses left connected during winter greatly increase the risk of freeze damage. Turn off interior shut valves for hose faucets (if applicable) and drain the lines by opening the hose faucet, even if the faucet is a freeze resistant type. Check the interior piping and valves for leaks when faucets are turned back on in the spring.

12. Bathrooms

Bathrooms are inspected per ASHI Standards. This entails operation of fixtures from normal user controls and a visual inspection of accessible surfaces. Bathroom faucets are run simultaneously to check for adequate water pressure. Toilets are flushed at least three times each. Non-typical bathroom upgrades such as shower/tub steamers or saunas, are not inspected unless specifically listed in this report.

12.0 Fixtures

There are 2.5 bathrooms. Plumbing fixtures were operated; there was adequate water flow and drainage with no evidence of active leaks at this time but hall tub faucet needs repair or replacement (see "Repair Notes"). Bath finishes were in acceptable condition. Hall tub and ceramic walls have been painted. Floor tile is set in a cement base which is typical for a house of this age.

Tub/shower walls were solid when pushed on. Note: Timely caulking maintenance whenever cracks or gaps are noted at existing caulk is important to prevent moisture problems at walls or subfloor. When re-caulking tub/shower edges and corners, remove caulk and clean these areas before applying new caulk. Use a good quality silicone bathroom caulk.

13. Laundry

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

13.0 Laundry

Laundry equipment operation is not part of this inspection. The laundry area is set up for a 3-slot plug, 240V electric dryer. The laundry faucets and drain were not tested during this inspection. You might find a drip leak at the laundry faucets after existing washer is removed which is not unusual between changes of ownership. Simple faucet washer replacement usually stops the drip leaks. However, drip leaks are not an issue if another washer is going to be hooked up immediately.

NOTE- Clogged dryer vents are one of the more common causes of house fires. It is important to inspect vent cover and ducting annually to ensure absence of excessive lint build-up that might cause blockage of air flow. Dryers also lose efficiency if air flow is restricted by lint accumulation even if vent cover is not clogged completely. FYI- If vent ducting is going to be replaced or added, vinyl flex ducting is not recommended; use aluminum flex ducting or rigid metal vent piping.

14. Kitchen

Inspection of the kitchen was performed per ASHI Standards. We turn on kitchen appliances from normal user controls. Accuracy and calibration of clocks, timers, and temperature controls are beyond the scope of our inspection. Self-cleaning functions are not tested. Refrigerators, ice-makers and trash compactors are not inspected unless specifically noted; only appliances listed in this report were operated.

14.0 Kitchen

Kitchen finishes were in acceptable condition. 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 normal cycle and bottom of interior drained completely with no evidence of leaks. Note- Our dishwasher check does not verify the operability of internal components such as impellers or sprayers nor does it verify quality of dish cleaning. Microwave heated a glass of water. Microwave exhaust fan is vented internally.

15. Interior

A visual inspection was completed according to ASHI Standards. The inspector was not required to inspect the condition of finishes such as paint, wallpaper, carpeting; window/door treatments and related hardware; to operate central vacuum systems or built-in household appliances not located in the kitchen, nor indoor recreational facilities. Inspection or testing for lead, asbestos, radon, mold or other environmental conditions are not part of this inspection unless a radon test was ordered separately.

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: Cracks in plaster/drywall near doorways, windows, ceilings and corners that exist or might develop are typical for a house of this age and require attention based on your standards of acceptability. Plaster/drywall crack repairs will generally last longer using fiberglass or similar mesh type tape.

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/>.

Inspecting and testing for mold, fungi 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>

FYI: Mold is sometimes discovered under carpets, behind plaster/drywall/wallpaper- particularly in bathrooms, as well as at other water use locations. If you remove drywall, carpet, wallpaper or otherwise open-up areas when remodeling, mold might be discovered. R. Heyl & Associates accepts no responsibility for mold that might be found subsequent to this inspection.

Note: 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
101 W. Argonne #61
Kirkwood, MO 63122
314-504-8504
Inspected By: Richard M. Heyl

Inspection Date: 7/17/2010
Report ID: 14413

Customer Info:	Inspection Property:
John Q. Public Customer's Real Estate Professional:	123 Hollywood Lane Kirkwood MO 63122

Inspection Fee:

Service	Price	Amount	Sub-Total
RADON TEST	135.00	1	135.00
TERMITE INSPECTION1	60.00	1	60.00
Home Inspection3	400.00	1	400.00

Tax \$0.00
Total Price \$595.00

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

R. Heyl & Associates



R. Heyl & Associates, LLC

**101 W. Argonne #61
Kirkwood, MO 63122
314-504-8504**

Report Attachments

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

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[Wood Destroying Insect Inspection Report](#)