



**2921 Plum Leaf Circle
St. Charles, Missouri. 63303
(314) 308-6489**

Inspection No: 20070124h

Inspector: Hank Jardine

Inspection Date: 1/24/2007

Dwelling: 1234 Any Street
St. Louis, Missouri 63000

Client: Buyer

Client's Agent: Top Agent

Real Estate Co: Top Agent Realty

MAJOR SYSTEMS Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead-based products, or other potentially hazardous materials is not within the scope of this report. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. There is a time period from inspection to closing that varies with each property. We can only state condition at time of inspection. Therefore, we urge you to evaluate and operate all major systems prior to closing. This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the CPSC (Consumer Product safety Commission) web site for recall information regarding any system or component.

This Report may contain digital photographs of some items and components. These images are for your convenience only and do not represent all items or components that may be deficient. ALL DEFECTS ARE NOT PHOTOGRAPHED; the entire written Report must be reviewed.





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DEFINITION OF TERMS

Serviceable: Items were serving their intended purpose or function at time of inspection.

Review: This item was functioning at the time of the inspection, but due to conditions observed, may be near the end of its serviceable life and/or may require some level of maintenance, repair, or replacement in the foreseeable future. You should plan or budget for additional expenses on this component or have it evaluated further by a qualified or licensed specialist and review it again prior to or at your final walk through prior to closing.

Safety: This component in its current state or condition poses a safety or health risk and should be corrected as required to enhance your safety.

GENERAL INFORMATION

We attempt to give the client a comprehensive, clear-cut, unbiased view of the home. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report.

Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs, at an additional cost, to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference.

Stains, discoloration, growth, and/or evidence of moisture may be observed during your inspection. Your home inspection report may note the presence of mold, mildew, or fungus on visible surfaces, however, even if mold, mildew, or fungus were undetected, they may become visible in the future with the right conditions, or they may be lying in inaccessible areas, such as wall voids or under floor coverings. Certain types of mold may be toxic and result in adverse health effects, or if you have concerns regarding mold, we suggest review by a qualified professional. Anytime we note the presence of staining and/or mold or mildew conditions we suggest clean up be performed per EPA guidelines to correct the condition and that corrective measures are taken to limit moisture in the home. We are not industrial hygienists and therefore lack the qualifications or ability to evaluate the mold to determine if it may carry any health risks.

FUTURE FAILURE: Items in the home can and do experience failure without prior indications. This report is a snap shot of the condition of the home at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure.



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GENERAL CONDITIONS

1001	Inspector	Hank Jardine.
1002	In Attendance	Buyer's Agent. The inspection was performed in accordance with the terms outlined in the AmeriSpec Inspection Agreement. The buyer was present at the time of inspection. As property conditions can change from the date of inspection to the date of closing, it is suggested that the client reference this report during a final walk through.
1003	Occupancy	The property is occupied. This is a limited review of many areas in this home. Home was occupied at time of inspection. Efforts were made to inspect as much as possible, however due to the presence of personal items, many areas are not visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection.
1004	Property Information	This is a single-family home.
1005	Levels	1 story structure.
1006	Estimated Age	This structure is approximately 10 to 15 years of age as stated by the buyer's agent.
1007	Weather Conditions	Weather conditions at time of inspection were rain today or recently. Temperature at the time of inspection was in the 40's.
1008	Start Time	9:30 AM.
1009	Stop Time	11:30 AM.

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Exterior

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. Exterior surfaces should be kept well painted, stained or sealed to prevent deterioration.

This inspection of the exposed foundation/structure is not a 'Code Compliance' inspection, nor do we review 'Manufacturer's Specifications' for installation/repairs. Code compliance/manufacturer's specifications or any product/component or item should be verified through the local building authorities, the company who manufactured the product or item, or with seller prior to closing.

Step #	Component	Comments
1101	Driveway	Concrete. Common cracks observed. Recommend review for repair as needed and sealing all cracks to prevent moisture penetration and further deterioration.
1102	Walkways	Concrete. Common cracks observed. Recommend review for repair as needed and sealing all cracks to prevent moisture penetration and further deterioration.
1103	Exterior Wall Cladding	Brick. Siding on this home is covered with metal/vinyl. The inspector is unable to view the condition of covered areas. It is important to keep siding well caulked and sealed to prevent moisture penetration. Portions of the siding are in direct contact or in close proximity with the ground. This can cause accelerated deterioration and a higher probability of pest infestation. Suggest corrections to prevent damage.
1104	Trim	Trim on this home is covered with aluminum/vinyl. The inspector is unable to view the condition of covered areas. It is important to keep trim well caulked and sealed to prevent moisture penetration. Loose trim observed at rear, suggest securing as necessary.
1105	Window & Frames	Caulking; Vinyl frame; Double hung; Single hung; Metal frame; Fixed. Caulking should be applied around all windows, doors, and any voids where necessary. Thermopane windows observed in the home. The inspector is unable to determine if all double-glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double-glazed windows, consult the seller prior to closing.
1106	Exterior Door(s)	Serviceable. Metal clad; Sliding; Storm door.
1107	Gutters / Downspouts	Aluminum. Suggest installing extensions to gutter system to ensure proper drainage away from foundation. Recommend leaves and debris be cleaned from gutters and downspouts as necessary for more effective drainage of roof run-off water.
1108	Fences / Gates	Chain link. Loose sections observed. Recommend review for repair or replacement as necessary.

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1109	Electrical	Ground fault interrupter provided for safety. Specialized low voltage electrical system observed. As per the Inspection Agreement, review of these systems is not within the scope of this inspection.
1110	Electric Meter(s)	Serviceable. The electric meter is located at the left side.
1111	Gas Meter(s)	Serviceable. The gas meter is located at right side. The main gas shut off valve is located at the meter.
1112	Exterior Faucets	Review. Exterior faucets are located at the front and rear of the property. Stem packing leak observed at rear faucet; recommend review for repairs as needed.
1113	Sprinkler	Sprinkler systems and related equipment are not within the scope of this inspection, if the house is equipped with a sprinkler system, we suggest the client consult sellers or a qualified professional as to operation and condition of the sprinkler system prior to close.
1114	Bell / Chime	Serviceable.
1115	Lot / Grade Drainage	Flat lot. Low areas observed. Adding dirt backfill to any low lying areas located around the foundation is recommended to ensure proper drainage away from the foundation at all times. Proper slope from structure should be a minimum of 1" per foot for at least 6 feet.
1116	Foundation / Type	Basement. This inspection of the exposed foundation/structure is not a 'Code Compliance' inspection. Code compliance of any component or item should be verified through the local building authorities. Portions of this house are below grade. We were unable to view the arrangements made to prevent water entry in the below grade areas. Stress cracking observed in foundation. This is an indication that previous settlement has occurred at this location. Inspector is unable to determine when settlement occurred or if additional settlement is likely. Suggest consulting the seller for additional information or a structural engineer if a more detailed report is desired.
1118	Patio	Concrete. Common cracks observed, primarily a cosmetic concern. Suggest sealing all concrete slab joints as well as any cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.
1119	Deck	Wood. With deck type additions, the exterior walls are commonly installed in a manner, which can at times allow rainwater penetration under the wall. This condition can be minimized by use of caulk or sealant at the base of the wall exterior. Spacing between guardrails appears larger than 4 inches, which may allow small children to crawl through the space. Client may wish to reduce spacing as a child safety enhancement.
1121	Porch	Concrete. Common cracks observed, primarily a cosmetic concern. Suggest sealing all slab joints as well as any cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort. Soil erosion observed under front porch. Suggest review by a qualified professional for repair as needed.

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1122	Stairs / Steps	Wood; Concrete. Spacing between guardrails appears larger than 4 inches, which may allow small children to crawl through the space. Client may wish to reduce spacing as a child safety enhancement.
1124	Exterior Comments	Appears the structure has been treated for termites. Recommend review with seller for additional information.

Roof

Our evaluation of the roof is to determine if portions are missing and/or deteriorating. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Leaks are not always visible to the inspector, nor can the inspector determine the watertight integrity of a roof by visual inspection. If such a review is desired, client should contact a qualified licensed roofing contractor.

Step #	Component	Comments
1201	Methods Used To Inspect	The roof was inspected from the house roof.
1202	Material/Type	Gable; Asphalt composition shingle. Multiple layers of roofing observed. Typically two layers are considered the maximum in most jurisdictions; recommend consulting local authorities for your area.
1203	Exposed Flashings	Galvanized. Recommend re-sealing all flashings and through the roof vents as a part of routine maintenance.
1204	Skylights	Not Present.
1205	Conditions	Surface marring observed, appears to be primarily a cosmetic issue. If this is a concern recommend licensed roofer review.
1207	Roof Comments	Many insurance companies inspect roofs prior to agreeing to provide coverage. We recommend that you arrange any such inspection prior to closing to help assure a smooth transition between old and new insurers.

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Basement

Water seepage and moisture penetration are common problems in basements usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the basement cannot always detect the past or future possibility of water in this area. If you are concerned about this possibility, we suggest that you inquire with the owner. NOTE: The presence of a sump pump can suggest water has or may enter the basement. Most causes of moisture or water penetration at the foundation can be corrected by improving the drainage at the exterior. Prolonged or heavy rains may occasionally bring seepage. Moisture in a crawlspace can promote wood decay, therefore crawlspaces should be adequately ventilated and vents should be left open year round.

Step #	Component	Comments
1601	Access	The basement was accessed from the kitchen. Finished areas in basement were observed. Access to the original basement walls, floors, and ceilings was not available due to the additional construction that is present such as framed out walls, covered ceilings, and added floor coverings. As these areas are not visible or accessible to the inspector they are excluded from this inspection.
1602	Stairs	Wood. Handrail missing at basement steps; recommend installing handrail for safety.
1603	Floor	Concrete; Carpet; Sheet Vinyl. Common cracks observed. Suggest sealing all concrete slab joints as well as any cracks in concrete/asphalt/brick surfaces to prevent water penetration as a routine maintenance effort.
1604	Walls	Review. Drywall. Finished areas observed in basement. Complete access to original basement walls, floors, and ceilings is limited due to the additional construction that is present such as framed-out walls, covered ceilings, and added floor coverings. Suggest consult sellers for additional information. Stress cracking observed in basement wall. This is an indication that previous settlement has occurred at this location. Inspector is unable to determine when settlement occurred or if additional settlement is likely. Suggest consulting the seller for additional information or a structural engineer if a more detailed report is desired.
1605	Ceiling	Drop tile; Drywall. Stains observed on ceiling/wall at front. The inspector probed stains, which showed no moisture present at time of inspection. Client is advised to consult seller to determine the source of staining and verify that corrections have been made.
1607	Interior Door(s)	Wood. Door at furnace room will not latch properly; adjustments needed for proper operation.
1608	Joists	Conventional 2 X 8 framing. Limited review due to finished ceilings; client is advised to verify condition with seller prior to close.

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1609	Sub Floor	Plywood. Limited review due to finished ceilings; client is advised to verify condition with seller prior to close. Stains, discoloration, and/or evidence of moisture observed on floor joists/subflooring. The inspector probed stains, which showed no moisture present at time of inspection. These conditions may indicate the presence of mold and/or fungus growth. If concerned, we recommended that a mold inspection be performed by a qualified professional to determine the presence of, and types of, mold in the house and that corrective measures be taken to limit moisture inside the home.
1610	Support Posts / Columns	Metal. Posts are partially finished, unable to fully inspect; suggest client consult sellers for additional information.
1611	Beams	Metal. Beams are partially finished, unable to fully inspect; suggest client consult sellers for additional information.
1612	Windows	Review. Same type/material as house exterior windows, please refer to exterior step # 1105. Broken glass observed rear. Recommend replacement for proper operation and safety.
1613	Heat / Cooling Source	Central heating/cooling. Appears to be no air registers available to provide heat/cooling to basement. Recommend review with seller or by a qualified professional as to need for proper air registers.
1614	Electrical	GFCI protection present. Receptacle covers missing; recommend replacing for safety.
1615	Ventilation	Windows.
1616	Insulation	Serviceable. Fiberglass.
1618	Faucets	Serviceable.
1621	Sump Pit	Serviceable. Submersible pump.
1622	Sump Plumbing	Serviceable. PVC.
1624	Distribution / Ducting	Ducts/Registers.
1625	Washer Hookups	Washers are not in the scope of this inspection, suggest verify operation with owners prior to close. Washer hook-up hoses are not disconnected from the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance. No washing machine was present at the time of inspection; therefore, no test was performed on the washer drain line to determine if line was draining properly. This was a visible inspection of this area only. No guarantee or warranty is given on the future of this drainage system, as drain lines can become blocked at any time without warning.
1626	Dryer Hookups	Electric and Gas. Dryers are not in the scope of this inspection, suggest verify operation with owners prior to close. Clothes dryer vent appears to be missing. Recommend installation of vent to exterior for proper operation.

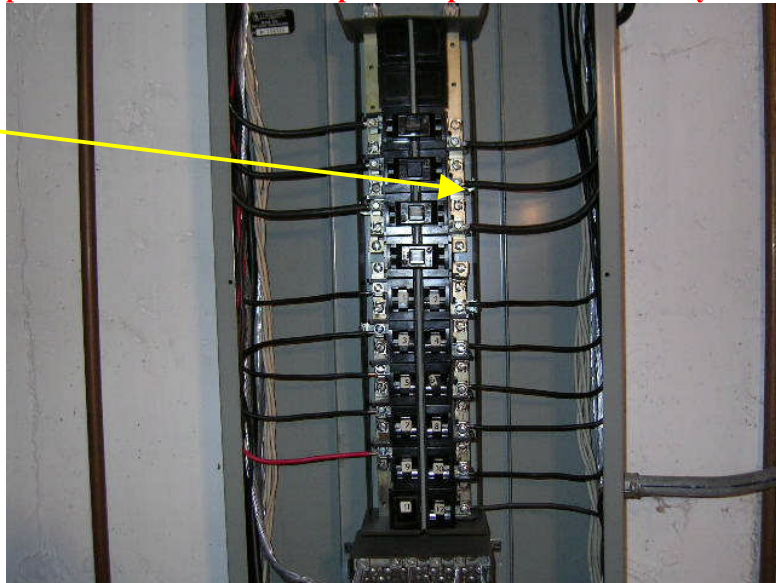
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Electrical

Our review of the electrical system is limited to that which is visible and accessible at the time of inspection. Determining the actual capacity of the system requires load calculations, which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected.

Step #	Component	Comments
1801	Electrical Main Service	Service entrance is underground.
1802	Main Electrical Panel & Location	Review. Service cables aluminum. Branch wiring copper. Futures. The electric panel is located in the basement. Overload protection provided by breakers. Double tapping observed at lower right 20-amp breaker. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers. Recommend review by a qualified professional electrician for repair or replacement as necessary.

Double tapping



1803	Wiring Method	Serviceable. Romex.
1804	Sub-Panel Comments & Location	Not Present.
1805	Smoke Detectors	Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in home. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

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1806	Service Amperage and Voltage	120 & 240 volts. The service panel rating is approximately 100 amps.
1808	Electrical Comments	None.

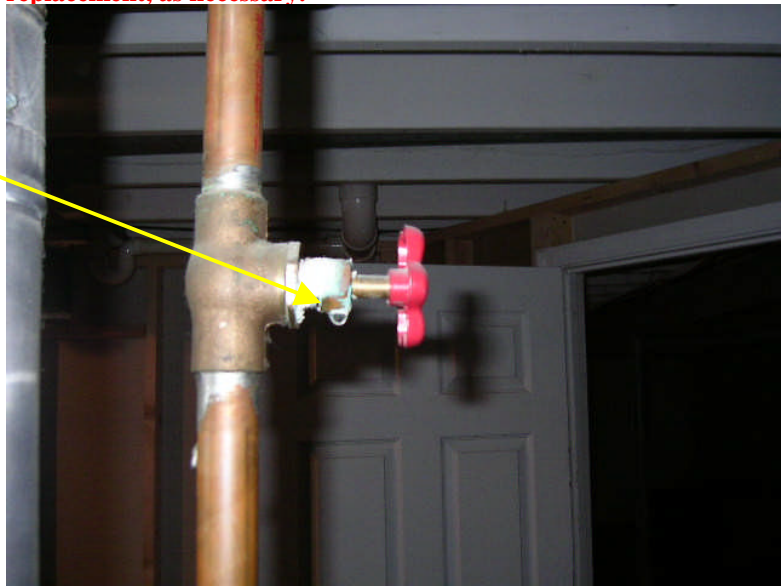
Water Heater

Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. In some cases the water heater is covered with an insulated blanket, when this is noted client is informed that the review of the water heater is limited.

Since a TPR valve is operated infrequently, it is not unusual for them to leak or break when operated after a period of inactivity. For this reason TRP value valve is not tested during a home inspection. We suggest caution when operating TRP values that have not been tested for a long period of time. When installed new the TRP valve should be tested regularly to ensure free movement in case of emergency.

Step #	Component	Comments
2101	Location of unit	The water heater is located in the basement.
2102	Brand / Capacity	Manufactured by State. Capacity 40 gallons.
2103	Supply Lines	Copper. Rust and corrosion observed. Leaks visible at time of inspection. Recommend review by a licensed plumber for repair or replacement, as necessary.

Rust and Corrosion and leaks



2104	Energy Source	Gas shut-off valve was observed near this appliance.
2105	Temperature / Pressure Release Valve	The temperature and pressure relief valve was not operated. We recommend testing the valve after arrangements are made for the water flow. If the valve does not operate as intended, we recommend any repairs necessary to assure that the valve can operate under high temperature/high pressure conditions.

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2106	Combustion Chamber	Serviceable.
2108	Flue Venting	Serviceable. Metal.
2110	Water Heater Comments	The water temperature at time of inspection was 126 degrees, which is in the normal operating range of 120 to 130 degrees.

Kitchen

The kitchen inspection is a combination of visual and functional. Appliances are operated, if power is supplied. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. Note: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

Step #	Component	Comments
2201	Floor	Comment. Ceramic tile. Water damage observed in the kitchen. No moisture noted at time of inspection, client is advised to consult with sellers for additional information prior to close.
2202	Walls	Comment. Drywall. Damaged drywall observed. Appears to be primarily a cosmetic concern, recommend repairs as needed.
2203	Ceiling	Comment. Drywall. Peeling drywall tape seams observed appears to be primarily a cosmetic concern. Suggest repairs as needed.
2204	Doors	Serviceable. Archway.
2205	Closet / Wardrobe	Serviceable. Sliding.

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2206 Windows

Review. Same type/material as house exterior windows, please refer to exterior step # 1105. Fog and condensation was noted in this double-glazed insulated windowpane at sink. This indicates a broken seal, which will reduce visibility and the insulating capability of this window. To restore visibility and regain the insulating capability, replacement of this windowpane is required.

Fog and condensation



2207 Heat / Cooling Source

Central heating/cooling.

2208 Electrical

Serviceable. Ground fault interrupter provided for safety.

2209 Cabinets

Serviceable.

2210 Counter Tops

Serviceable. Formica.

2211 Sinks

Serviceable. Stainless steel.

2212 Faucets

Serviceable.

2213 Traps / Drains / Supply

Limited review due to personal property stored under sink in cabinet. Client is advised to consult with sellers for additional information prior to close. Flow and drainage were serviceable at the time of inspection.

2214 Disposals

Serviceable. Make: Insinkerator

2215 Dishwasher(s)

Manufactured by Whirlpool. No loop in the dishwasher drain line observed. A loop that is higher than the drain line entrance at disposal/drain line is needed to prevent wastewater from siphoning back into dishwasher.

2216 Trash Compactor

Not Present.

2217 Stove / Cook Top

Manufactured by Amana. The electrical stove/range elements were tested at the time of inspection and appeared to function properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

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2218	Ovens	See comments in Step #2217. This oven was noted as having a self-cleaning device. It is beyond the scope of this inspection to report on such devices. Client should verify its operation with seller prior to closing.
2219	Hood / Fan / Light	Serviceable. Recirculating.
2220	Microwave	Not Present.
2221	Refrigerator	The refrigerator appeared to be serviceable and was inspected to verify that unit is cooling at time of inspection. Freon levels, icemaker operation and other specialty items are beyond the scope of this inspection, recommend consulting sellers for additional information.
2224	Kitchen Comments	None.

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Attic

Water stains around roof penetrations such as chimneys, plumbing, vents, and heating vents are very common. It is difficult to determine if these stains are active. If an attic is well insulated the inspector will have a difficult time reviewing floor joists. Insulation in the attic is one of the best ways to improve the energy efficiency of a home. Our report measures insulation materials by thickness. Generally, the greater the thickness of insulation, the more resistant the structure will be to heat loss.

Step #	Component	Comments
2701	Access location / Inspection method	Comment. The attic access is located in the hall. The attic was entered and a visual inspection was performed.
2702	Framing	Serviceable. Trusses; 2x4.
2703	Sheathing	Comment. Plywood.
2704	Evidence of Leaking	Dry at time of inspection.
2705	Insulation	Serviceable. Fiberglass.
2706	Ventilation	Serviceable. Gable vents; Hooded roof vents; Soffit vents; Whole house fan.
2707	Windows	Not Present.
2708	Electrical	Open junction box was observed in the attic. Whenever an electric wire is cut and reconnected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice.

Open junction box

