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# Building Inspection Report

Prepared For: John and Linda Smith  
1234 Anystreet  
Maryland Heights, MO 63146

Report Number: 041281  
Inspection Date: 12/2/04 9:00 AM

## Property Information

Address: 3456 Anywhere Avenue, St. Louis MO 63139  
Sale Price: 158900  
Approximate Age: 70

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## Notes

This report is CONFIDENTIAL, and is for the use and benefit of the client only. It is not intended to be for the benefit of or to be relied upon by any other buyer, lender, title insurance company, or other third party. DO NOT DUPLICATE WITHOUT PERMISSION. Duplication without permission is a violation of federal copyright law.

Terms and conditions crucial to interpretation of the report are contained in a separate Pre-Inspection Agreement. Do not use this report without consulting the Pre-Inspection Agreement.

The report conforms to the standards of the American Society of Home Inspectors®. Components are identified and their apparent condition is reported. The client should consult the terms of the sales contract to determine whether any of the items contained within must be repaired by the seller prior to closing. Reporting on other issues such as cosmetic damage and suggestions for improvements is included for your information only, and should not be relied upon as items that may or may not be repaired under the terms of your Sales Contract. If in doubt, consult your Sales Contract and/or an attorney to explain your rights and obligations under your Sales Contract. The Inspector offers no warranties or representations as to your rights or obligations under any Sales Contract.

Comments that refer Tradesmen and Professionals for specific repairs noted in the report are intended to provide general guidance. Without specific referrals from a trusted source you can and should fall back on state and municipal licensing and certification when choosing contractors to perform repairs. The report will refer to "Electrician" meaning Licensed and Insured Electrical Contractor for example or "Architect" meaning Licensed and Insured Architect. Unlicensed and uninsured personnel may be capable of performing needed repairs but Farrell Home Inspections Inc. cannot approve such repairs.

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## Identifying Repairs in the Report

Items that appear to need attention or repair are listed in the following formats:

- Major Repair** These are repairs to items not performing their intended function that, in the opinion of the inspector, might cost more than \$500.00 to remedy.
- Minor Repair** These are repairs that, in the opinion of the inspector, are minor repairs to items not performing their intended functions. Cost to repair may range from minimal to several hundred dollars.
- Maintenance** These are repairs that, in the opinion of the inspector, are regular maintenance typical for buildings this age. Repairs to these items are not urgent, but should be made within the next six months.
- Safety Concern** Conditions that are judged to be a real or potential threat to safety or health (regardless of cost to repair) are listed as safety concerns. **These items should be repaired immediately and prior to occupancy.** Cost may be minimal or significant.
- Investigate Further** Conditions that warrant further investigation by an appropriately licensed specialist are identified here. Often, only a specialist can confirm that repairs are needed and determine the scope of the repairs. This includes conditions that require destructive inspection, engineering, analysis beyond the scope of a visual home inspection, or subjects outside the general knowledge of a home inspector.

# Conditions During the Inspection

Weather during the inspection: rainy.

Outdoor temperature during the inspection: 60

Soil: damp

Present during the inspection: the buyers and their agent

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## STRUCTURE

### Description

The inspected property is a Bungalow.

The exterior walls are constructed of masonry.

Support for the structure is provided by steel columns that support the floor structure.

The foundation is poured in place concrete walls on concrete footings.

The floor construction is wood joists sheathed with plywood.

The roof is constructed using conventional rafters sheathed with wood planks.

Ceilings are supported by ceiling joists.

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### Observations and Recommendations

The interior and exterior surfaces has no signs of cracking that would indicate significant movement. Typical small cracks are present.

There was no structural damage to the visible portions of the wood framing in the attic.

**Minor Repair** There is no access into the attic and I could not evaluate insulation or determine if ventilation is adequate for moisture control. I recommend making the space accessible for inspection by creating an attic hatch opening.

# BASEMENT

## Description

The foundation walls are constructed of poured concrete.

The walls are partially concealed by finish materials. Some areas are not readily accessible. These areas were not inspected.

The basement floor is concrete.

The basement columns are steel I-beams.

The subfloor rests on steel beams and the foundation walls.

A sump pump is present to remove excess water.

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## Observations and Recommendations

**Investigate Further** Signs of past water entry consisting of mineral deposits and staining were observed on the basement walls and/or floor. Other signs of moisture intrusion may be found if and when basement wall finishes are removed. Determining whether or not water entry has occurred is often difficult during a one time inspection, particularly if walls are finished or have been recently painted. I recommend the removal of finish materials as needed to facilitate the elimination of mold.

Floor insulation is not installed. I do not recommend the installation of insulation here.

I observed no significant damage to the structural components visible in the basement.

The St. Louis area has a considerable amount of humidity. This can create high levels of humidity inside the home, which can lead to mold and other fungi. In addition, lack of ventilation or basement seepage can add to the moisture problem. It is essential that adequate drainage away from the home's foundation be maintained. A dehumidifier in the basement will also reduce some levels of interior moisture.

Mold and fungal testing is not included in the ASHI home inspection standards. Farrell Home Inspections does not perform mold evaluation inspections, however any moisture problems noted at the inspection or in the report may have caused or can cause mold to grow. Many people have allergies or reactions to one or more types of mold or fungi. In addition, there are cases where some molds have caused more serious problems. For those of you with allergies or reactions you may wish to have an additional environmental inspection performed for molds or other indoor air contaminants.

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# SIDING AND TRIM

## Description

The primary siding on the house is brick.

Other areas are sided with hardboard. (Simulated wood.)

Trim on the house is primarily aluminum.

Soffits and fascia are constructed of aluminum fascia (no soffits)

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## Observations and Recommendations

I observed the exterior surfaces while walking around the exterior of the house.

**Major Repair** The brick walls need to be spot tuckpointed particularly around the window sills.

The exterior trim is in adequate condition.

The soffits and fascia are in adequate condition.

**Investigate Further** Be prepared to replace the hardboard siding on the back porch within the next five years. Until then keep the siding painted and caulk trim joints as needed. I suggest that you get bids to install vinyl siding and aluminum trim on the back porch.

**Maintenance** The back steps need to be painted.

**Safety Concern** The hand rail at the back steps is loose. Repair as needed.

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## WINDOWS AND EXTERIOR DOORS

### Description

The windows are steel casement and aluminum single hung.

The windows in the main house do not have insulated glass. The windows in the sunporch walls have sealed insulated glass.

The doors are wood.

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### Observations and Recommendations

I operated the accessible windows. The windows are functional except as noted below.

**Investigate Further** The sealed glazing units have broken seals. A sealed glass unit is comprised of two or more glass panes separated by an aluminum divider strip and sealed at the edges with butyl rubber. When the butyl rubber seal at the perimeter of the sealed glass unit separates from the glass or tears the outside atmosphere is allowed into the space between the glass panes. With the air comes water vapor and mold spores. The water vapor condenses inside the double pane unit and eventually mold grows creating a “fogged” condition. Replacement of the unit is needed to restore clarity. **Location:** Sunroom, top, west, left

**Minor Repair** Broken window glass needs repair. **Location:** Sunroom, top east / east bedroom, top, right

**Investigate Further** The type of aluminum frame window used in the sunroom is susceptible to defective counterbalances and, in winter, is conducive to condensation that can damage the drywall. Consider window replacement as a worthwhile home improvement.

**Major Repair** Some window screens are missing from window openings. Confirm with the owner if screens are available for all operable windows.

**Maintenance** The windows are glazed using putty to seal the glass in place. Much of this old putty is dried up and cracking. The putty needs to be replaced. Consult a painting contractor for a cost estimate for this work.

I operated the exterior doors and found them to be functional.

**Maintenance** The exterior back door jamb or trim is rotted at the bottom. Repair this by replacing rotted sections or digging out rotted areas and filling them with various patching materials. I recommend using epoxy wood filler.

I did not check the locks for function. I recommend having a locksmith change the keys for all the locks before occupying the home.

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## DRIVE AND WALKWAYS

### Description

The driveway is concrete.

Walks are constructed of concrete.

Exterior steps are constructed of concrete.

The front porch is masonry and concrete.

The back porch is an enclosed wood frame porch at the back of the house.

The basement entry is a concrete stair well.

There is a concrete patio at the rear of the house.

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### Observations and Recommendations

The small circular patches in some of the concrete driveway on this property indicate prior mudjacking repair. Mudjacking is a frequently recommended and effective procedure for repositioning and “stabilizing” settled slabs.

The walks and steps are in adequate condition. I saw typical minor cracks.

The porches and steps are in functional condition. Some maintenance is needed.

**Safety Concern** The hand rails at both porches need to re-secured.

The patio is in serviceable condition without trip hazards and only minor cracks.

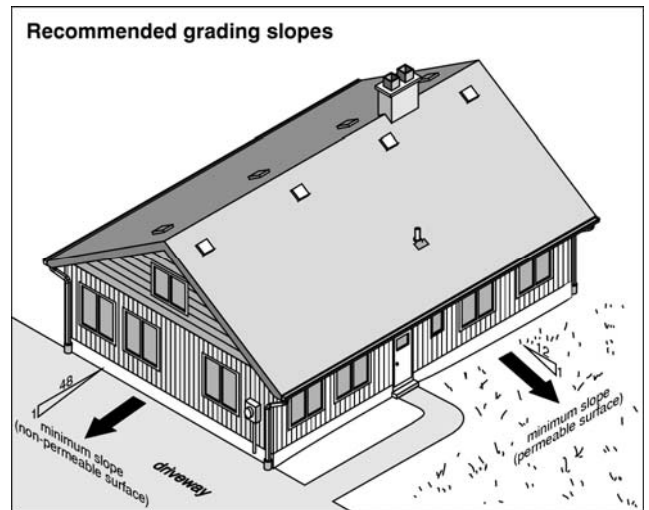
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## SITE CONDITIONS

### Description

This is a typical flat city lot. Maintaining drainage at sidewalks and downspouts is necessary to minimize basement seepage.

Proper grading is important to keep water away from the foundation. Soil should slope approximately 1 inch per foot in a direction away from the building for at least 6 feet to prevent problems caused by excess water. Excess water here can cause settlement of soil and lead to cracking of foundations and walls and water entry into the building. The water discharged from roof gutters and downspouts should be directed away from the foundation for the same reason.



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### Observations and Recommendations

Grading of soil around the house appears adequate.

Landscaping is well maintained.

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## ROOF AND ATTIC

### ROOF AREA: HOUSE

The roof type is gable. The roof was examined by walking on it.

The roof covering is asphalt fiberglass three tab strip shingles. The shingles were installed over a previous roof covering. Based on visible wear, its age is estimated to be fifteen to twenty years.

The reported roof age is not known.

Gutters are installed on the house.  
The Gutters are made of aluminum.  
The house has a masonry chimney.  
The gutters discharge to surface and underground drains.  
Recent weather has been very wet.  
The gutters and downspouts are intact but need to be cleaned.

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## Observations and Recommendations

I inspected the flashings visible from the roof surface. The flashings will need to be replaced when the roof covering is replaced.

The chimney needs to be spot tuckpointed.

**Major Repair** Based on the condition of the roof, I estimate that the roof is at the end of its life. Replacement may be needed at any time. The sooner the better.

The report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visible and apparent conditions at the time of the inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. In most homes, not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance.

I recommend that you ask the seller about the presence of any roof leaks, including past leakage. If repairs are needed, a licensed roofing contractor should make them.

All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

## ROOF AREA: REAR PORCH

The roof type is shed. The roof was examined by walking on it.

The roof covering is mineral surface roll roofing. Based on visible wear, its age was estimated to be five to eight years.

Actual age was reported to be not known.

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## Observations and Recommendations

The roof flashings were observed. The flashings are sealed with roofing cement, which is temporary. Expect to have to maintain these flashings in the future to prevent leakage.

**Minor Repair** Based on the condition of the roof, we estimate that the roof is near the end of its life. Expect leakage at any time. Replace the roof as soon as possible.

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## Attic

### Description

I was not able to access the attic.

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### Observations and Recommendations

I had minimal visual access to the attic. I could not evaluate conditions.

The attic ventilation is provided by gable vents.

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## Insulation

Floor insulation is not installed.

Ceiling insulation is unknown.

Wall insulation is not present.

(R-Value is the ability to resist the movement of heat. Higher numbers are better.)

Based on my visual inspection vapor barriers are not present in the walls and ceiling insulation. This may lead to condensation problems.

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### Observations and Recommendations

Insulation R- Value is below the level typically installed in this climate. Upgrading would be advisable to reduce energy use.

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## ELECTRICAL SYSTEM

### Description

The 120/240 volt, 100 amp service enters the house from overhead.

The main service panel is located in the basement. The main panel contains circuit breakers.

The main disconnect is a 100 amp circuit breaker located in the main panel.

Service grounding connections are visible at a metal water pipe. Additional grounding would be required by today's more stringent standards.

No sub-panels were found.

The readily visible wiring is a mixture of original and newer copper in non-metallic cable.

Receptacles are a mixture of the older two hole ungrounded type and the modern three hole grounded type.

Smoke detectors: are present outside the sleeping areas only. Additional devices are recommended.

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## Observations and Recommendations

I did not have access to the attic. Wiring conditions in the attic are unknown. I recommend having the electrical system inspected and repaired as needed by a licensed electrical contractor when the attic is made accessible.

Electrical systems require regular maintenance for safety reasons. I recommend that you have a licensed electrician perform annual inspection and maintenance.

I opened and inspected all main and sub-panels. Conditions appear adequate except as noted below.

**Safety Concern** The panel cabinet is not firmly attached to the wall in the basement. Have an electrician attach the panel to the wall or subfloor so that it does not move back and forth. When the panel is not securely fastened the wires entering the panel can be damaged from the movement.

**Minor Repair** The electrical service has been installed in recent years. Grounding requirements have changed for electrical service installations. I recommend having a qualified electrical contractor install a continuous ground wire from the panel to the water service pipe at the front wall of the foundation and install a ground wire from the meter base to an approved ground rod at the exterior.

I tested a representative number of receptacles using a testing device. Some are grounded, some are ungrounded.

Many of the receptacles in the house are the older two-hole non-grounding type.

Grounding of receptacles was not required before about 1960. Grounding is a safety feature that provides protection in the event of a fault. I recommend that, at minimum, you consider upgrading to grounded receptacles in the kitchen, baths, garage, and outdoors. Any appliance or equipment with a 3 prong plug requires a grounding type receptacle.

There are several alternatives for upgrading ungrounded receptacles. The first of these is to do nothing. Most cord connected lamps, clocks and other electrical devices only have two prong plugs. Changing to a grounded receptacle does not increase safety if that's all you're going to plug into the receptacle.

When a three wire grounded outlet is needed, the first thing that should be determined is whether or not a ground wire exists in the circuit. It was common in the 1950's and early 60's for a cable assembly with a grounding conductor to be installed for a two wire ungrounded receptacle. This can be easily determined by looking in the main panel for bare grounding wires in the general lighting and receptacle circuit cables. If a grounding conductor exists, it can be used when installing a three-hole grounding type receptacle.

If no grounding conductor exists in the outlet box, there are two alternatives to running a new three-wire cable from the panel. One alternative is to connect the grounding terminal to a bonded water pipe by means of a properly sized conductor and a ground clamp. This is often an inexpensive remedy in kitchens baths or laundry rooms where an exposed water pipe is readily accessible.

The second alternative is to install a GFCI receptacle. A GFCI receptacle operates by comparing the current of the hot and neutral wires. In cases where a fault occurs and a grounding conductor would have come in to use, the current between the hot and neutral wire becomes different, and the GFCI will turn off the power to the receptacle. The advantage of using the GFCI is that all the receptacles on the circuit beyond the GFCI device may then be changed to the three wire type since the GFCI will protect them also.

Keep in mind that for many appliances or for a computer, a GFCI device is not a viable alternative. Many appliances will occasionally trip a GFCI device. You would not want your refrigerator to lose power on a GFCI protected circuit! Also be aware that surge protectors will not function without a properly grounded receptacle. Anything with a three prong plug requires a properly installed grounding type receptacle.

A commonly observed condition is an ungrounded three-hole receptacle installed to replace a two wire receptacle. This is misleading. You may replace an existing ungrounded receptacle without installing a grounding conductor, but only with an ungrounded receptacle. If a three wire receptacle is installed, it must be properly grounded or be a GFCI type. This is just plain common sense.

**Safety Concern** Old ungrounded receptacles have been replaced with modern 3 prong grounded type receptacles giving the illusion that they are grounded. The original wiring of the house did not provide for grounded receptacles. These new receptacles should be connected to ground, replaced with ungrounded receptacles, or replaced with GFCI receptacles where appropriate. While it is considered acceptable to leave older equipment in place that does not meet modern standards, any item you replace must meet them. Any appliance that has a three-prong plug must be provided with at grounded receptacle for safety reasons.  
**Location:** the kitchen table outlet

**Investigate Further** Some of the old receptacles are worn and required "jiggling" of the test device to make contact. It would be advisable to replace these as the loose connections are subject to overheating and sparking. I recommend you have an electrician replace the old receptacles. **Location:** outlet next to the front door

A ground fault circuit interrupter (GFCI) is a modern electrical device, either a receptacle or a circuit breaker, which is designed to protect people from electric shock. In the event of a fault in an appliance that you are touching, the current that passes through your body to ground is detected and the circuit is shut off, protecting you from potentially fatal shocks. GFCI devices are now required in new homes in wet or damp environments. I recommend that all receptacles located in the kitchen at countertops, in bathrooms, in the garage, at spas, hot tubs, fountains, pools, in crawl spaces, near laundry tubs, and outdoors be upgraded to the Ground Fault Circuit Interrupter type by a licensed electrician if not already present. This will considerably improve electrical safety for occupants of the building.

GFCI devices tested functional using a testing device except as noted below.

**Safety Concern** A GFCI receptacle was operated using a testing device and found to be not working. This type of receptacle is a safety device that shuts off the current in the event of a fault to ground, such as current passing through your body. An electrician can easily replace this receptacle.  
**Location:** Bathroom

Overall, I found the system to be somewhat below today's safer standards. Upgrading should be considered. Consult an electrician regarding this.

**Safety Concern** Correct the open wire splices noted at the basement ceiling near the main plumbing stack by installing them in covered junction boxes. Safe electrical practice requires all wire splices to be made inside accessible covered junction boxes.

**Investigate Further** Surface mounted wiring should be protected from damage. Have an electrician install the surface mounted non-metallic sheathed cable in conduit, inside the framing void or protect by approved wiring method. **Location:** Basement throughout

Note: The inspection does not include low voltage systems, outdoor lighting, telephone wiring, intercoms, alarm systems, cable TV wiring, timers or the operation of smoke detectors.

**Safety Concern** Smoke detectors should be installed (if not already present) on each floor (including attics and basements.) Modern standards require that smoke detectors be installed inside and outside of all sleeping areas. They should be hard wired and have battery backups. All smoke detectors should be interconnected so that they all sound at once. I recommend upgrading to this level of protection (if not already present.) Smoke detectors have a limited lifespan. I recommend you have an electrician install new smoke detectors.

Consult the manufacturer's literature for recommended mounting locations of smoke detectors. Be sure to test your smoke detectors upon moving in and monthly thereafter.

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## PLUMBING SYSTEM

### Description

The water is supplied by the municipal system.

The curbside stop box for the main water shut off is not visible.

The water meter is not required in the city.

The main shut off valve for the water supply piping was found at the front wall of the basement.

The fuel supply is natural gas.

The gas meter is located in the basement and the main shut off is at the meter.

The waste system is municipal sewers.

Readily visible plumbing supply pipes are copper. (Most of the piping is concealed and cannot be identified.) Readily visible waste pipes are cast iron. The gas piping is black iron pipe.

Hot water is provided by a separate water heater.

The gas 40 gallon water heater is located in the basement. The water heater is estimated to be ten years old. A temperature pressure relief valve is present on the water heater.

There are fixtures connected at the bathroom, kitchen and laundry.

The laundry, located in the basement has hook-ups for a gas dryer. The dryer is vented to the exterior.

Have the Gas Company inspect the water heater and all gas appliances prior to closing. Their standards are rigorous and their safety inspections are typically part of the sales contract. The Gas Company is the final authority on the operational safety of all gas equipment and fuel lines.

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## Observations and Recommendations

The readily visible supply piping system appears to be in functional condition.

**Investigate Further** There is a little leak at the main shut off valve that requires servicing. Have the plumber repair the valve

**Major Repair** The readily visible drain piping system is still functioning but several pipe sections need to be replaced. Get bids from plumbing contractors to replace waste pipes visible in the basement.

The readily visible gas fuel piping system was not leak tested but appears adequate.

**Safety Concern** The gas piping in the laundry needs additional support. Have the plumber install supports for the piping.

**Minor Repair** The dryer vent hood needs to be repaired or replaced.

**Investigate Further** Gas lighting equipment on the property was not operating, and I did not evaluate it further. The gas lines to the lights are probably shut off. Consider converting to low voltage lighting.

**Investigate Further** The gas barbeque grill on the property was not operating, and I did not evaluate it further. The gas line to the grill is probably shut off. The gas company can repair or replace the grill if you want them to.

**Investigate Further** Have the Gas Company inspect the furnace and all gas appliances prior to closing. Their standards are rigorous and their safety inspections are typically part of the sales contract. The Gas Company is the final authority on the operational safety of all gas equipment.

Water was run through all fixtures and drains. There is functional flow at the fixtures. There is functional drainage in most of the fixtures.

**Minor Repair** When garbage disposals are added to existing plumbing systems the drain pipe is sometimes too high off the floor. If the drain pipe is level or runs uphill the drain will clog. I

recommend having a plumbing contractor adjust the drain pipes under the kitchen sink so there is proper slope to the pipes.

**Investigate Further** The tub faucet stems leak. Have a plumber repair or replace the valves.

Valves and fixtures were operated.

**Investigate Further** The kitchen sink is propped up with a stick. The sink is not designed to support a single hole faucet. I recommend installing a three hole faucet or replacing the sink.

There was hot water at the time of inspection. The gas heater was operated using normal controls and found to be functional at all fixtures on the correct side of the fixture.

**Minor Repair** The vent connector for the water heater needs repair. The water heater vent enters the chimney flue below the top of the furnace flue. Have an HVAC contractor install the water heater flue above the furnace flue to insure proper venting.

Be aware of the risk of scalding from water temperatures above 120° F. The risk is especially acute for infants, children, and the elderly. Water temperatures should never be set higher than 120° F. Newer water supply valves contain anti-scalding mechanisms to prevent scalding. These can be retrofitted. Note that higher water temperatures are not necessary for modern dishwashers, which heat the water.

The temperature pressure relief valve on the water heater should be tested upon moving in and on a regular basis thereafter. This is an important safety device that prevents the water heater from exploding in the rare event of a defect in the built in operating and safety controls. I do not test these valves.

Tile walls in the tub were tapped to test for signs of deterioration. The tile is in sound condition.

A tub trap access panel is not present.

**Investigate Further** Wells, septic systems, sewer lines, and water treatment equipment are not inspected and are expressly excluded from the inspection and report. No water testing of any type is performed during the inspection. I did not examine the old underground sewer lines at this property. For additional knowledge of the condition of these pipes, have the lines evaluated with a video camera.

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## HVAC (Heating Ventilation and Air Conditioning)

### Description

The heating system for the house located in the basement consists of a gas fired hot air furnace.

Part of the living space is not heated by the central heating system. The sunroom is not heated.

The heating system is estimated to be fifteen to twenty years old.

The air conditioning system for the house is an electric split system

Part of the living space is not cooled by the air conditioning system. There are no vents for cooling in the sun room.

The estimated size of the system is two tons.

The estimated age of the cooling system is three years old.

## Combustion System:

The supply of combustion air appears adequate.

Combustion byproducts exhaust through a masonry flue.

**Maintenance** I found the flue draft to be deficient. This is an important safety concern. In this instance the signs of back drafting visible under the draft hood may be the results of operating the whole house fan without having enough window opening. I recommend having the unit serviced and repaired as needed.

### Maintenance

The condition of the flue appears adequate.

I observed the burners during operation and they appear to be clear and in functional condition.

I observed the flame during operation. The flame appeared normal.

Clearance to combustibles appears to be adequate. Be sure to maintain clearance from combustibles for safety reasons.

The heat exchanger is the chamber in the furnace where combustion takes place. The heat exchanger separates the house air and the combustion air. When cracks or holes develop in the heat exchanger, potentially toxic gases can mix with the house air. Replacement of the furnace is required at that time as replacement is not practical or cost effective. The average life span is eighteen years. The presence of holes or cracks usually cannot be determined during a home inspection. Defective furnaces and blocked flues can be fatal due to carbon monoxide poisoning. I strongly recommend the installation of a UL listed carbon monoxide detector.

Regular service and inspection of the heating system is strongly recommended.

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## Observations and Recommendations

Note: The report should not be read as a prediction of the remaining lifespan of the system. Typical lifespans of equipment may range from 12-18 years, but there are many exceptions to this. Most air conditioning compressors are warranted for only 5 years. Replacement of a compressor alone may cost from \$800-\$1200. I recommend that you purchase a warranty or service contract to cover replacement or repair. Be advised that defects or failure can occur at any time, and that the inspection in no way lessens the risk or likelihood of repairs or replacements being needed at any time in the future, including the day after the inspection. Any mechanical equipment can fail without warning at any time.

I recommended that all equipment be serviced twice a year. Regular service is very important for efficient operation and to achieve maximum lifespan. Filters in forced air systems should be changed monthly.

## CENTRAL AIR CONDITIONING:

**Investigate Further** The outdoor temperature is too low to operate the air conditioning system without the possibility of damage. I cannot inspect the system. The condition of the system is specifically excluded from the inspection and report. I recommend you have the system checked by a qualified contractor prior to closing (if weather allows.) If not, be sure that the system has a warranty or service contract that would cover the cost of repairs.

The primary condensate drain line was inspected where readily visible. The drain appears functional but was not operating. The drain only works when cooling.

An auxiliary drain line is not installed. (Not needed as the unit is installed in the basement.)

## DUCTWORK:

Filters should be cleaned or changed on a regular basis. This helps keep the system and the house clean and reduces operating costs.

Visible ductwork was observed where readily accessible and found to be in adequate condition. There is canvas and fiberglass duct insulation on some of the duct work in the basement.

The furnace has a disposable fiberglass filter installed in the return air duct.

The filter is dirty.

## FANS

**Investigate Further** There is a kitchen vent fan that does not function. These old fans are often repairable. Have an electrician repair the fan if you want a vent fan.

**Investigate Further** There is a whole house fan installed. The fan operated and the louver is functional. These fans are often improperly wired. I could not evaluate the safety of the fan wiring because there is no access to the attic. I recommend having the electrician check the fan wiring when the attic is made accessible.

Room ventilation fans help remove humidity from the air and create a more comfortable interior living space. Opening the house occasionally can also improve indoor air quality depending on individual sensitivities to mold, pollen and other airborne particles. Bathroom exhaust fans are especially important for reducing humidity which preserves wall finishes and discourages mold growth. Kitchen exhaust fans remove cooking odors if they discharge to the exterior. Whole house fans are great for bringing in cool air during spring and fall. Automatic power attic ventilators help cool the attic but may draw your conditioned air into the attic to do the job.

# INTERIOR

## Description

The walls and ceilings are plaster.

Floors are wood, vinyl and ceramic tile.

Kitchen cabinets are hardwood faced.

The tub / shower surround is ceramic tile over plaster and cement.

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## Observations and Recommendations

Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. This type of cracking is usually caused by settlement, shrinkage of building components or thermal expansion and contraction. Small cracks of this type are not mentioned in the report.

I cannot determine the condition of floors underneath carpet and other coverings. The condition of concealed floors is specifically excluded from the inspection and report.

**Investigate Further** The basement stair rail is not continuous as current safety standards require. I recommend installing additional rail members in the interest of safety, especially if you have small children. Currently, a railing should be at least 36" high on horizontal and 34 " high at the front edge of each step and have no more than 4" between spindles or cross members whether vertical or horizontal. The rail should be continuous at the stairs and returned to the walls at the ends.

### Investigate Further

**Minor Repair** Adjust interior doors as needed so they close and latch easily. If they are sticking at the top or side, plane or sand the edge for clearance. Seal raw edges with paint or varnish to minimize swelling. If the door does not latch, you can usually adjust the strike plate to line up with the latch bolt.

Walls and ceilings were found to be in adequate condition.

**Investigate Further** The basement drop ceiling is not well supported and needs repair.

Interior floors were found to be in adequate condition. The cracks in the bathroom floor are typical of this style floor construction.

Kitchen cabinets were found to be in adequate condition.

The tile walls appear to be in adequate condition.

**Major Repair** The finished walls in the basement have black stains at the bottom from past leakage. I recommend removing all basement finishes and cleaning and painting the foundation walls.

#### A Word About Mold and Other Indoor Air Contaminates

Susceptibility to mold and other contaminants has become an issue for some homeowners. There are no acceptable or unacceptable levels of mold contamination set by the Center for Disease Control, the Environmental Protection Administration, or any other independent authoritative source.

I do not inspect for or provide an opinion on the potential for, or the existence of mold or related damage in the home. If you have concerns about mold or other indoor air quality issues I recommend that you contact specialists in the field such as the CDC, the EPA and other experts.

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## CHIMNEY AND FIREPLACE

### Description

The chimney is masonry. The chimney has a metal cap.

The fireplace is constructed of masonry. The fireplace has a damper.

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### Observations and Recommendations

The chimney and fireplace were examined visually. A fire was not started. No comment can be made on the efficiency or operation of either.

Masonry chimneys cannot be fully inspected as part of a home inspection. The interiors of flues and chimneys cannot be reliably observed from the fireplace or roof. Areas that are visible are usually covered with soot.

**Investigate Further** The National Fire Prevention recommends that a level 2 inspection be performed whenever a home is sold. This involves inspection of the interior of the flue. I recommend you contact a qualified chimney sweep to perform this inspection.

The chimney needs to be tuckpointed at the section above the roof line.

The condition of the readily visible areas of the fireplace appears to be adequate.

The damper is in functional condition. Installing a good fitting set of glass doors will keep the flue draft from drawing the heat out of the house when a fire is burning.

It is important that a fireplace flue be cleaned on a regular basis to prevent a buildup of creosote in the flue, which can catch fire. I recommended that the flue be examined and cleaned if needed before use each year.

The flue was observed from the firebox. The damper limited the view. I recommend having a certified chimney sweep perform a level two inspection on the fireplace and chimney. The readily visible areas of the flues appear to be in adequate condition. I recommend having a certified chimney sweep perform a level two inspection on the chimney, flues and fireplaces. Have need repairs completed before using the fireplaces.

Clearance could not be determined because there is no access to the attic.

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## APPLIANCES

### Description

The following appliances were inspected by operating the appliance using the normal operating controls as you would under every day use:

**Investigate Further** Range: Operated during the inspection and found to be functional. The anti-tip bracket that prevents the range from tipping over is not installed. The bracket should be installed to prevent the possibility of injury. See the manufacturer's installation instructions for details.

Range hood: Operated during the inspection and found to be functional.

**Investigate Further** The range hood is set too low for use with tall pots. The clearance to the stove top may be too close for safety as well. Check with the manufacturer for minimum distance allowed to the cook top. To increase the distance, the wall cabinet above the microhood would need to be replaced or modified.

Microwave: Operated during the inspection and found to be functional.

Dishwasher: Operated during the inspection and found to be functional.

Disposer: Operated during the inspection and found to be functional.

Whole house exhaust fan: Operated during the inspection and found to be functional.

**Investigate Further** Kitchen exhaust fan: Did not operate properly during inspection, repair is needed.

## Observations and Recommendations

I inspected appliances by turning them on briefly. Extensive testing of timers, thermostats, and other controls is not performed. No report can be made regarding the effectiveness of any appliances. (For example, it is impossible to thoroughly check a washer and dryer without a load of clothes.) The inspection only determines whether or not the appliances run.

I found the appliances to be in adequate condition, except as noted.

Discovery of recalled appliances and other products is outside the scope of this inspection.

**Refrigerator maintenance:** Regular maintenance of your refrigerator will pay for itself in terms of better efficiency and a longer life. Refrigerators, like air conditioners, move a lot of air across the condenser coils located behind a grille under the door. With this air comes dust, pet hair and lint that clings to the coils, reducing their ability to dissipate heat. When this happens, the compressor runs longer and cools less. This makes for an inefficient appliance and higher electrical bills. Cleaning these coils twice year makes a big difference and will take only minutes.

In addition to the condenser coil, a refrigerator also has an evaporator coil or plate which needs regular cleaning. Location of the evaporator plate (or evaporator coil) will vary. On older models, the evaporator coil is next to the compressor at the appliance's back behind an access panel. Newer models usually have an exposed coil in the form of a large metal grid on the refrigerator's back.

Unplug the refrigerator before starting. Begin by lifting the grille from its place below the front door. Use a vacuum cleaner on the coils. If the coils are greasy, use a spray bottle and a degreasing cleaner to rinse the fins and tubes. Next, pull the refrigerator out so you can work on the compressor. Remove the access panel and vacuum the compressor and the evaporator coil. Finally, replace the grille and access panel and move the refrigerator back.

The door seal on your refrigerator should be kept clean, especially along the bottom edge where food particles and liquids are spilled. Spilled soda is the primary cause of deterioration of refrigerator door seals.

**Dryer Maintenance:** Adequate venting of your dryer is a priority. Vents clogged with lint, or crushed or kinked vents can and do cause fires. The vent itself and the outlet screen should be cleaned of lint and debris twice a year. I recommend you clean this vent upon moving into the home. During a typical home inspection, I usually can't observe or evaluate any of the dryer vent. Often, the dryer itself blocks our view of the vent. In most cases, much of the vent is hidden by finish materials (such as wallboard), and insulation.

I recommend that you make sure your dryer vent is made of proper materials, and is properly installed. You should do this before closing, when you have a good opportunity to observe the dryer vent. Here's why I make the recommendations: The U.S. Consumer Product Safety Commission (CPSC) estimates that in 1997, there were 16,700 fires, 30 deaths and 430 injuries associated with clothes dryers. Some of these fires occur when lint builds up in the filter or in the exhaust duct. Under certain conditions, when lint blocks the flow of air, excessive heat build-up can cause a fire in some dryers.

To prevent fires, closely follow manufacturers' instructions for new installations. Most manufacturers specify the use of a rigid or flexible metal duct to provide a minimum restriction of airflow. If metal duct is not available at the retailer where the dryer was purchased, check other locations; such as hardware or builder supply stores. If you are having the dryer installed, insist upon metal duct unless the installer has verified that the manufacturer permits the use of plastic duct. Source: CPSC Document #5022.

End, summary follows.

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## SUMMARY

The inspected components appear to be in adequate condition, with some exceptions. Comparing this house to other houses of this age and type that I have recently inspected, the overall condition is more or less typical.

The number of repairs listed in the report is typical for homes this age. Bear in mind that all homes need repairs of one type or another, even if only minor. Generally, older homes need more repairs. This varies depending on maintenance and upgrading performed over the years. Some of the reported repairs are of the type that you might be inclined to live with under ordinary circumstances. Buyers and sellers of homes often have different perspectives on this issue.

Immediate repairs that should be completed prior to occupancy include:

Electrical Repairs

Repairs to stairs and railings

Mold Mitigation

Other repairs are needed as mentioned in the report. All safety concerns listed in the report should be completed prior to occupancy.

1. There is no access into the attic and I could not evaluate insulation or determine if ventilation is adequate for moisture control. I recommend making the space accessible for inspection by creating an attic hatch opening.
2. Signs of past water entry consisting of mineral deposits and staining were observed on the basement walls and/or floor. I recommend the removal of finish materials as needed to facilitate the elimination of mold.
3. The brick walls need to be spot tuckpointed particularly around the window sills.
4. Be prepared to replace the hardboard siding on the back porch within the next five years. Until then keep the siding painted and caulk trim joints as needed. I suggest that you get bids to install vinyl siding and aluminum trim on the back porch.
5. The hand rail at the back steps is loose. Repair as needed.
6. The sealed glazing units have broken seals. **Location:** Sunroom, top, west, left
7. Broken window glass needs repair. **Location:** Sunroom, top east / east bedroom, top, right
8. Some window screens are missing from window openings. Confirm with the owner if screens are available for all operable windows.

9. The hand rails at both porches need to re-secured.
10. Based on the condition of the roof, I estimate that the roof is at the end of its life. Replacement may be needed at any time. The sooner the better.
11. Based on the condition of the porch roof, I estimate that the roof is near the end of its life. Expect leakage at any time. Replace the roof as soon as possible.
12. The panel cabinet is not firmly attached to the wall in the basement. Have an electrician attach the panel to the wall or subfloor so that it does not move back and forth.
13. The electrical service has been installed in recent years. Grounding requirements have changed for electrical service installations. I recommend having a qualified electrical contractor install a continuous ground wire from the panel to the water service pipe at the front wall of the foundation and install a ground wire from the meter base to an approved ground rod at the exterior.
14. Old ungrounded receptacles have been replaced with modern 3 prong grounded type receptacles giving the illusion that they are grounded. **Location:** the kitchen table outlet
15. Some of the old receptacles are worn and required "jiggling" of the test device to make contact. It would be advisable to replace these as the loose connections are subject to overheating and sparking. I recommend you have an electrician replace the old receptacles. **Location:** outlet next to the front door
16. A GFCI receptacle was operated using a testing device and found to be not working.  
**Location:** Bathroom
17. Correct the open wire splices noted at the basement ceiling near the main plumbing stack by installing them in covered junction boxes.
18. Surface mounted wiring should be protected from damage. **Location:** Basement throughout
19. Smoke detectors should be installed (if not already present) on each floor (including attics and basements.) I recommend you have an electrician install new smoke detectors.
20. There is a little leak at the main shut off valve that requires servicing. Have the plumber repair the valve
21. The readily visible drain piping system is still functioning but several pipe sections need to be replaced. Get bids from plumbing contractors to replace waste pipes visible in the basement.
22. The gas piping in the laundry needs additional support. Have the plumber install supports for the piping.
23. The dryer vent hood needs to be repaired or replaced.
24. Gas lighting equipment on the property was not operating, and I did not evaluate it further. The gas lines to the lights are probably shut off. Consider converting to low voltage lighting.

25. The gas barbeque grill on the property was not operating, and I did not evaluate it further. The gas line to the grill is probably shut off. The gas company can repair or replace the grill if you want them to.
26. I recommend having a plumbing contractor adjust the drain pipes under the kitchen sink so there is proper slope to the pipes.
27. The tub faucet stems leak. Have a plumber repair or replace the valves.
28. The kitchen sink is propped up with a stick. The sink is not designed to support a single hole faucet. I recommend installing a three hole faucet or replacing the sink.
29. The vent connector for the water heater needs repair. The water heater vent enters the chimney flue below the top of the furnace flue. Have an HVAC contractor install the water heater flue above the furnace flue to insure proper venting.
30. I did not examine the old underground sewer lines at this property. For additional knowledge of the condition of these pipes, have the lines evaluated with a video camera.
31. The outdoor temperature is too low to operate the air conditioning system without the possibility of damage. I cannot inspect the system. The condition of the system is specifically excluded from the inspection and report. I recommend you have the system checked by a qualified contractor prior to closing (if weather allows.) If not, be sure that the system has a warranty or service contract that would cover the cost of repairs.
32. There is a kitchen vent fan that does not function. These old fans are often repairable. Have an electrician repair the fan if you want a vent fan.
33. There is a whole house fan installed. The fan operated and the louver is functional. These fans are often improperly wired. I could not evaluate the safety of the fan wiring because there is no access to the attic. I recommend having the electrician check the fan wiring when the attic is made accessible.
34. The basement stair rail is not continuous as current safety standards require. I recommend installing additional rail members in the interest of safety.
35. Adjust interior doors as needed so they close and latch easily. If they are sticking at the top or side, plane or sand the edge for clearance. Seal raw edges with paint or varnish to minimize swelling. If the door does not latch, you can usually adjust the strike plate to line up with the latch bolt.
36. The basement drop ceiling is not well supported and needs repair.
37. The finished walls in the basement have black stains at the bottom from past leakage. I recommend removing all basement finishes and cleaning and painting the foundation walls.
38. The National Fire Prevention recommends that a level 2 inspection be performed whenever a home is sold. This involves inspection of the interior of the flue. I recommend you contact a qualified chimney sweep to perform this inspection.

39. Range: The anti-tip bracket that prevents the range from tipping over is not installed. The bracket should be installed to prevent the possibility of injury. See the manufacturer's installation instructions for details.
40. The range hood is set too low for use with tall pots. The clearance to the stove top may be too close for safety as well. Check with the manufacturer for minimum distance allowed to the cook top. To increase the distance, the wall cabinet above the microhood would need to be replaced or modified.

While I make an effort to identify existing or potential problems, it is not possible for a home inspector to predict the future. I recommend that you budget perhaps \$1,000.00 to \$1,500.00 dollars a year for unforeseen repairs and maintenance. This would hold true for any house you were considering.

Please feel free to call at any time if you have any questions.

## Wood Destroying Insect Infestation Inspection Report

**Section I. General Information**

Inspection Company, Address & Phone

**Farrell Home Inspections Inc**  
**7122 Tremont**  
**St. Louis, MO 63143 (314) 575-2576**

Property Address:

**3456 Sublette Avenue, St. Louis MO 63139**

Inspectors Name:

**Richard Farrell**

Structure(s) Inspected:

**Residence**

**Section II. Inspection Findings**

This report is indicative of the condition of the subject structure(s) on the date of the inspection only and is Not to be construed as an express or implied warranty or guarantee against latent, concealed, or future infestation or defects. Any such warranty or service agreement to provide future treatment or inspections may be provided as a separate attachment and only if indicated in Section IV.

*See Section VIII on side 2 for important information.* Based on a careful visual inspection of the readily accessible areas of the structure(s) inspected:

**a. No Visible** evidence of a wood destroying insect infestation was observed.

**b. Visible** evidence of a wood destroying insect infestation was observed as follows:

**Live insects;** (description & location):

**Insect parts, frass, exit holes, or shelter tubes;** (description & location):

**Damage from wood destroying insects** was noted in the following area(s):

Regarding visible evidence of wood destroying insects: The inspector may find wood which has been damaged by insects. Any damage noted should be considered only as evidence of current or previous infestation of wood destroying insects. If box b is checked above, *it should be understood that some degree of damage, including hidden damage, may be present.* The inspector's training and experience do not qualify the inspector in damage evaluation or any other building construction technology and/or repair. Upon receipt of this report, the Seller or the Seller's Agent shall notify the Buyer that any damage should be examined by a qualified individual to determine the need for repair.

**Any visible evidence observed above appears:**

**Active;** treatment recommended at this time (Note: FHA and VA require treatment for all active infestations)

**Inactive;** no treatment recommended at this time

**Activity and need for treatment cannot be determined without further investigation. Reason: There is no access to the attic. I recommend making access to the attic to allow inspection. Otherwise I recommend treatment for termites.**

In many cases, based upon visible signs of infestation by wood destroying insects, it is not possible without benefit of subsequent inspections and evaluations over a period of time to ascertain whether an infestation is active or inactive. If a warranty or service agreement is in effect, the company which issued the warranty or service agreement should be contacted. If no warranty or service agreement is in effect, the inspecting company or another company may provide treatment, if requested and permitted by regulations, for an additional fee.

It appears that the structure(s) or a portion thereof may have been previously treated. **Evidence of previous treatment:**

This company can give no assurances with regard to work that may have been previously performed by other companies. The company which treated the property should be contacted by the Buyer for treatment and warranty information.

**Section III. Treatment**

was/is scheduled to be performed by the inspecting company:

**No**

**Section IV. Attachments**

The following listed attachments are integral parts of this inspection report:

**Section V. Obstructions & Inaccessible Areas**

The following areas of the structure(s) inspected were obstructed or inaccessible (see item 4 on side 2). The inspector may write out inaccessible areas or use the following key:

<input checked="" type="checkbox"/> <b>Basement</b>	2, 3, 6, 12	1. fixed ceilings	12. only visual access
<input checked="" type="checkbox"/> <b>Crawl Space</b>	5, 11	2. suspended ceiling	13. no access beneath
<input checked="" type="checkbox"/> <b>Main Level</b>	1, 3, 4, 6, 12	3. fixed wall coverings	14. cluttered condition
<input checked="" type="checkbox"/> <b>Attic</b>	10	4. floor covering	15. standing water
<input type="checkbox"/> <b>Garage</b>		5. insulation	16. dense vegetation
<input checked="" type="checkbox"/> <b>Exterior</b>	16, 17	6. cabinets or shelving	17. exterior coverings
<input checked="" type="checkbox"/> <b>Porch</b>	13	7. stored items	18. window well covers
<input type="checkbox"/> <b>Addition</b>		8. furnishings	19. wood pile
<input type="checkbox"/> <b>Other</b>		9. appliances	20. snow
		10. no access or entry	21. unsafe conditions
		11. limited access	

**Section VI. Additional Comments** (additional comments on page 2):

**Have a termite inspection performed annually. Remodeling activities or removal of basement finishes may reveal the presence of wood destroying insects or concealed damage from insect infestation. Request that the seller either provide a clear termite inspection report or have the house treated for termites.**

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**Section VII. Inspector's Signature:** Neither I nor the company for which I am acting have had previously have, or contemplate having any interest in the property. **Richard Farrell** Certification or Registration No: (if applicable) **N04287** Date of Inspection: **12/02/04**

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**Section VIII. Important Consumer Information Regarding the Scope and Limitations of the Inspection**

**Attention Homebuyer:** The WDI inspection firm is not responsible to repair any damage disclosed by this inspection, including without limitation, any wood destroying insect infestation and/or damage which exists in areas or in wood which were not accessible for visual inspection as of the date of this inspection, except as provided by separate contract. Also, wood destroying insect infestation and/or damage may exist in concealed or inaccessible areas. This inspection firm cannot guarantee that any wood destroying insect infestation and/or damage disclosed by visual inspection of the premises, as noted, represents all of the wood destroying insect infestation and/or damage which may exist as of the date of the inspection. Damage and any corrective action should be evaluated by the buyer and/or their qualified building expert to determine the extent of damage and need for repair.

This report is not a guarantee or warranty as to the absence of wood destroying insects nor is it a report as to structural integrity. This is not a structural damage report.

- About the Inspection** The inspection was conducted in the readily accessible areas of the identified inspected structure(s). If visible evidence of the infestation by wood destroying insects is reported, it should be understood that some degree of damage, including hidden damage, may be present.
- Scope of the Inspection** A wood destroying insect inspector is trained to look for the visible signs of wood destroying insect infestation. A representative of this inspection firm has conducted an inspection which may include probing and/or sounding of the unobstructed and accessible areas of the subject structure(s) to determine the presence or absence of visible evidence from wood destroying insects. For the purpose of this inspection, wood destroying insects include termites, carpenter ants, carpenter bees, and reinfesting wood boring beetles.
- What the Inspection Covered and Validation** The inspection covered the readily accessible areas of the structures inspected, including attics and crawlspaces which permitted entry during inspection. This inspection did not include areas which were obstructed or inaccessible at the time of inspection. All structures which were inspected are specifically noted. Neither the inspector nor the company for which the inspector is acting have had, presently have, or contemplate having any ownership in the property. This report shall be considered invalid for purposes of securing a mortgage and/or settlement of property transfer if not used within (90) days from the inspection date.
- Common Obstructions and/or Inaccessible Areas** No inspection was made in areas which required the breaking apart or into, dismantling, removal of any object including, but not limited to: moldings, floor coverings, wall coverings, siding, ceilings, insulation, floors, furniture, appliances, and/or personal possessions, nor were areas inspected which were obstructed and/or inaccessible for physical access. Your inspector may write out inaccessible areas or use the key in section V. If any area which has been reported as inaccessible is made accessible, the inspection company may be contacted for another inspection. An additional fee will apply.
- Consumer Maintenance Advisory regarding Integrated Pest Management for Prevention of Wood Destroying Insects** Information regarding prevention of wood destroying insect infestation is helpful to any property owner interested in protecting the structure from infestation. Any structure can be attacked by wood destroying insects. Periodic maintenance should include measures to minimize possibilities of infestation in and around a structure. Factors which may lead to infestation from wood destroying insects include foam insulation at foundation, earth-wood contact, faulty grade, firewood against structure, insufficient ventilation, moisture, wood debris in crawlspace, wood mulch, tree branches touching structures, landscape timbers, and wood rot. Should these or other such conditions exist, corrective measures should be taken by the owner in order to reduce the chances of infestations by wood destroying insects, and the need for treatment.
- Additional Comments** from Page 1: (indicate to which section these comments apply)

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END OF REPORT



12/2/04

**CLIENT**

John and Linda Smith

**PROPERTY**

3456 Sublette Avenue, St. Louis MO 63139

**INVOICE**

Building Inspection:	
Termite	
Radon	
Total	
Paid	
Balance Due	

**PAID IN FULL**

*THANK YOU*