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RESIDENTIAL REPORT

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DECEMBER 21, 2022



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1: INSPECTION DETAILS

Information

Occupied

Occupied

Style

Multi-level, Rustic

Temperature (approximate)

35 Fahrenheit (F)

Type of Building

Single Family, Recreational

Weather Conditions

Dry, Ground Frozen, Cloudy

Report Info

Home

CATEGORIES:

This report divides deficiencies into three categories; Maintenance Items (colored in **BLUE**), Recommendations (in **ORANGE**), and MAJOR CONCERN/SAFETY (in **RED**).

MAINTENANCE ITEMS: Include components that were found to be in need of recurring or basic general maintenance to protect either a the component or the occupants. Also included in this section are items that were beginning to show signs of wear, but were, in the opinion of the inspector, still functional at the time of inspection. Typically these items are considered to represent a less significant immediate cost than those listed in the following two categories.

RECOMMENDATIONS/REPAIR: Include comments of a deficiency, a latent defect or a suggested improvement of a system which may have appeared functional at the time of inspection, however some benefit may be achieved by adhering to the recommendation.

MAJOR CONCERN/SAFETY: Will denote a brief comment of a significantly deficient component or a condition, which may require a relatively expensive correction and/or replacement or a Safety Item, which may not be severe, but we want you to know its in need of more immediate attention. These will typically fall into one of the following four categories:

1. Major defects. An example of this would be a structural failure, roof replacement etc..
2. Items costing over \$1000 or for repair/replacement.
3. Safety hazards - such as an exposed wire, or double taps at main etc...

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property.

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects not repaired in a reasonable amount of time, can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

The report lists deficiencies visible at the time of inspection. The inspector is not required to move furniture, appliances, storage, or disassemble components beyond normal user controls nor perform destructive testing. National Property Inspections does not accept responsibility for hidden or latent defects discovered upon occupancy or during remodeling after the date of inspection. Please note that our inspection is thorough but not technically exhaustive. The intent of this inspection is to discover significant defects as it is not possible to detect every maintenance or minor repair item. Most homes continue to be occupied after our inspections, thus we do not warrant 100% discovery of all maintenance or minor repair items such as drippy faucets, isolated wood damage, light switch functionality, etc. We do not inspect for county or municipal code compliance as the St. Louis Metro area and adjacent counties have many jurisdictions, thus codes are interpreted and enforced differently. National Property Inspections has no legal authority to mandate compliance to the municipal codes and ordinances. This report does not list municipal or county code infractions.

Use of Report

Our inspection report is for the use of our client(s). This report is only for the benefit of the person(s) listed on this report unless specifically agreed to otherwise in writing.

The summary section pages are not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

NOT A GUARANTEE

National Property Inspections does not guarantee future performance or provide a warranty, expressed or implied, regarding the inspected property after or during the date of inspection. Warranty policies are readily available for purchase. We are not liable for defects covered by the homeowner's hazard insurance policy or items covered by a warranty program. Should you discover a defect for which you think National Property Inspections may be liable, you must notify us within 24 hours and provide a reasonable opportunity of 2 to 5 business days to reinspect the property before the defect is repaired. If National Property Inspections is not given the opportunity to review an alleged liability, we do not accept any responsibility for the claim. Even properties vacant between the time of inspection and closing can develop mechanical, electrical or plumbing defects. The purchaser's pre-closing final walk through is extremely important to confirm that all systems are operable, that maintenance or repair issues have not developed since the

inspection and any requested repairs have been completed to your satisfaction. National Property Inspections accepts no responsibility for defects that could have been observed during the final walk through, provided by the St. Louis Association of Realtors Residential Sales Contract.

Information in this report is based on a limited visual examination given the current conditions at the time of the inspection. This information can help you understand the risks of owning this property but it cannot eliminate those risks, nor can it specifically predict future performance. We help you assess these risks; we do not assume them for you.

Code and Environmental Issues Excluded

We do not include inspection for "code" compliance. As contractors make repairs or do maintenance to the home, you should expect the need to update items to meet current code requirements. This may substantially increase cost of the repairs.

We do not include inspection or testing for EPA listed or any other environmental hazards or materials such as asbestos, mold, lead paint, underground storage tank or other environmentally related items, unless ordered and paid for at the time of the inspection.

We do not inspect for termites or other vermin unless ordered and paid for during this inspection.

Photograph Info

Photos are inserted throughout the report and are intended to be used to help further explain the conditions described. The photographs are an example of the condition described and may not show the entire deficiency or all occurrences of the same deficiency.

2: STRUCTURAL COMPONENTS

		IN	NI	NP	O
2.1	Foundation, Basement & Crawlspace	X			X
2.2	Floor Structure	X			
2.3	Wall Structure	X			
2.4	Ceiling Structure	X			
2.5	Roof Structure & Attic	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Floor Structure:
Basement/Crawlspace Floor
 Concrete

Floor Structure: Material
 Dimensional Lumber

Floor Structure: Sub-floor
 Plywood

Wall Structure: Material
 Wood

Ceiling Structure: Material
 Wood

Roof Structure & Attic: Type
 Gable

Foundation, Basement & Crawlspace: Foundation
Concrete, Crawl Space



Roof Structure & Attic: Material

Plywood, Wood



Observations

2.1.1 Foundation, Basement & Crawlspace

WATER INTRUSION

BASEMENT

Evidence water intrusion is present in the original stone foundation. Conditions are typical.

Recommendation

Contact a qualified professional.





3: EXTERIOR

		IN	NI	NP	O
3.1	Siding, Flashing & Trim	X			X
3.2	Eaves, Soffits & Fascia	X			
3.3	Exterior Doors	X			X
3.4	Decks, Balconies, Porches & Steps	X			X
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			
3.6	Walkways, Patios & Driveways	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Visual, Attic Access

Decks, Balconies, Porches & Steps: Appurtenance

Deck with Steps

Decks, Balconies, Porches & Steps: Material

Wood

Siding, Flashing & Trim: Siding Material

Wood



Exterior Doors: Exterior Entry Door

Steel, Glass



Walkways, Patios & Driveways: Flatwork Material

Concrete, Flagstone



Observations

3.1.1 Siding, Flashing & Trim

STAIN/PAINT NEEDED

EXTERIOR

Exterior siding was in the process of being re-stained at the time of the inspection.



3.3.1 Exterior Doors

DOOR DOES NOT CLOSE OR LATCH

FRONT ENTRY

Door does not close or latch properly. Recommend qualified handyman adjust or replace.

[Here is a DIY troubleshooting article](#) on fixing door issues.



3.3.2 Exterior Doors

PAINT/REFINISH NEEDED

Door frame finish is worn. Recommend refinish and/or paint to maximize service life.

[Here is a DIY article](#) on refinishing a wood door.

Recommendation

Contact a handyman or DIY project



3.4.1 Decks, Balconies, Porches & Steps

DECK MAINTENANCE

DECKS

Deck floor boards are in the process of being stained at the time of inspection.



3.6.1 Walkways, Patios & Driveways

CRACKING

DRIVEWAY, SIDEWALKS

Typical cracking is present in the concrete flatwork.





4: ROOFING

		IN	NI	NP	O
4.1	Coverings	X			
4.2	Roof Drainage Systems	X			X
4.3	Flashings	X			
4.4	Skylights, Chimneys & Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Inspection Method

Ground

Roof Type/Style

Gable

Roof Drainage Systems: Gutter

Material

Aluminum

Flashings: Material

Aluminum

Skylights, Chimneys & Roof

Penetrations: Framed Chase



Coverings: Material

Metal



Observations

4.2.1 Roof Drainage Systems

GUTTER DAMAGED

FRONT PORCH

Gutters over the front porch or damaged, loose, and pulling away from the house due to damaged hangers.

Recommendation

Contact a qualified professional.





5: PLUMBING

		IN	NI	NP	O
5.1	Fixtures / Faucets	X			
5.2	Drain, Waste, & Vent Systems	X			
5.3	Water distribution	X			X
5.4	Water Heater	X			X
5.5	Vents, Flues, & Chimneys	X			
5.6	Fuel Storage & Distribution Systems	X			
5.7	Septic System	X			X

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Information

Filters

None

Main Fuel Shut-Off (Location)

Gas Meter, Electrical Panel

Main Water Shut-Off Device (Location)

Basement

Material - Distribution

Copper

Material - Water Supply

Copper

Water Heater: Capacity

2 Tankless

Water Heater: Location

Basement

Water Heater: Power Source

Gas

Source

Well



Drain, Waste, & Vent Systems: Material

PVC



Water Heater: Manufacturer

Navien



Observations

5.3.1 Water distribution

WELL LOCATION

REAR EXTERIOR

Well head does not extend the required 12 inches above the surface of the ground making susceptible to flooding. Conditions may result in contamination of the water. See separate septic report for details.

 Recommendations



5.4.1 Water Heater



LEAKING

BASEMENT

Tankless water heater had a leak at time of inspection. Recommend a qualified plumber evaluate and repair.

Recommendation

Contact a qualified professional.

5.7.1 Septic System

SEPTIC SYSTEM DEFICIENCIES

BACK YARD

System does not meet minimum state requirements. See separate septic report for details.

Recommendation

Contact a qualified professional.



6: ELECTRICAL

		IN	NI	NP	O
6.1	Service Entrance Conductors	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
6.4	Connected Devices and Fixtures	X			
6.5	Polarity and Grounding of Receptacles	X			
6.6	GFCI & AFCI	X			
6.7	Smoke Detectors		X		

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Information

Branch Wire 15 and 20 AMP
Copper

Wiring Method
Romex

Service Entrance Conductors:
Electrical Service Conductors
Below Ground

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity
200 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations
Basement

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type
Circuit Breaker



Limitations

Smoke Detectors

OPERATION

Recommend all detectors be tested and replaced as required upon occupancy.



7: HEATING

		IN	NI	NP	O
7.1	Heating Equipment	X			
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Heating Equipment: Energy Source

Gas

Heating Equipment: Filter Type
Disposable

Heating Equipment: Heat Type
Forced Air

Distribution Systems: Ductwork

Non-insulated

Heating Equipment: Brand

Payne



8: AIR CONDITIONING

		IN	NI	NP	O
8.1	Cooling Equipment	X			X
8.2	Distribution System	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Cooling Equipment: Energy Source/Type
Electric

Distribution System: Configuration
Split

Cooling Equipment: Brand
Guardian



Observations

8.1.1 Cooling Equipment

TOO COLD TO CYCLE



Outside temperature was too cold to cycle the units at the time of the inspection. Industry standards state the A.C. not be cycled if the temperature is under 60°F to avoid permanent damage. Units were visually inspected only.

9: INTERIORS

		IN	NI	NP	O
9.1	Walls	X			
9.2	Ceilings	X			
9.3	Floors	X			
9.4	Steps, Stairways & Railings	X			
9.5	Countertops & Cabinets	X			
9.6	Doors	X			
9.7	Windows	X			
9.8	Garage Door	X			X
9.9	Shower Enclosures	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Ceilings: Ceiling Material
Drywall

Countertops & Cabinets: Cabinetry
Wood

Windows: Window Type
Double-hung, Thermal, Vinyl

Garage Door: Type
Up-and-Over

Walls: Finish Material
Drywall

Maintenance, repairs or replacement required to the finish materials and fixtures throughout the interior. Flooring, walls, trim, doors, cabinets, fixtures, plumbing components are damaged or missing in several areas.

Garage Door: Material
Wood



Observations

9.8.1 Garage Door

INOPERABLE

GARAGE

Far garage door opener was disconnected at the time of inspection.



Recommendation

Contact a qualified professional.



10: BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher	X			
10.2	Refrigerator	X			
10.3	Range/Oven/Cooktop	X			
10.4	Garbage Disposal	X			
10.5	Microwave	X			
10.6	Ice Maker	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Range/Oven/Cooktop: Exhaust Hood Type
 Vented

Range/Oven/Cooktop: Range/Oven Energy Source
 Gas

Observations

10.6.1 Ice Maker

INOPERABLE

Icemaker was inoperable at the time of the inspection.

Recommendation

Contact a qualified professional.

 Recommendations



11: INSULATION AND VENTILATION

		IN	NI	NP	O
11.1	Attic Insulation	X			X
11.2	Ventilation	X			
11.3	Exhaust Systems	X			

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Dryer Power Source

220 Electric

Dryer Vent

Metal (Flex)

Ventilation: Ventilation Type

Gable Vents, Soffit Vents



Exhaust Systems: Exhaust Fans

Fan with Light

Attic Insulation: Insulation Type Blown, Cellulose



Observations

11.1.1 Attic Insulation

SCUTTLE INSULATION

Scuttle hole is missing the cover insulation.

Recommendation

Contact a handyman or DIY project



12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	O
12.1	Fireplaces, Stoves & Inserts	X			
12.2	Chimney & Vent Systems	X			X

IN = Inspected NI = Not Inspected NP = Not Present O = Observations

Information

Type

Wood, Masonry

Observations

12.2.1 Chimney & Vent Systems

LEVEL II INSPECTION

 Recommendations

Highly recommend a Level II inspection be performed before using. View of the components is extremely limited.

Recommendation

Contact a qualified professional.



STANDARDS OF PRACTICE

Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Air Conditioning

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Insulation and Ventilation

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Fireplaces and Fuel-Burning Appliances

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.