



NPI MISSOURI INC

636-940-1005

rgould@npimo.com

<http://www.npimo.com>



RESIDENTIAL REPORT

615 Pendleton Rd
Farmington, MO 63640

Jason Wallingford

JANUARY 29, 2025



Inspector

Robert Gould

ASHI #205896, Qualified MO Septic

Inspector #50581

636-940-1005

rgould@npimo.com



Inspector

Will Gould

636-940-1005

rgould@npimo.com



Agent

Jake Brown

Trophy PA--Ballwin

(314) 602-1116

jbrown@trophyapa.com

TABLE OF CONTENTS

1: Inspection Details	4
2: Structural Components	7
3: Exterior	9
4: Roofing	13
5: Electrical	14
6: Plumbing	17
7: Heating	20
8: Air Conditioning	22
9: Interiors	24
10: Insulation and Ventilation	26
Standards of Practice	27

SUMMARY



OBSERVATIONS



RECOMMENDATIONS

SAFETY HAZARDS

- ⊖ 3.1.1 Exterior - Siding, Flashing & Trim: General Deterioration (wood/composite)
- ⊖ 3.1.2 Exterior - Siding, Flashing & Trim: Trim Damaged/Deteriorated (wood)
- ⚠ 5.3.1 Electrical - Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Exposed Ends & Splices
- ⊖ 5.3.2 Electrical - Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage: Missing Conduit
- ⊖ 5.6.1 Electrical - GFCI & AFCI: No GFCI Protection Installed
- ⊖ 6.4.1 Plumbing - Water Heater: Beyond Design Life
- 🔧 6.4.2 Plumbing - Water Heater: Unit not cycled
- ⊖ 7.1.1 Heating - Heating Equipment: Inoperable
- ⊖ 7.2.1 Heating - Distribution Systems: Inoperable
- ⊖ 8.1.1 Air Conditioning - Cooling Equipment: Unit Not Cycled
- ⊖ 8.1.2 Air Conditioning - Cooling Equipment: Beyond Design Life
- ⊖ 8.1.3 Air Conditioning - Cooling Equipment: Service Disconnect
- ⊖ 9.7.1 Interiors - Windows: Failed Seal(s)

1: INSPECTION DETAILS

Information

Occupied Vacant	Style Ranch	Temperature (approximate) 40 Fahrenheit (F)
Type of Building Single Family	Weather Conditions Clear, Snow Covered, Damp Soil	

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 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			
2.2	Floor Structure	X			
2.3	Wall Structure	X			
2.4	Roof Structure & Attic	X			
2.5	Ceiling Structure	X			

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

Information

Floor Structure:
Basement/Crawlspace Floor
Concrete

Floor Structure: Material
Floor Framing
Dimensional Lumber

Floor Structure: Sub-floor
Floors
Plywood

Wall Structure: Material
Wood

Ceiling Structure: Material
Attic
Wood

Foundation, Basement & Crawlspace: Foundation
Concrete, Crawl Space



Roof Structure & Attic: Material
Plywood



3: EXTERIOR

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

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

Information

Inspection Method
Visual

Windows: Window Type
Thermal, Vinyl

Decks, Balconies, Porches & Steps: Material
Composite, Wood

Siding, Flashing & Trim: Siding Material

Wood, Brick Veneer

**Exterior Doors: Exterior Entry Door**

Steel



Decks, Balconies, Porches & Steps:
Sunroom, Front Porch



Walkways, Patios & Driveways: Flatwork Material
Concrete, Gravel



Observations

3.1.1 Siding, Flashing & Trim

GENERAL DETERIORATION (WOOD/COMPOSITE)

EXTERIOR FINISH

General deterioration, swelling, and separation are present in the wood panel siding. Recommend maintenance or replacement to prevent further deterioration.

Recommendation

Contact a qualified professional.

 Recommendations



3.1.2 Siding, Flashing & Trim

TRIM DAMAGED/DETERIORATED (WOOD)

FASIA

Maintenance or replacement recommended to the damaged/deteriorated wood trim.

Recommendation

Contact a qualified general contractor.

 Recommendations



4: ROOFING

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

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

Information

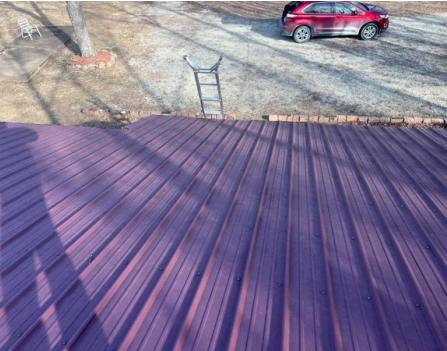
Inspection Method
Roof

Roof Type/Style
Gable

Roof Drainage Systems: Gutter
Material
Aluminum

Flashings: Material
Aluminum

Coverings: Material
Metal



5: ELECTRICAL

		IN	NI	NP	O
5.1	Service Entrance Conductors	X			
5.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
5.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			X
5.4	Connected Devices and Fixtures	X			
5.5	Polarity and Grounding of Receptacles	X			
5.6	GFCI & AFCI	X			X
5.7	Smoke Detectors		X		

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

Information

Branch Wire 15 and 20 AMP
Copper

Wiring Method
Romex

Service Entrance Conductors:
Electrical Service Conductors
Aluminum, Overhead



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.

Observations

5.3.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage



Safety Hazards

EXPOSED ENDS & SPLICES

CRAWLSPACE

Enclosure required to the all open wire splices and junction boxes.

Recommendation

Contact a qualified electrical contractor.



5.3.2 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage



Recommendations

MISSING CONDUIT

WATER HEATET, HEATER

Improper wiring observed. Recommend wiring be run through secured conduit.

Recommendation

Contact a qualified professional.



5.6.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

KITCHEN, BATHROOM, REAR PORCH



Recommendations

GFCI protection is not present in all required locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all required locations.

[Here is a link](#) to read about how GFCI receptacles keep you safe.

Recommendation

Contact a qualified electrical contractor.



6: PLUMBING

		IN	NI	NP	O
6.1	Fixtures / Faucets	X			
6.2	Drain, Waste, & Vent Systems	X			
6.3	Water distribution	X			X
6.4	Water Heater	X			X
6.5	Septic System		X		

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

Information

Filters
None

Main Fuel Shut-Off (Location)
Electrical Panel, Utility Room

Main Water Shut-Off Device (Location)
Crawlspace



Material - Distribution
Copper

Material - Water Supply
Copper

Source
Well

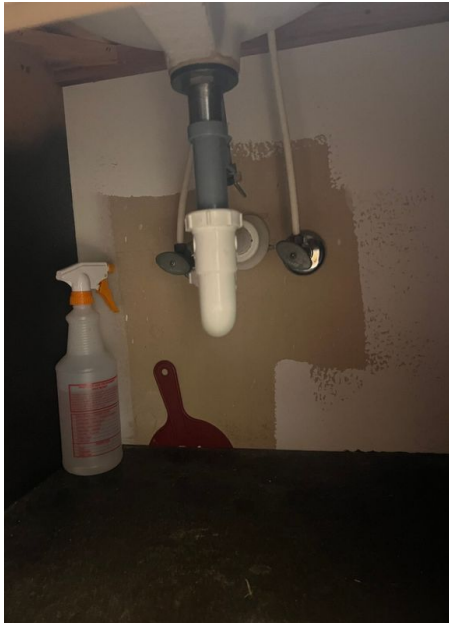
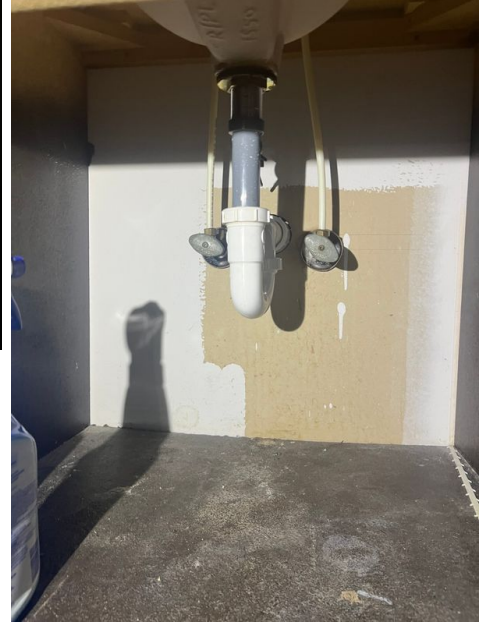
Water Heater: Capacity
40 40 Gallons

Water Heater: Location
Utility Closet

Water Heater: Manufacturer
State

Water Heater: Power Source
Electric

Drain, Waste, & Vent Systems: Material PVC



Limitations

General

WATER MAIN WAS OFF

PLUMBING

Water was off at the time of the inspection and home was winterized, therefore plumbing components were visually inspected only.



Septic System

SCOPE OF WORK

Septic system is not included in this report. See separate septic inspection provided by a state certified septic inspector.

Observations

6.4.1 Water Heater

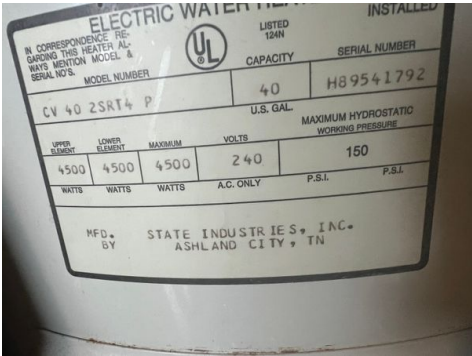
BEYOND DESIGN LIFE

Unit is beyond design. Recommend replacement for efficiency purposes.

Recommendation

Contact a qualified plumbing contractor.

Recommendations



6.4.2 Water Heater

UNIT NOT CYCLED

Water heater was not cycled due to the water being shut off at the main. Was visually inspected only.

Observations

7: HEATING

		IN	NI	NP	O
7.1	Heating Equipment	X			X
7.2	Distribution Systems	X			X

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

Information

Heating Equipment: Brand Carrier	Heating Equipment: Energy Source Electric	Heating Equipment: Filter Type Disposable
Heating Equipment: Heat Type Forced Air	Distribution Systems: Ductwork Non-insulated	

Observations

7.1.1 Heating Equipment

INOPERABLE

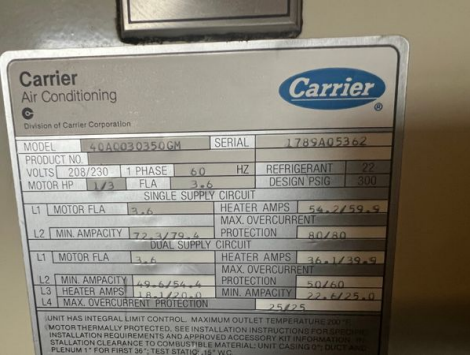
UTILITY CLOSET

System is beyond design life and would not cycle on at the time of inspection. Recommend replacing.

Recommendation

Contact a qualified heating and cooling contractor

Recommendations



7.2.1 Distribution Systems

INOPERABLE

HVAC

Blower motor did not cycle at the time of the inspection.

Recommendation

Contact a qualified professional.



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: Brand Carrier	Cooling Equipment: Energy Source/Type Electric	Distribution System: Configuration Split
--	--	--

Observations

8.1.1 Cooling Equipment

UNIT NOT CYCLED

Outside air temperature too low to cycle the unit(s). System(s) was visually inspected only. See separate HVAC report for conditions.

 Recommendations

8.1.2 Cooling Equipment

BEYOND DESIGN LIFE

HVAC

System is beyond design life.

Recommendation

Contact a qualified HVAC professional.

 Recommendations




8.1.3 Cooling Equipment

SERVICE DISCONNECT

EXTERIOR

Service disconnect is not properly secured.

 Recommendations

Recommendation

Contact a qualified electrical contractor.



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			X
9.8	Shower Enclosures	X			

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

Information

Walls: Finish Material
Drywall

Ceilings: Ceiling Material
Drywall

Countertops & Cabinets:
Cabinetry
Wood

Windows: Window Type
Thermal, Vinyl

Observations

9.7.1 Windows

Recommendations

FAILED SEAL(S)

BEDROOMS, KITCHEN

Window pane(s) appear fogged due to failed seals. Recommend further evaluation and an estimate of replacement by a qualified contractor. Due to interior and exterior conditions failed seals may not be detectible at the time of the inspection.

Recommendation

Contact a qualified professional.



10: INSULATION AND VENTILATION

		IN	NI	NP	O
10.1	Attic Insulation	X			
10.2	Ventilation	X			
10.3	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

Exhaust Systems: Exhaust Fans
Fan with Light

Attic Insulation: Insulation Type
Blown, Cellulose



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.

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.

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.

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.

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.