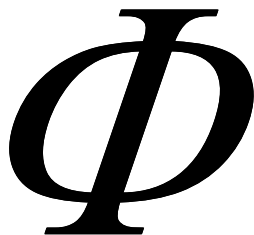


Home Inspection Report



Prepared by

Professional Home Inspections Inc.

636-947-1984

1709 Chandler Way St. Charles, Mo. 63303

Building Data

Address: _____

Date: _____ **Approx. Age of Building:** 39

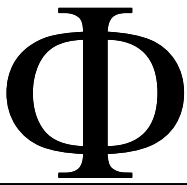
Client's Name: _____

Weather Condition: Clear **Temperature:** 85

Inspector: **Warren J. Wagner** **ASHI Member # 101399**

Inspection #: 08081104 **Present at this inspection:** Buyer

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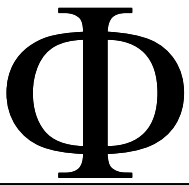
636-947-8370



Site Conditions

	Not Checked	Not Applicable	Functional	Maintenance	Minor Repair	Unsatisfactory	
Sidewalk Concrete			✓				
Driveway Concrete			✓				
Porch Concrete			✓				
Patio Concrete			✓				
Deck		✓					
Balcony		✓					
Stoop & Steps		✓					
Fence Chain Link/wood			✓				Wooden fence has many termite shelter tubes visible.
Grading			✓				
Landscaping			✓				
Retaining wall		✓					

Comments:



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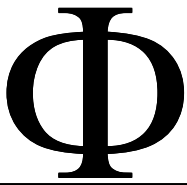


Chimneys and Exterior Trim

Not Checked	Not Applicable	Functional	Maintenance	Minor Repair	Unsatisfactory
-------------	----------------	------------	-------------	--------------	----------------

Chimney Chase 1 Framed			✓			
Chimney Chase 2		✓				
Chimney Chase 3		✓				
Chimney Flue 1			✓			
Chimney Flue 2		✓				
Chimney Flue 3		✓				
Gutters Aluminum			✓			
Siding Vinyl/brick			✓			
Windows			✓			
Exterior Trim Aluminum/wood				✓		Some rot in front porch railing at bottom rail.
Caulking			✓			

Comments:



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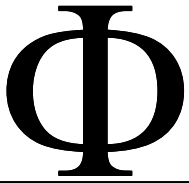


Garage and Misc. Exterior

Not Checked	Not Applicable	Functional	Maintenance	Minor Repair	Unsatisfactory
-------------	----------------	------------	-------------	--------------	----------------

Garage/Carport Two car attached garage			✓			
Garage Door Steel			✓			
Garage Door Opener			✓			
Garage/Carport Roof Same as house			✓			
Garage Siding Same as house			✓			
Garage Service Door Steel				✓		Double lock cylinder deadbolts restrict emergency exit.
Garage/Carport Electric			✓			
Garage/Carport Floor Concrete			✓			
A/C Condenser			✓			
Incoming Electrical Service Underground			✓			
Exterior Electrical Receptacles			✓			
Exterior Doors Number: 5			✓			

Comments:



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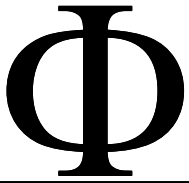
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Roof	Not Checked	Not Applicable	Functional	Maintenance	Minor Repair	Unsatisfactory	Portion of roof Observed 100% Method of Observation From roof Reason for not observing
Roofing Material 1 layer asphalt shingles 3-7 yrs. old			✓				
Roof Style Gable			✓				
Valleys Cut shingles			✓				
Wall Flashings Metal			✓				
Vent/Flue Flashings Rubber boots/metal			✓				
Ventilation Gable/Turbine			✓				
Skylights		✓					
Comments:							



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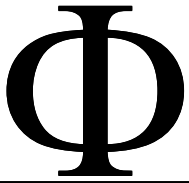
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Kitchen

	Not Checked	Not Applicable	Functional	Maintenance	Minor Repair	Unsatisfactory	
Countertops			✓				
Cabinets			✓				
Walls/Ceiling/Floor/Windows			✓				
Plumbing			✓				
Electrical					✓		No GFCI protection for kitchen receptacles . .
Dishwasher			✓				
Disposal					✓		Disposal wiring is not clamped at disposal.
Range			✓				
Gas			✓				
Oven						✓	Oven did not light after 5 minutes with igniter lit.
Gas							
Exhaust Fan			✓				
Microwave Oven			✓				

Comments:



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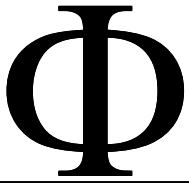
Bathroom

Not Checked	Not Applicable	Functional	Maintenance	Minor Repair	Unsatisfactory
-------------	----------------	------------	-------------	--------------	----------------

Location: Hallway

Floor			✓			
Vinyl						
Walls			✓			
Drywall						
Tub/Shower Wall			✓			
Plastic						
Toilet			✓			
Tub/Shower					✓	Faucet leaks at hot water stem
Lavatory Sink					✓	Sink drain brass fittings are corroded.
Electrical			✓			
Light fixture/ Wall outlet						
Ventilation			✓			
Exhaust Fan						
Water Pressure and Flow			✓			
Vanity Cabinet						

Comments:



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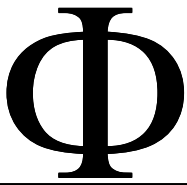
Bathroom

Not Checked	Not Applicable	Functional	Maintenance	Minor Repair	Unsatisfactory
-------------	----------------	------------	-------------	--------------	----------------

Location: Master bathroom

Floor			✓			
Ceramic Tile						
Walls			✓			
Drywall						
Tub/Shower Wall			✓			
Cultured Marble						
Toilet					✓	Toilet is loose on floor wax seal may be compromised.
Tub/Shower			✓			
Lavatory Sink				✓		No stopper rod.
Electrical			✓			
Light fixture/ Wall outlet						
Ventilation			✓			
Exhaust Fan						
Water Pressure and Flow			✓			
Vanity Cabinet			✓			

Comments:



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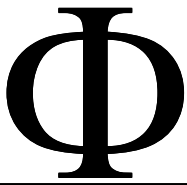
Bathroom

Not Checked
 Not Applicable
 Functional
 Maintenance
 Minor Repair
 Unsatisfactory

Location: Lower level

Floor			✓				
Tile			✓				
Walls			✓				
Tub/Shower Wall		✓					
Toilet			✓				
Tub/Shower		✓					
Lavatory Sink					✓		Sink drain is slow
Electrical					✓		No GFCI protection for this bathroom..
Ventilation			✓				
Window			✓				
Water Pressure and Flow			✓				
Vanity Cabinet			✓				

Comments:



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Rooms

Unsatisfactory
Minor Repair
Maintenance
Functional
Not Applicable
Not Checked

Location Master bedroom

Walls/Ceiling							
Drywall			✓				
Floor							
Wood			✓				
Electrical							
			✓				
Heating/Cooling							
Register			✓				
Doors/Windows							
			✓				

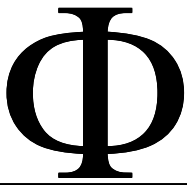
Location Right rear bedroom

Walls/Ceiling							
Drywall			✓				
Floor							
Wood			✓				
Electrical							
			✓				
Heating/Cooling							
Register			✓				
Doors/Windows							
			✓				

Location Left rear bedroom

Walls/Ceiling							
Drywall			✓				
Floor							
Wood			✓				
Electrical							
			✓				
Heating/Cooling							
Register			✓				
Doors/Windows							
			✓				

Comments



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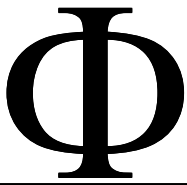
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Rooms

Unsatisfactory
 Minor Repair
 Maintenance
 Functional
 Not Applicable
 Not Checked

Location	Living room					
Walls/Ceiling						
Drywall			✓			
Floor						
Carpet			✓			
Electrical						
			✓			
Heating/Cooling						
Register			✓			
Doors/Windows						
			✓			
Location	Dining room					
Walls/Ceiling						
Drywall			✓			
Floor						
Carpet			✓			
Electrical						
			✓			
Heating/Cooling						
Register			✓			
Doors/Windows						
			✓			
Location	Family room					
Walls/Ceiling						
Drywall/panel			✓			
Floor						
Carpet			✓			
Electrical						
					✓	No power to receptacles or fan.
Heating/Cooling						
Register			✓			
Doors/Windows						
			✓			
Comments						



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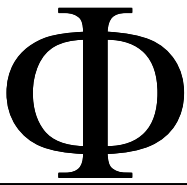
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Attic/Foundation and Structure	Not Checked	Not Applicable	Functional	Maintenance	Minor Repair	Unsatisfactory	Construction Type: Poured concrete basement Access to Crawl Space: N/A Access to attic: Scuttle in master bedroom closet
Stairs			✓				
Front Foundation Wall	✓						Not visible
Rear Foundation Wall			✓				
Right Foundation Wall			✓				Only 50% visible.
Left Foundation Wall			✓				Only 50% visible.
Basement/Crawl Space Floor Concrete			✓				
Beams/Columns Steel			✓				
Basement Drainage Floor Drain			✓				
Floor Joists 2x10 solid joists 16 in. O.C.			✓				Only 50% visible.
Subfloor Plywood					✓		No fire stops installed at plumbing penetrations. Only 50% visible,
Band Joist/Sill Plate			✓				Only 50% visible.
Crawl Space Insulation/Ventilation/Vapor Barrier.		✓					
Attic Structure 2x4 trusses 24 in. O.C.			✓				
Attic Insulation/Vapor Barrier Blown Cellulose R-Value is approximately 30			✓				
Comments:							



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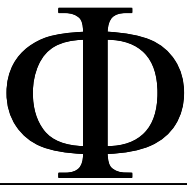
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Plumbing	Not Checked	Not Applicable	Functional	Maintenance	Minor Repair	Unsatisfactory	Location of main water shut off valve: Right front basement corner. <hr/> Location of main gas shut off valve: At exterior meter, <hr/>
Location of Stop Box					✓		Not found in yard
Main Water Supply Piping 3/4 in. copper tube			✓				
Drain/Waste Piping 4 in. cast iron pipe						✓	Note 1)
Ext. Hose Bibs Frost proof			✓				
Gas Piping			✓				
Vent Piping Cast iron pipe			✓				
Water Heater #1 40 gallon gas-fired			✓				
Water Heater #2		✓					
Steam/Hot Water Heat Piping		✓					
Steam /Hot Water Heat Radiators		✓					
Comments:							

Note 1) The main soil stack has several rust boils. These indicate that pinholes have formed in the pipe and that the pipe is deteriorating from the inside out. Recommend expert evaluation to determine the extent and nature of repairs which are necessary at this time and the expert completion of those repairs.



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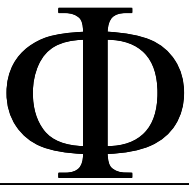
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Electrical	Not Checked	Not Applicable	Functional	Maintenance	Minor Repair	Unsatisfactory	Service Amperage: 100 amp Service Voltage: 240 volts Location of Main panel: Right front basement corner.
Service Panel			✓				
Service Entrance Conductors #2 Aluminum						✓	Service entrance cable sized for 100 amp service is attached to a 200 amp main breaker.
Grounding Method			✓				
Visible Wiring			✓				
Random Switch Testing			✓				
Random Receptacle Testing					✓		Several 3 pole receptacles in basement are not grounded.
Branch Circuit Wiring Copper and aluminum					✓		Note 1)
Over-Current Protection Circuit breakers			✓				
GFCI Protection					✓		No GFCI protection for basement receptacles or receptacles on right wall of sun room.
Visible Junction Boxes			✓				
Sub-Panel Box		✓					
Smoke Detectors					✓		Would be required by present standards in additional areas, Did not sound.
Comments:							

Note 1) The switches and receptacles are not stamped with the designation "CO/ALR" indicating that they are not specifically designed for use with aluminum wiring.



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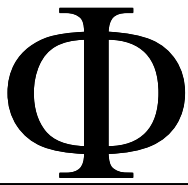


Heating and Air Conditioning

Not Checked	Not Applicable	Functional	Maintenance	Minor Repair	Unsatisfactory
-------------	----------------	------------	-------------	--------------	----------------

Furnace #1 Gas-fired forced air			✓			
Furnace #2		✓				
Blowers			✓			
Furnace Flue/s Steel				✓		Flue does not maintain minimum 6 inch clearance to combustibles.
Duct system Rigid Duct			✓			
Filter Disposable			✓			
Stove/Fireplace Dampers			✓			
Stove/Fireplace Firebox			✓			
A/C Evaporator Temp. Differential 19 degrees F.			✓			
Evaporator Coil Drain			✓			
A/C Line Set			✓			

Comments:



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Additional Remarks:

- 1) The left side column of the report form is for specific information regarding the item inspected, i.e. how something is made, how it works, or what it uses to work.
- 2) Any reference to right, front, left, or rear on this form is to be viewed facing the property from the street on which the address resides, unless specifically stated otherwise.
- 3) Anything that is marked as "Not Checked" should have a reason given for its not being inspected.
- 4) "Not Applicable" indicates that the item checked does not apply to this particular property.
- 5) "Functional" indicates that the item checked is in condition to operate normally or that it is installed or built to a workmanlike standard. It does not mean perfect, pretty, or to any individual's taste.
- 6) "Maintenance" items are items which all home owners face on a periodic basis, such as painting, caulking, changing filters, etc.
- 7) "Minor Repair" indicates that the item checked is in need of repair which the inspector feels will cost less than \$500.00, or something which may need repair but which is not a significant safety or health risk or structural defect, or something which operates but does not operate as designed, or does not operate completely.
- 8) Items marked as "Unsatisfactory" would be items which the inspector feels are likely to cost more than \$500.00 to repair, or items which are significant safety and/or health risks or structural defects, or something which does not operate at all.
- 9) The column at the right side of the form is for specific notes regarding the condition of the item inspected. If the notes are extensive this column will contain a reference to a note which can be found in the comments section at the bottom of the page or a reference to a note which can be found on this page.
- 10) It should be made clear that every basement is capable of leakage and that if water is allowed to build up outside the foundation walls it can leak into any basement. Basements can best be kept dry by keeping water away from the basement by proper drainage and proper operation of the roof drainage system.
- 11) Under ground sewer lines are explicitly excluded from the building inspection. Every attempt to determine their condition by running water through the waste system has been made but water will not always cause a back up if tree roots have infiltrated the sewer lateral. Undetectable sewer blockages may be present if there are trees or other foliage with large root systems in the yard.
- 12) Please do us the favor of taking our online Customer Service Survey. It can be found at www.phionline.net. Click on the survey link and when prompted for a password enter phicss.. The survey is completely anonymous and no personal data is required. This survey helps us to continue to offer the best service possible. Thank you.

Received of: _____

Date: _____

For Inspection # _____

By: _____