

ABA



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Building Inspection Report

Address: 123 Hilltop Trail
Eureka, MO 63025

Client: Amanda Deimer

Inspection Date: 03/08/2007

Typing Date: 3/8/2007

Inspection Number: 030601534

Inspector: Gerald Steinman

Your Agent: Joe Bradley
ReMax Exclusive

If you have any questions about this report, please contact Gerry Steinman ASHI at 314-517-5938.

Building Information:

Type of House: Frame

Style: Split foyer

Location: City outside of St Louis

Orientation: South

Number of Families: Single

Approximate Age: 29 years

Ownership: Fee simple

Occupied: Yes

Weather Conditions:

Temperature: 20-30

Soil: Dry

Precipitation: Sunny

Attendees:

Client's agent





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The ABA Inspection

Standard of Quality

This inspection was completed according to the *Standards of Practice of the American Society of Home Inspectors (ASHI)* and the *ASHI Code of Ethics*. These guidelines define the scope and procedures of the inspection and they are widely recognized as the definitive standards for the profession. Portions of the Standards are summarized at the beginning of each section in the report, and a complete copy of both documents is available on request by calling our office or at www.ashi.org

Inspection Scope

PROFESSIONAL OPINION - This report is our professional opinion but not a guarantee or warranty. The inspection is intended to add to your knowledge of the building and help you understand the risks of owning it. The inspection is not intended to and cannot eliminate all the risks of purchase. We help you assess these risks; we do not assume them for you. Warranty programs for appliance and mechanical failure and homeowners insurance for unforeseen disasters are the traditional avenues available to manage the risk of property ownership. Home warranty programs are available through ABA by calling 1.800.285.3001

The inspection is complete and thorough, but it's a general overview, not technically exhaustive. Specialists in each field could provide more detailed analysis of the building systems, but at considerably more cost. Our visual and limited operational inspection provides the broadest overview of the property at less cost.

The Inspector is not required to move furniture, appliances, storage, or other items to conduct this inspection or otherwise expose concealed or inaccessible conditions. The Inspector does not probe or lift up roofing material. Often hidden defects are discovered during home remodeling. Therefore, ABA does not accept responsibility for any defects discovered during remodeling performed after our inspection. The intent of this inspection is to discover significant defects and it is not possible to discover every minor maintenance or repair item in the course of a normal inspection. Additionally, most homes continue to be occupied after our inspections. Based on the preceding, we do not warrant that this inspection provides 100% discovery of all maintenance or minor repair items such as drippy faucets, minor plumbing maintenance, isolated minor wood damage, comprehensive light switch functionality, etc. Therefore, we do not accept responsibility for repair of minor home maintenance repair items discovered after our inspection.

NOT A CODE CHECK - This report does not address building code compliance. Multiple jurisdictions with overlapping authority and varying levels of enforcement create a confusing and variable arena for code compliance. Some municipalities require code inspection at a change of ownership; some do not. There are regular changes in building standards and safety requirements. Sometimes local authorities require updates per these changes, but usually the older requirements are allowed under an informal "grandfather" provision.

ABA inspectors have considerable knowledge about codes and can discuss their intent, the consequences of code deficiencies and some required code upgrades, but we have no legal authority to mandate code compliance; that task properly belongs to the appropriate municipal authorities. Any discussion of building codes or standards in this report is for information only, and again, this report is not a code inspection.

Report Preview

Below is a list of notes and observations made during the inspection. It includes general information, safety and improvement items, maintenance and small repair needs as well as more substantial repair/replacements. This list is not a substitute for the narrative section of the report, which explains many items in more detail. If you have questions regarding the relevance of our inspection report to the sales contract, please consult your real estate agent or attorney.

Information Items

1. The septic system and grinder pump were inspected by others.
2. The basement bathroom was under renovation. It was almost complete but the door and cover plates on the electrical receptacles and switches as well as the ceiling fan and light were missing.
3. As an upgrade, I recommend installing GFCI protection at the kitchen counters as is currently required.
4. The home is all-electric.

Maintenance Items

5. Treat the mildew on the exterior with a bleach solution.
6. Reattach the trim board at the northwest corner of the deck that is loose.
7. Seal the cracks and topcoat the asphalt drive to prolong its life.

Repair Items

8. Repair as needed the two garage door openers that did not work properly.
9. Repair the laundry room window that jammed when trying to close. The slide and counterbalance on the right side are not working properly.
10. Repair as needed the windows with the top latch. None of the latches engaged. Cleaning of the upper and lower track may rectify the problem.
11. Repair the torn screens at the upper sliding door, the master bedroom and the laundry room windows.
12. Remove or replace as desired the rotted railroad tie retaining walls and edging.
13. Repair as necessary the front bedroom closet doors that were off the tracks.
14. Replace the missing doors at the master bathroom, the master bedroom closets and the basement bathroom.
15. Repair the furnace closet door hinges that were loose.
16. Secure the loose livingroom railing for safety.
17. Replace the aluminum trim that is missing above the deck door.
18. Repair as needed the kitchen circulating fanlight that did not respond to the switch. The bulb may be burned out.
19. Replace the electric range upper element knob that was missing.

Extended Advice is our Gift to You

We'd like to extend ABA's professional service well beyond the delivery of your report by including Extended Advice with your inspection. With Extended Advice, you will receive 12 months of expert assistance. Included in this ABA service are three unique programs - Customized Home Maintenance, Project Planning and Guidance / Expert Advice Direct. We urge you to activate this important service after your Closing, by visiting our website at www.inspectech.com and choosing the Extended Advice link. It's that simple. We hope you enjoy this service over the next year.

Structural System

Access & Scope

Access to the structural elements of the building was normal and we completed the inspection according to ASHI guidelines.

Substructure

Foundation: The foundation walls are poured in place concrete construction in a full basement design. Access to the basement is by interior stairs, the garage and walkout. The foundation is performing as intended. There are no signs of significant differential movement.

Vertical shrinkage cracks, such as those visible at the rear, are common in concrete construction but are not usually considered structurally significant. The portion below grade can be, however, a place for moisture penetration. If any should ever begin to leak, epoxy injection should provide satisfactory control. It is important to keep exterior gutters properly maintained and surface drainage directed away from the foundation.

Forecasting future performance is impossible because heavy rainfall, drought and other unpredictable soil conditions can produce foundation movement. Most basement water and foundation problems originate from poor surface drainage rather than ground water.

Basement: The basement was mostly finished. Signs of leakage were not seen, but no one can predict if this basement will ever leak and this inspection does not imply that this basement will not leak in the future.

Because most basement water problems originate from surface drainage rather than ground water, maintaining gutters, downspouts and surface drainage controls is very important. Exterior water control is generally more effective than interior patching and sealing. Some basements leak only occasionally and depending on soil conditions, this leakage sometimes leaves no evidence of stains, deposits or discoloration. Be sure to read the seller's disclosure and make direct inquiry regarding any history of a damp or wet basement.

ABA will not be responsible for basement water seepage/leakage that might occur in the future. For additional information, a sheet titled Basement Seepage is enclosed with this report.

Structure

Floor: The floor structure is wood joists with a plywood subfloor supported on the exterior foundation walls and steel beams and columns. The visible areas of the floor structure are in acceptable condition, consistent with the age and style of construction.

Walls: Exterior bearing walls are standard frame construction. The walls have no sign of significant damage or movement. They appear to be performing as intended.

Roof: The roof structure is built with standard rafters and ceiling joists and a plywood roof deck. The visible areas of the roof structure are in acceptable condition and appear to be performing as intended, consistent with the age and style of construction.



Exterior

Access & Scope

Access to the exterior components of this property was normal and the inspection was completed according to ASHI standards. These standards exclude fences, outbuildings, recreational items, screens, awnings and other seasonal accessories.

Finishes

Wall Coverings: The exterior finish is vinyl siding with wood, aluminum and vinyl trim. Exterior finishes are in generally serviceable condition allowing for age and materials. The installation is typical. Expect normal and appropriate maintenance requirements in the future. Anticipate some soft wood repair / replacement when you paint the exterior, e.g., at any exposed fascia below the roof covering and above the gutters.

Replace the aluminum trim under the rear gutter that is missing to prevent water damage.



Vinyl siding is dirty like any product exposed to the atmosphere and periodic washing with a soft brush and mild detergent to remove surface dirt and chalking is good maintenance practice. Stubborn stains and mildew might require an appropriate cleanser from the local building materials retailer or siding supplier. For best appearance, clean vinyl siding as needed. We do not recommend use of power sprayers; they can damage vinyl siding.

Windows: Window Safety- Falls from windows requiring treatment for over 4000 injuries occur annually according to the Consumer Products Safety Commission. Use of window stops or window guards can help prevent such injuries and is recommended. For additional information, please contact a Board of Health or visit www.cpsc.gov

The main windows are thermal glazed with clad aluminum frames. Sampled windows operated easily except as mentioned in the Preview. Adjust or repair as necessary. If you desire operational verification of all windows, please open them during your pre-closing walk through. None of the thermally glazed windows shows evidence of failed thermal seals at this time.

If you notice condensation or cloudiness between the two layers of glass in the future, you will know the window has a broken seal. Glass replacement will restore clarity. Broken seal effects often are difficult to see and can appear and disappear with changes in the weather. Check the windows again during your pre-closing walk through. ABA will not be responsible for broken seals noticed after this inspection.

Doors: The entry doors are a combination of styles and materials. Allowing for age and materials, installation is typical and the weather stripping adequate. We did not specifically check the door locks for function, but recommend as a best security practice changing the locks after closing.

It was noted that the upper sliding door screen is torn and the lock is broken and needs to be replaced.



Entries not protected with a roof often leak at the trim joints and threshold surrounding the doorway during certain weather conditions. Check these joints regularly and caulk and seal as necessary. Chronic leaks can cause wood decay at the trim above the door and the bandboard/joists below the threshold. Concrete patio slabs can also move because of frost action, creating a gap at the door threshold and possible wood decay. Monitor and seal as needed.

Soffit and Fascia: The roof soffit is a fascia board style and covered with aluminum. Materials appear in serviceable condition except at the rear above the deck door as mentioned previously.

Garage

The property has an attached garage with a sectional overhead door. The garage is in serviceable condition and the firewall separation between the house and the garage appears intact. There was no indication of a roof leak. The south door opener motor ran but the chain did not move. The north unit moved the door up a couple of feet and then the chain came off the sprocket and the door slide back down. Repair both as mentioned in the Preview.

Decks & Porches

Decks: There is a treated wood and Trex type deck with vinyl covered railing attached to the rear of the building. Verification or determination of load carrying capability of the structure is not included with this inspection. The deck is covered on the bottom so the attachments to the house are not visible, but the deck appeared solid with no discernable movement when walked. It is typically supported on posts and piers. There are no immediate repair requirements. Installed railings are in acceptable condition.

Wood decks require periodic maintenance. Secure any loose boards and railings with zinc-coated screws. If gray mildew or green algae have accumulated, clean the deck with a dilute- 5% is appropriate- household bleach solution or other mildicide. After cleaning top and bottom, treat with a penetrating wood preservative top and bottom as practical. Even Wolmanized treated wood benefits from treatment with an appropriate product to keep it from drying out. Avoid paint and other non-penetrating surface finishes. Remove debris from decking/joist interfaces. If allowed

to accumulate it can trap moisture and promote decay. We recommend against use of power sprayers. They tend to remove the soft rapid growth wood, leaving sharp ridges from the slower growth during colder weather.

Porches: There is a covered concrete porch attached to the front of the house. The porch is serviceable with no significant settlement. The aluminum columns were secure and in acceptable condition.

Patios: The concrete patio slab is serviceable with no significant settlement cracks.

Site

Drainage: Low and level areas next to the foundation at the front could be a potential source of foundation problems or water intrusion into the basement. Monitor drainage patterns during heavy rainfall and, if needed, re-grade to keep water from ponding against the foundation. We recommend a minimum slope of 1-inch per foot for 5 to 10 feet if practical. Discharge the downspouts far away from the house.

Drives: This site includes an asphalt driveway. The drive is adequately drained and serviceable with minimal cracking, settlement and surface spalling. Keeping the cracks and joints sealed to prevent water penetration will help reduce the effects of freeze / thaw cycles.

Walks: The walks are constructed of standard concrete. The main walks have no significant cracks or trip hazards.

Landscaping: Landscaping features are generally well tended and do not appear to affect the building in any detrimental way. The railroad tie retaining walls and edging are rotted and replacement is recommended. Decorative landscaping blocks are manufactured in a variety of styles and colors. They are more expensive than ties, but they have built in drainage and last much longer.

Roofing

Access & Scope

The roof conditions were examined from the edge with a ladder. This access allowed reasonable observation of roof materials and the inspection was completed according to ASHI guidelines.

Coverings

Roof covering materials on the primary roof are architectural grade composite shingles fastened over another layer of shingles less than 6 years ago. The installed roofing material is serviceable with normal signs of wear for its age and type. Specific prediction of future performance or the occurrence of isolated leaks is not possible.

Architectural grade shingles as installed on this house are a heavier weight and have longer expected service life, perhaps to 20 or more years. Actual service life, of course, depends on many unpredictable variables.

When the roof is replaced, it is best to remove all layers of old shingles before new ones are installed. A third layer often is not accepted by local codes without an engineer's report. Although some manufacturers may honor the warranty, more than two layers is not recommended by FHA, VA or most roofing contractors.

Flashings

There are no visible leaks at the flashing around roof penetrations, junctions and valleys. These areas are, however, very vulnerable to leaks. Examine flashing annually for maintenance requirements.

Drains

Aluminum gutters and downspouts drain the roof and discharge to surface and underground drains. The condition or the discharge location of the underground yard drains was not confirmed. The gutter system appeared intact but was

not confirmed to be completely free of debris or leaks. Cleaning is recommended after annual leaf drops and as needed to keep downspout entries clear.

Maintenance: Expect typical gutter maintenance. Clean the gutters, downspouts and any underground sections as necessary. Re-nail or add additional hangers to maintain good slope and properly secured gutters. Caulk joints when leaks occur. When applicable, adjust splash blocks and surface drainage so water flows away from the foundation. Gutter maintenance is essential in protecting basements from seepage.

Chimney

Chimney: The house has a masonry chimney for the fireplace. The chimney appears functional and has no current repair requirements. Inspect the concrete chimney cap periodically and seal the cracks in the mortar cap and tuckpoint brick as necessary to prevent water and freezing damage.

Plumbing

Access & Scope

Access was typical and the utilities were on, but the design characteristics and finish materials limited our visual inspection of plumbing system components. We did not examine waste lines below grade and piping behind finished walls and ceilings, but an operational check of the plumbing according to ASHI standards was completed. We did not examine the on-site septic and grinder waste system at this property. It was disclosed that the system had recently been inspected. Some lenders may require a detailed state certified inspection of the aerobic system or septic tank and drain field.

Piping

Water Piping: The house has a public water supply with copper service pipe and mostly plastic interior distribution pipe. The main interior shut off valve is located in the garage and the water meter is in a yard pit at the front. Visible water pipes are in serviceable condition and there were no visible leaks. They supply typical water flow.

Waste Pipes: The waste system is a combination of several materials. The waste pipes are in serviceable condition, showing no leakage.

Water Heater

A 50-gallon electric water heater supplies domestic hot water. Installation of this unit is estimated to be approximately 3 years ago. The heater looked typical for its age and was in operation at the inspection. There were no visible leaks. A vent pipe and a relief valve are in place. Service life usually ranges from 10 to 20 years.

Fixtures

Sinks, Tubs, and Showers: The property has plumbing fixtures attached at the laundry, baths and the kitchen. Plumbing fixtures, faucets and drains were in good repair and operated with adequate flow and drainage.

Toilets: All installed toilets are tightly secured to the floor, have functional flushing action and no sign of active leaks. Each toilet was flushed at least three times during the inspection without apparent problems.

Laundry: The laundry facility includes hookups for a 3-slotted, 240-volt outlet electric dryer, an outside metal vent and a washing machine.

The laundry facility includes hookups for a 3-slotted, 240-volt outlet electric dryer. The most recent standard for manufacture of electric dryers requires the dryer outlets to have an isolated ground, a 4-slotted outlet, not 3. You will need to upgrade to this new style outlet if you purchase new equipment. Depending on local enforcement, upgrade of both the outlet and the cord may be necessary if you move old equipment to a new location.

The laundry faucets were not tested during this inspection. When the washer hoses are removed you may find a leak at the faucets. This is common between changes in ownership. Simple faucet washer or stem packing replacement usually stops the leaks. Confirming the water standpipe for the laundry equipment drains properly was not part of this inspection. It is always wise to install new laundry hoses when moving in.

Finally, keeping the vent clean allows water vapor to exhaust to the exterior, important because drying a load of clothes can deliver over a gallon of water to the vent. If the vent is clogged, leaks can develop in the vent line from saturated lint.

Hose Bibs: Hose faucets were not tested due to the low temperature, but no sign of leaks were seen. Outside hoses left connected during cold weather increase the risk of freeze damage to the faucet. Remember to disconnect hoses during the winter months. Shut off the inside valves, if available, and drain the lines, even if the exterior faucet is a freeze resistant type.

Electrical

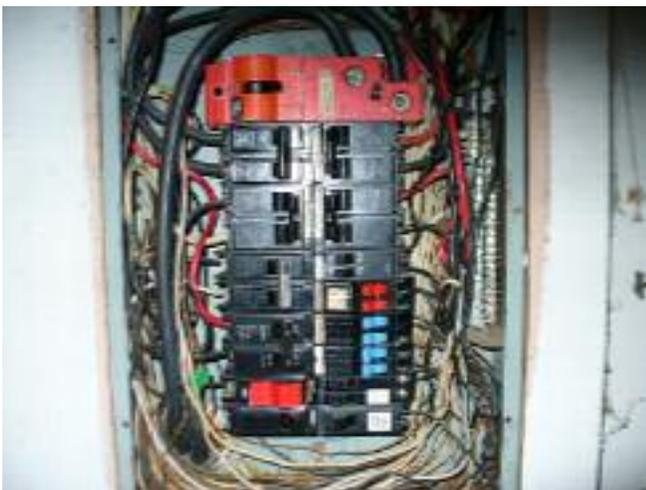
Access & Scope

Access to the electrical system was normal and the utility was on. We completed the inspection according to ASHI Standards of Practice. Wiring behind walls, ceilings and connections inside covered junction boxes was not examined.

Service

Service Entry: The electrical service drop for this property is overhead to the outside meter. The service entrance cable is aluminum and the service disconnect is a main in the main distribution panel. The service entry is rated for 200-amps. The service components are firmly attached to the building and are in acceptable repair.

Panel: The main distribution panel is located in the garage and is rated for 200-amps. There are breakers for over current protection. There is no space for additional circuits. The panel cabinet is well secured and without apparent signs of corrosion, arcing or burn marks at the wiring connections.



Ground: The system ground is not traceable due to obstructions of wall/ceiling finish or wiring.

Distribution

Wiring: The branch circuit distribution wire is copper Romex. The visible parts of the branch circuit wiring are acceptably installed.

Receptacles and Switches: Receptacles are three slot grounded style. All the spot-checked accessible switches and receptacles tested OK.

Circuit Interrupters: There is GFCI equipment at some currently required locations. The installed GFCI's responded appropriately to testing.

GFCIs (Ground Fault Circuit Interrupters) are safety devices, either breakers or receptacles, for use in wet areas. New construction requires them at bathrooms, kitchens, basements and exterior locations. Municipalities may require GFCI retrofit in older construction at a change of ownership. Because a single GFCI device can control up to six additional receptacles downstream, you should become familiar with the network of controlling units. Do not connect sump pumps, refrigerators or freezers into GFCI receptacles.

Test GFCI's every six months. Occasionally they do not trip when tested. Replace if this occurs in order to have the protection they are intended to provide.

When an exterior, garage or bathroom light or receptacle suddenly does not work, reset tripped GFCI devices before calling an electrician.

Heating

Access & Scope

Access to the components of the heating system was normal, the utilities were on, and we completed a visual inspection according to ASHI standards. These standards do not include interiors of flues and chimneys, heat exchangers, humidifiers, electronic filters and solar space heating systems and do not require an evaluation of the adequacy or balance of heating distribution.

Equipment

The heating system is an electric forced air furnace located in a closet. Installation of this unit was approximately 3 years ago. A standard heat/cool thermostat controls the system. The electric furnace responded to thermostat demand and provided an appropriate temperature increase.

Distribution

Forced Air: The heating distribution looks in good repair. Regular furnace filter cleaning or replacement is one of the most important homeowner responsibilities. The interval varies by the type of filter. Some products suggest only two or three times a year but standard disposable filters typically require changing every four to six weeks year round.

Fireplace

This house includes a masonry wood-burning fireplace with a metal wood burning stove insert installation. We did not test the fireplace for draft, but there is no sign of smoking and it appears clean and in good repair.

It was not possible to determine from this visual examination if the wood stove insert is properly installed in the throat of the fireplace. To be properly installed, a continuous metal flue is required from the stove to the top of the chimney. Wood stove flues require more frequent cleaning than a traditional fireplace, and examination of flues is beyond the

scope of an SHI inspection. We recommend having a chimney sweep clean and evaluate the flue before closing to assure there are no safety issues of concern.

ABA performs every fireplace inspection per ASHI standards, which does not include flue condition inspection or verification of past or present requirements. An inspection per NFPA 211 standards or a camera inspection of the flue's interior could reveal cracks in the flue liner, other deficiencies or items that do not meet present day requirements. A significant deficiency inside the flue could require the installation of a flue liner. Contact a qualified chimney sweep if you desire a NFPA 211 or camera inspection of the fireplace and chimney. There is considerably more fireplace safety information available at various web sites or with the local Fire Marshal.

The two most important aspects of fireplace maintenance are: 1. A clean chimney flue, i.e., clean the chimney flue before creosote has built up to a quarter of an inch thickness, or it becomes greasy looking- whichever comes first. 2. Keep the firebox sealed by tuckpointing with appropriate heat resistant products when joints are loose or cracked.

Cooling

Access & Scope

Access to the cooling system was normal, but the outside temperature was less than 60 degrees. Because cold weather operation risks damage to the compressor, we did not operate the system but the inspection was completed according to ASHI standards. If possible, verify that the equipment is functional and cooling adequately before closing. A 24-hour period with temperature above 60 F is needed for safe compressor operation. You should expect a temperature difference of 15 to 20 degrees measured between return and supply air ducts after five minutes of operation.

Equipment

Central air conditioning equipment is an electric powered split system. The compressor is located at the rear of the house and installation of this unit was approximately 3 years ago. The thermostat is shared with the heating system.

Distribution

The air distribution for the cooling system is identical to the heating system. Refer to Heating Distribution, above.

Interior

Access & Scope

There was normal access to the interior components of the property except under the stairs and against the garage walls, but we completed a visual inspection according to ASHI standards. ASHI standards exclude household appliances, but as a courtesy to our clients, our inspection does include a simple operational check of the built-in appliances. It does not include an evaluation of timers, calibrations or any self-cleaning features on the cooking appliances, or a determination of quality of performance. ABA will not be responsible for appliance failure after the time of inspection.

Finishes

Interior: Walls and ceilings are drywall. Floor finishes are carpet, vinyl and tile. The interior finishes are serviceable allowing for normal wear and tear. Minor cracks near doorways and other small flaws are common conditions that require only cosmetic attention and can be addressed when redecorating.

Loose stair spindles and railings develop from wear and tear and drying of glue joints. Repair is desirable, but in some railing designs this is difficult to achieve since anchoring between floor joists is recommended for stability.

Reinstall or rehang the various interior doors mentioned in the Preview.

There was limited access beneath the front steps.



Baths: The tub/shower surrounds include ceramic tile. Bath finishes are serviceable allowing for normal wear and tear. Routine grout and caulk maintenance at tile installations is important for preventing moisture problems at walls or sub-floor. When necessary, rake out poor grout and re-grout. Interior corners and the joint between the tile and the base can best be protected with silicone caulking. Routine caulk maintenance is important for preventing moisture problems at walls or sub-floor. Interior corners can best be protected with silicon caulking.

Kitchen: Kitchen equipment includes typical cabinets and counters with a sink and disposal. The kitchen is fitted with an electric range, a recirculating fan and dishwasher. All appliances were partially tested and except as noted in the Preview, responded properly to the controls.

Other

Pest Control - The best time to have a general pest control evaluation performed is when the house is vacant before moving in.

Carbon Monoxide Detectors - These are reasonably priced and are encouraged in all homes. Please contact the American Lung Association for their recommendations.

Mold Information - The St. Louis area has a considerable amount of humidity. This can create high levels of moisture inside the home that can lead to mold and other fungal growth. Lack of adequate ventilation, a plumbing leak or basement seepage can add to the moisture problem. It is essential that adequate drainage away from the home's foundation be maintained. Use of a dehumidifier or a continuously running fan in the basement can help reduce levels of internal moisture.

Inspecting or testing for fungal contamination is not included in the scope of work of an ASHI home inspection. People have varying sensitivities to fungi and there are a few cases where some types have caused serious allergies or reactions. You may wish to have an additional environmental inspection performed for molds or other indoor air contaminants. Additional information is available at the EPA's Web site: www.epa.gov/iaq/molds/moldguide.html

Mold is sometimes discovered under basement carpets and drywall and behind wallpaper on exterior walls, particularly in bathrooms, as well as at other locations. If you remove drywall, carpet, wallpaper or otherwise open-up areas, you may find mold. If you suspect or encounter a mold problem, contact an experienced environmental consultant for testing and advice on remediation options.

Insulation & Ventilation

Access & Scope

The attic access is through a ceiling hatch at the hallway. This access was opened and allowed a hatch view inspection of the insulation and other attic conditions according to ASHI standards.

Insulation

Attic: The insulation in the attic is mineral wool with an R-value near 30. The attic is adequately insulated.



Wall: We did not specifically confirm the wall insulation, but houses of this age and type usually have insulating blankets producing R-values from 11 to 13.

Ventilation

Attic: Gable, ridge and turbine vents provide attic ventilation. The present ventilation appears adequate for moisture control. If, however, you check the temperature in the attic when the roof covering is nearing need for replacement and it is more than 20 degrees above full-sun outside temperature, additional ventilation is recommended for heat control.

For every square foot of attic floor space there should be one square inch of attic ventilation opening at roof, gables or soffits. Ventilation can be accomplished by several different means: static roof vents, turbines, ridge vents, and soffit or gable vents. Ideally 50% of the ventilation should be close to or at the roof peak and 50% at the soffit area. We recommend discussing ventilation issues with your roofing contractor when replacing the roof covering.

Leave turbine ventilators uncovered throughout the year. Turbines provide extra ventilation during the summer that reduces heat gain in the attic, lowers cooling costs and minimizes heat stress to the shingles. They also provide extra ventilation in the winter that reduces humidity and condensation in the attic during cold weather. Turbines will sometimes leak in heavy rains with no wind. Installing a plastic sheet to form a basin under the vent area will hold the moisture until it evaporates. Two static vents of equal size will provide the same air movement. They cost less, resist leaking, require no maintenance and are recommended as replacements.

Fans: All installed fans responded to a brief operational test. The quality of performance was not evaluated.

Summary

Assessing the Risk

Information in this report is based on a limited visual examination and the inspector's professional experience and knowledge. It blends observations and facts with inferences and opinions. 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.

Pre-Closing Walk Through

This is only a report of deficiencies at the time of the inspection. It does not protect building components from future failure or repair. Mechanical equipment can fail at anytime; houses vacant between the inspection and closing occasionally develop plumbing problems. The pre-closing walk through is your final opportunity to confirm that all systems in the house are operable, that no new problems have developed; and that any requested repairs have been completed to your satisfaction. Do not miss this important part of the purchase process.

Since the client does not obtain occupancy of the inspected building until closing, ABA accepts no responsibility for any deficiencies that could have been observed by the client during their Final Walk-Through provided per the St. Louis Association of Realtors Residential Sale Contract.

Repairs and Cost Estimates

The need for repairs is stated as appropriate in the sections of this report. Recognize those listed are not necessarily a complete list of every possible repair item. The process of repair can also become a 'discovery process' because of access created by disassembly, changes occurring from the day of the inspection and the limitations of the visual inspection process. When contacting contractors be sure to indicate that systems should be: "... repaired as needed."

Cost estimates for recommended work are not included with this written report. We find estimates vary dramatically between contractors with different methods, work habits and profit goals. This makes it important that you obtain at least three estimates for any substantial repair or home improvement and that all estimates should be based on identical specifications. Please feel free to call if you have any questions regarding bids that might have been obtained because of information in this report. We strongly recommend you obtain cost estimates before closing for any items that may have been mandated by a municipal authority or that you find throughout this report and think necessary to have either repaired or replaced.

Finally, we would like to remind you that our inspections are thorough but not technically exhaustive. Thus, based on historical averages for your first year and subsequent years of home ownership, we recommend an annual budget of 1% of the purchase price of the home for the hidden or unforeseen repairs and maintenance that almost every home will have.

If You Have Any Questions

Opinions, even among experts, can vary and at some point, you may be given advice that disagrees with information in this report. If this happens, remember that contractors / firms are not equally competent and, in some cases, are more interested in making a sale than in responsibly diagnosing a problem and providing an economical solution. If you have any questions please call. We remain, as always, your best source for impartial advice.

Thank you for the opportunity to provide this inspection service.

ABA



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Invoice

Invoice Number: 030601534	Client/Agent:	
Inspection #: 030601534	Amanda Deimer	
Address: 123 Hilltop Trail Eureka, MO 63025		
Invoice Date: 03/08/2007		
Professional Services Rendered:		
Listing Inspection Inspection		300.00
WDO		65.00
	TOTAL	\$ 365.00

Please reference invoice number on check. Thank You!

Invoice Status: Collected by the CSC. Paid by credit card. Credit card charges will appear as "LandAmerica Property Inspection."

Thank you,

Gerry Steinman, Inspector

BASEMENT SEEPAGE: AN ABA PERSPECTIVE

Basement seepage is of concern to most homeowners. Seepage can create water damage, allergic reactions or worse. Testing for mold and mildew is beyond the scope of the building inspection. Following is information relative to basement seepage, associated causes and recommendations¹.

1. Given the right conditions, any basement can leak.

No one can predict if a basement will leak in the future and, in many cases, it is not even possible to tell if a basement has leaked in the past. The best source of information about performance is the owner/occupant of the property. The most common cause of basement seepage is poor surface and roof drainage. Stone foundations were never designed to be watertight. For that matter concrete and concrete block are both porous, as well. The best way to minimize seepage in any foundation is to keep water away from the exterior.

2. Foundation cracks do not cause basement seepage.

There are many cracks that have never leaked. Basement seepage is the result of having water where it is not supposed to be—along the exterior foundation wall. The crack only serves as a point of entry; it is not the cause of the seepage. It is essential to eliminate the cause, not just to seal the entry point. If water is not routed away from the foundation adequately, seepage in the basement is likely. Gutters and downspouts must be kept clean and routed away from the foundation. This is essential both for preventing seepage and for foundation stability.

3. Just because a basement has not leaked significantly in the past does not mean it will never leak.

Conditions change. Foundations move. Gutters become blocked. Landscaping changes occur. Drought conditions occur. Unusually heavy and or long-term rains occur. All of these are cause for possible basement seepage. Heavy downpours can cause gutters to overflow even though the gutters are clean. This happens with steeply pitched or unusually large roofs. Sheer volume overwhelms the gutters. For example, a 1000 square foot home (foot print) with a two-car garage attached will have over 1100 gallon of water run from it in a one-inch rain. That is a tremendous amount of water. Should only ten percent make it to the foundation, that is still over 100-gallons. Now think what happens in a downpour.

4. Certain landscaping features can also add to basement seepage.

a. Flower beds planted next to the foundation can allow water entry along the foundation. Remember all foundations crack, each crack allowing a point of entry.

b. Brick patios and walk ways serve as a direct catch basin and funnel for water to run to the foundation. Most are poorly drained. They are porous and allow moisture penetration.

c. Concrete patios sloped to the foundation direct water to rather than away from the foundation. It is not uncommon for patios to settle next to the foundation. The over-dig area (working space for foundation installation) adjacent the foundation is not compacted when the home is built. It settles naturally which creates a negative slope around the foundation. Positive slopes of 1-inch in 10-feet is a desirable grade.

d. In many homes it is quite common to have a walk or drive along the foundation. These too, settle and slope to the foundation. The joints between the foundation and the adjacent flatwork must be kept sealed.

e. In some areas, the downspouts are still connected to the old underground drains tied to the sewers. The condition of these pipes is unknown because they are not visible. These pipes can split, collapse or become blocked. This allows water at the footing level thereby contributing to foundation seepage.

¹ ABA Inspection & Consulting September 2004

5. Should none of the common corrections eliminate continued basement seepage you may then need a mechanical system added.

Interior perimeter drain tile connected to a sump pump discharging to the exterior should be the last resort to eliminate basement seepage unless a guarantee is desired. Remember that the discharge point for the pump should be at least three feet and preferably ten feet from the foundation.