



YOUR INSPECTION REPORT



**201 W 2nd Street
Hermann, MO 65041**

Perry Pecaut

Prepared By: Jason Ratliff

License #:

Mobile: 636-445-4636

Schedule: 636-456-0001

Jason.Ratliff@bpginspections.com

**Inspected Date: 10/15/2025
Report ID: 1112893**



Jason Ratliff



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Important Introductory Information

Thank you for choosing 7 Oaks Home Inspection for your property inspection! We value your business and we are happy to be available for any follow-up questions. Please contact us at 636-456-0001 for any assistance.

Purpose

This property inspection was performed at the request of the above-named client (YOU) in accordance with the terms and conditions set forth in the Inspection Agreement. BY ACCEPTANCE & REVIEW OF OUR INSPECTION REPORT, YOU ARE CONFIRMING YOUR AGREEMENT TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with this final inspection report. The Agreement may have been signed by either the named client or the Realtor® acting as the agent for the named client. You should carefully review the full terms of the inspection agreement prior to proceeding to rely on this inspection report. Please pay careful attention to the scope and limitations of the home inspection as well as the limitation on liability and the complaint management process.

Scope & Standards of Practice

As described in the INSPECTION AGREEMENT, this inspection is a non-invasive visual examination of specific readily accessible systems and components as outlined in specific state Standards of Practice for home inspectors in the state where this property is located. Where no state licensure exists, the Standards of Practice of the American Society of Home Inspectors (ASHI) are followed. This inspection report is subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the relevant Standards of Practice. A copy of the Standards of Practice may be obtained from your inspector or from the web site identified in the Inspection Agreement.

In general, home inspections include a visual examination of readily accessible systems and components to help identify material defects as they exist at the time of the inspection. Home inspections are always the professional opinion of the home inspector and opinions may vary amongst professionals. This is not a technically exhaustive inspection and will not necessarily list all minor home maintenance or repair items. Latent, inaccessible, or concealed conditions are excluded from this inspection. Inspectors do not move furniture, appliances, personal items, or other materials that may limit the inspection. We do not report on cosmetic or aesthetic issues. Unless otherwise stated, this is not a code inspection. We did not test for environmental hazards or the presence of any potentially harmful substance. Please refer to your inspection agreement and order confirmation to determine if the scope of the inspection you ordered has been adjusted to meet your specific needs.

Use of Reports

This report is solely for the information and benefit of the above-named CLIENT(S). We do not intend for anyone but the person(s) listed on the first page of this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the named client(s) purchasing our report/service. If this inspection report has been presented to you by the seller of the home, or by any 3rd party, you should contact the 7 Oaks Home Inspection office to schedule a reinspection of conditions so that you may rely on the findings of that subsequent report.

Key Findings Definitions

The following definitions are important when reviewing the full inspection report.

Action Item: The item is not functioning as intended, is a safety issue and/or needs repair or further evaluation. These are the most important findings in the professional opinion of the home inspector.

Consideration Item: The item is ALSO deficient, and repair/replacement should be considered. Consideration Items may include helpful tips, recommended upgrades, and more minor recommended repairs. This also includes conditions that have not significantly affected usability or function today - but should be monitored and the cost for repairs considered prior to purchasing the property.

Both "ACTION" and "CONSIDERATION" items are part of the "KEY FINDINGS" of the Home Inspector. The KEY FINDINGS" should be used to help prioritize issues found by the inspector. Your Inspection Report includes the KEY FINDINGS as well as additional valuable information in the PROPERTY INFORMATION section of the report. Be sure to review the ENTIRETY of your report, including the reports of ancillary services, prior to making important financial decisions about the subject property. Please note that the findings of the inspector represent the visible conditions observed on the day of the inspection and that more extensive conditions may be uncovered by specialists who provide repair estimates.



**201 W 2nd Street
Hermann, MO 65041**

Perry Pecaut



ID: 1112893



10/15/2025



1:00 PM

WEATHER	Partly Cloudy
TEMPERATURE	Between 70-80
FOR PURPOSES OF THIS REPORT PROPERTY FACES	South
OCCUPIED OR VACANT	Vacant
Client Present	Client Representative
AGE OF HOME	110 Years

Action Items

1 - Structural Systems

1.1 - Foundation



1. The left, front and right front foundation walls have concrete walls poured along them to help keep the stone walls from moving. The left concrete wall is cracked in a couple of places and has been leaking. The front left inside corner and right wall has evidence of leaking. The back wall of the kitchen there is a crack that is offset, evidence of movement. Recommend a foundation specialist evaluate and repair as necessary.



2. The right back window well is coming apart. Recommend a professional repair/replace as necessary.

1.5 - Basement



1. In the basement at the bottom of the stairs above the ductwork there is possible mold on the subfloor. Recommend a mold professional evaluate and mitigate if necessary.



2. The basement stairs are missing a guardrail. Recommend installing a guardrail.

2 - Exterior

2.1 - Wall Coverings



1. The siding paint is bubbling in several places on the home. The siding could be soft/rotted in those areas. The left side of the home there is a section the paint is missing / coming off. It appears to have gotten hot. There are boards that are cracked/split. The front left corner the siding is pulled away. Recommend a contractor evaluate entire home and repair/replace as necessary.

2.3 - Exterior Doors



1. The back exterior door the wood along the bottom of the door is soft/loose. The back upper door the casements are rotted at the bottom. Recommend a qualified contractor evaluate and repair/replace as necessary.

4 - Plumbing Systems

4.4 - Drain & Waste Piping



1. The Cast Iron plumbing stack behind the stairs in the basement there is a crack on the pipe down by the floor. Recommend a licensed plumber evaluate and replace as necessary.

5 - Electrical Systems

5.3 - GFCI / AFCI Devices



1. GFCI outlets are needed at the following locations.
 1. Exterior outlets
 2. Kitchen outlets within 6 feet of the sink.
 3. Bathroom outlet
 4. Unfinished basement outlets

5.4 - Receptacles & Switches



1. The 3 slot outlets are open ground. Recommend a licensed electrician evaluate and repair/replace as necessary.



2. The front left room the front outlet is broken. Recommend a licensed electrician replace.



3. The front left bedroom the top outlets do not have power the light switch that operates the outlets maybe bad. Recommend a licensed electrician evaluate and replace if necessary.

5.5 - Fixtures



1. The loft wall fan was not working. Recommend a professional evaluate and repair/ replace as necessary.

Action Items

5.7 - Wiring

1. The bathroom exhaust fan connection in the attic is not in the unit/ a junction box. Recommend a licensed electrician correct.



2. There is knob and tube wiring in the attic some of it is off and some is still on. Above the upstairs hall door there is knob and tube wiring on. There could be more knob and tube wiring hidden in the walls or attic. Recommend a licensed electrician evaluate and replace as necessary. Check with your insurance provider to see if they cover knob and tube wiring, most insurance companies are not covering knob and tube anymore.

6 - Heating and Cooling Systems**6.1 - Heating System**

1. The furnace cabinet has rust in it. The furnace came on and one of the burners had a orange flame, not typical. The furnace only ran for a few minutes then only the fan was on. Pushed the thermostat to the off position but the fan stayed on. Recommend a HVAC tech evaluate and repair/replace as necessary.



2. The CSST gas line is not bonded and the gas line runs through the floor joist. Recommend a HVAC tech bond the CSST gas line and either install solid piping through the joist or install a protective sleeve.



3. The furnace gas line there is a union in the furnace cabinet, not proper recommend a HVAC tech correct.

6.4 - Air Conditioning System

1. The air conditioning system did not respond to the thermostat. The AC unit fins are damaged, recommend a HVAC tech evaluate and repair/replace as necessary.

8 - Interior**8.1 - Walls, Ceilings & Floors**

1. The kitchen floor along the West wall at the inside corner the floor is soft/spongy. Recommend a contractor further evaluate and repair/replace as necessary.

8.4 - Steps, Stairways and Railings

1. The stairs to the second floor are missing a handrail. Recommend installing a handrail.

9 - Kitchen**9.2 - Sink**

1. The kitchen sink drain configuration is not proper and a piece of the drain is flexible piping prone to clogging/ having issues. Recommend a licensed plumber replace as necessary.

11 - Laundry**11.2 - Dryer**

1. There is not a dryer vent to the exterior of the home. Recommend installing a dryer vent that goes to the exterior of the home.

Consideration Items

1 - Structural Systems

1.1 - Foundation



1. There are several places the stone foundation needs to be tuck pointed. Recommend a professional evaluate and tuck point where necessary.



2. Where the main water line enters the basement it is not sealed and water is getting in. Recommend a professional seal with appropriate sealant.

2 - Exterior

2.2 - Eaves, Trim, Soffits & Fascia



1. The soffit above the front porch stairs appears to be soft/rotted. Possibly the built in gutter is leaking. Recommend a qualified professional evaluate and repair/replace as necessary.

2.5 - Porch & Steps



1. The front steps from the sidewalk to the home are popping/flaking apart. Recommend a contractor evaluate and repair/replace as necessary.



2. The front porch guardrails the spindles are loose/ coming apart. Repair as necessary.

2.7 - Driveways, Walkways, & Patio



1. The brick patio is wavy and there is evidence of water sitting. Recommend evaluation and repair as necessary.

3 - Roof Systems

3.2 - Flashing



1. The back left section of the main roof the flashing at the bottom of the valley is not secured down. Recommend a qualified contractor evaluate and secure/seal if necessary.

3.3 - Roof Drainage System



1. Where needed, extend the downspouts farther away from the foundation either above or below ground. Be sure to use solid and not perforated piping for this purpose.

3.4 - Chimney & Vents



1. The chimney is heavily sealed along the shingles cannot confirm if there is flashing. Recommend a qualified contractor evaluate and repair/seal as necessary.

4 - Plumbing Systems

4.3 - Water Supply & Distribution System



1. There are a few shut off valves in the basement that are corroded, evidence of previous leaking. Recommend a licensed plumber evaluate and repair/replace if necessary.

5 - Electrical Systems

5.5 - Fixtures



1. The kitchen ceiling fan is out of balance. Repair/adjust as necessary.

5.6 - Service Panels & Subpanels



1. There is a ground wire in the same terminal hole as a neutral wire. Recommend a licensed electrician separate.



2. Noted incomplete indexing at the electrical panel box. Recommend proper labeling of circuits.

Consideration Items

-  3. To avoid possible inadvertent shock, fill the open knockouts that are in the panel's access door and any in the sides or top portions of the panel box, with inserts designed for that purpose.

5.7 - Wiring

-  1. Above the stairs there is a hole on the ceiling you can see wiring with wire nuts. Recommend a licensed electrician further evaluate.

6 - Heating and Cooling Systems**6.3 - Air Distribution System**

-  1. The main register in the upstairs loft there is debris at the bottom of the register. Recommend cleaning the ductwork/registers as necessary.
-  2. This was not an asbestos inspection but it was noticed that the white/gray tape visible on the distribution ducts in all probability contains asbestos. Most reports on asbestos indicate that, when the material is properly sealed by wrapping and/or painting, little health hazard exists.

6.4 - Air Conditioning System

-  1. Seal the exterior area where the air conditioning lines enter the home.

7 - Attic**7.2 - Attic Ventilation**

-  1. The attic may need more ventilation. Recommend a contractor evaluate and install more vents if necessary.

8 - Interior**8.2 - Smoke Alarms & Carbon Monoxide Alarms**

-  1. There are not smoke detectors in the home. Recommend installing smoke detectors on each level of the home and all bedrooms. Recommend installing Carbon Monoxide detectors on each level of the home.

9 - Kitchen**9.2 - Sink**

-  1. The kitchen sink is not down tight to the counter top. Recommend a professional evaluate and correct.

10 - Bathrooms**10.2 - Sinks & Faucets**

-  1. The bathroom sink supply line shut off is corroded. Recommend a plumber evaluate and repair/replace if necessary.

12 - Client Advice**12.5 - Mold**

-  1. Please be advised that a mold inspection is beyond the scope of this standard building inspection as defined by the American Society of Home Inspectors. This inspection did not include an inspection for mold.

1 - Structural Systems

Our inspection of the structural systems included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing or specialized testing. We make no representations as to concealed conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance today. We cannot predict when or if foundations might leak in the future.

1 - Structural Systems Details

Exterior Wall Structure Framed Walls	Foundation Type Stone, Poured in Place Concrete and Full basement - Partial Crawlspace	Posts Wood
Beams Wood	Floor Structure Wood Joists, With Wood Sub-flooring &	Basement / Lower Level Unfinished
Roof and Ceiling Structure Conventional Wood Rafters & Ceiling Joists, With Wood Sheathing		

Inspected Items

1.1 - Foundation

- Forecasting future performance is impossible because heavy rainfall, drought and other unpredictable soil conditions can produce foundation movement.
- Reference Seller Disclosure Statement for additional comments.
-  There are several places the stone foundation needs to be tuck pointed. Recommend a professional evaluate and tuck point where necessary.

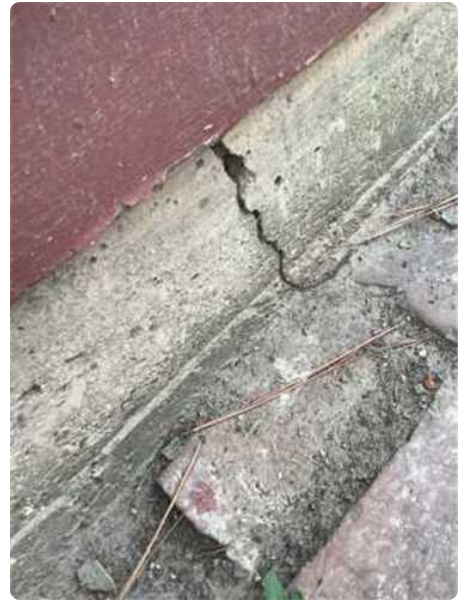


- There is only visual access to the crawlspace at the opening. The opening is to small to enter.
- The right wall of the foundation has evidence of leaking common with stone foundations. Recommend correcting the grading along the foundation and install downspout extensions. Tuck point where necessary, if more moisture is wicking in than desired contact a foundation specialist to install a tile system.



- The left, front and right front foundation walls have concrete walls poured along them to help keep the stone walls from moving. The left concrete wall is cracked in a couple of places and has been leaking. The front left inside corner and right wall has evidence of leaking. The back wall of the kitchen there is a crack that is offset, evidence of movement. Recommend a foundation specialist evaluate and repair as necessary.





- Where the main water line enters the basement it is not sealed and water is getting in. Recommend a professional seal with appropriate sealant.



- The right back window well is coming apart. Recommend a professional repair/replace as necessary.



1.2 - Floor Structure

- Visible areas of the floor system are in typical condition consistent with the age and style of construction.

1.3 - Wall Structure

- Based on visible areas the walls are performing as intended without significant sign of damage or significant structural movement. Conditions inside the walls were obviously not visible.

1.4 - Roof & Ceiling Structure

- There were no noticed cracked or damaged trusses/rafters or signs of serious movement at the visible/accessible areas. The roof structure appears to be performing as intended. All areas of the roof framing were not viewed. The far reaches of the attic might not have been visible. Areas under insulation were not viewable.

1.5 - Basement

- No one can predict if this basement/lower level/crawl space will ever leak and this inspection does not imply that this basement/lower level/crawl space will not leak in the future. Because most basement/lower level/crawl space water problems originate from surface drainage rather than ground water, maintaining gutters, downspouts and surface drainage is very important. Exterior water control is generally more effective than internal patching or sealing. Some basement/lower level/crawl space leak occasionally and depending on soil conditions, this leakage sometimes leaves no evidence of stains, deposits or discoloration. Discuss any history of a damp or wet basement/lower level/crawl space. BPG will not be responsible for basement/lower level/crawl space water seepage/leakage that might occur in future.



- In the basement at the bottom of the stairs above the ductwork there is possible mold on the subfloor. Recommend a mold professional evaluate and mitigate if necessary.



- The basement stairs are missing a guardrail. Recommend installing a guardrail.

2 - Exterior

Our inspection of the building exterior included a visual examination of the accessible exterior of the home and specific exterior components that are adjacent or abutting the home. Exterior wood components may be randomly probed at the discretion of the inspector. Varying degrees of exterior deterioration can exist in any component. Vegetation, including trees, are examined only to the extent that they are affecting the structure. Fences, walls, outbuildings and other components within the property boundary are excluded unless they are explicitly described below.

2 - Exterior Details

Lot Grading/ Surface Drainage

- Slope Is Typical

Patio

- Brick

Windows

- Single Glazed Glass With, Wood Frame

Walkways

- Concrete

Trim / Soffit / Fascia

- Wood

Porch

- Wood

Wall Cladding/Coverings

- Wood Siding

Inspected Items

2.1 - Wall Coverings

- The key to exterior maintenance is prevention of moisture penetration, best accomplished by spot tuck-pointing, painting, caulking, and roofing repair as appropriate and necessary. Caulking the dissimilar materials around the exterior doors, windows and all wall penetrations is recommended in keeping with good building practice.
- Anticipate maintenance requirements in the future. Most flashing is not visible for inspection. Exterior wall building paper or house wrap is not visible.
- Reseal windows/doors where necessary.
- The siding paint is bubbling in several places on the home. The siding could be soft/rotted in those areas. The left side of the home there is a section the paint is missing / coming off. It appears to have gotten hot. There are boards that are cracked/split. The front left corner the siding is pulled away. Recommend a contractor evaluate entire home and repair/replace as necessary.



Siding pushed out

2.2 - Eaves, Trim, Soffits & Fascia

- From the ground the materials appear in typical condition.
- 🔑 ■ The soffit above the front porch stairs appears to be soft/rotted. Possibly the built in gutter is leaking. Recommend a qualified professional evaluate and repair/replace as necessary.



2.3 - Exterior Doors



- The back exterior door the wood along the bottom of the door is soft/loose. The back upper door the casements are rotted at the bottom. Recommend a qualified contractor evaluate and repair/replace as necessary.



- 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. Adding storm doors may help, but an extended roof always provides the best protection against the elements.
- The front door a piece of the stained glass in cracked.



2.4 - Windows

- The exterior of the window sills might not of been visible and the wood areas were not probed. Basement and garage windows are not tested. Some windows were not visible due to storage/furniture. Interior wall damage around windows is many times not visible and may exist without being noted in this report. It is impossible to determine how the windows were installed and if they follow the manufacturer's installation specification by merely a visible inspection. Monitor the window conditions and seal, repair or replace items as necessary or as discovered in the future. Ask the seller about any history of water leakage at the windows. Drainage planes are not verified or inspected as part of a visual inspection. They are located behind the exterior cladding and are obviously not visible. Some exterior deterioration may be found during a painting or cleaning process since some window sills were not fully visible either from the ground or at the interior of the window when storms/screens are installed. Any window well drains are not tested/inspected. In some cases furniture, curtains, storage, etc. blocked seeing the window or the areas around the windows.

2.5 - Porch & Steps

- Front porch is in typical physical repair.



- The front steps from the sidewalk to the home are popping/flaking apart. Recommend a contractor evaluate and repair/replace as necessary.



- The back lower roof there is a door from second floor onto the roof. Recommend either installing a guardrail or permanently closing off the door.



- The front porch guardrails the spindles are loose/ coming apart. Repair as necessary.

2.6 - Grading & Surface Drainage

- Monitor the exterior perimeter during heavy rains and make any necessary corrections. Maintain drainage away from the foundation at all points. Include attention to minor details in any future landscaping changes.
- Any low and level areas next to the foundation could be a potential source of water intrusion into the basement. Regrade as needed to slope drainage away from the foundation and discharge the downspouts as far away from the house as possible. Poor exterior water management is the leading cause of water leakage into basements and frost action against foundation walls. Frost action or soil expansion can then lead to foundation movement. Keep all gutters clean and well adjusted. Keep downspouts attached and depositing water well away from the foundation. As needed adjust surface slope to drain away from the foundation for at least six feet.

2.7 - Driveways, Walkways, & Patio

- Monitor walks and patios for tripping hazards.



- The brick patio is wavy and there is evidence of water sitting. Recommend evaluation and repair as necessary.



3 - Roof Systems

Our inspection of the readily accessible roof system included a visual examination to determine damage or material deterioration. We walk on the roof only when it is safe to do so and is not likely to damage the roof materials. We look for evidence of roof system leaks and damage. We cannot predict when or if a roof might leak in the future.

3 - Roof Systems Details

Roof Covering(s)	How Inspected	Estimated Age of Roof
• Metal, Architectural Shingles, Diamond Pattern Shingles (Possible Asbestos)	• Partially Walking The Roof, From Another Roof, From The Ground	• Possibly original
Number of Layers	Flashing	Gutters & Downspouts
• 1 layer	• Metal	• Aluminum, Built In
Chimneys & Vents		
• Masonry Chimney With Clay Liner		

Inspected Items

3.1 - Roof Coverings

- The roof inspection is a visual inspection per our inspection standards. Our best efforts were applied but it's possible that leaks could develop soon after this inspection or, possibly be present during the inspection and go undetected. Visible stains were evaluated as best as possible, as current or inactive. BPG will not be liable for future roof leaks when the visual inspection revealed no obvious defects. **Determination of insurability of roof is not within the scope of our inspection.**
- Cement asbestos shingles are man made and perform a lot like natural slate with a typical life service between 40 and 60 years. Expected maintenance includes replacing missing and damaged pieces as necessary, with special attention to ridges and valleys. Have repairs made only by qualified contractors and when the roof finally needs to be replaced remove these shingles first. The asbestos in these shingles is not considered hazardous except possibly during the removal process.

- There are a few of the fasteners on the possible asbestos shingles that are pushed up. Recommend a qualified contractor evaluate and repair as necessary.
- The architectural shingles on the left side of the home are 1-3 years old.
- The front porch metal roof will need to be painted/resealed in the future.

3.2 - Flashing

- Flashing areas are vulnerable to leaks and were checked as best as possible. Concealed flashing is not visible for inspection, such as at roof rakes and other enclosed areas. It was not possible to see if flashing is installed at all needed areas or if it is installed correctly.



- The back left section of the main roof the flashing at the bottom of the valley is not secured down. Recommend a qualified contractor evaluate and secure/seal if necessary.



3.3 - Roof Drainage System



- Where needed, extend the downspouts farther away from the foundation either above or below ground. Be sure to use solid and not perforated piping for this purpose.
- Expect typical gutter maintenance in the future. 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.
- Built-in gutters look nice but, because they have very little slope, need diligent maintenance to keep leaks from damaging the decorative cornices below.
- The left side gutters are full of pine needles. Clean out as necessary.

3.4 - Chimney & Vents

- Future maintenance of chimney tops is important to prevent deterioration. Tuckpoint brick chimneys as/when needed. Maintain chimney cap and paint/repair/service chimney tops annually.



- The chimney is heavily sealed along the shingles cannot confirm if there is flashing. Recommend a qualified contractor evaluate and repair/seal as necessary.

4 - Plumbing Systems

Our inspection of the plumbing system included a visual examination of exposed components to identify defects, excessive wear, leakage, and general state of repair. Plumbing leaks can be present but not evident in the course of a normal inspection. Vacant homes are especially prone to having leaks develop once the property is restored to regular occupancy. A sewer lateral test to determine the condition of the underground sewer lines is beyond the scope of this inspection. Our review of the plumbing system does not include landscape irrigation systems, water wells, private water supply systems or private (septic) waste disposal systems unless specifically noted. No water testing is done to determine quality or potability.

4 - Plumbing Systems Details

Water Provider

- Public

Sewer Provider

- Public

Interior Main Shut Off Location

- Basement

Water Main Service Piping

- Copper

Interior Water Distribution Piping

- Copper

Drain, Waste, & Vent Piping

- Cast Iron & PVC Repairs/Additions

Fuel Shut Off Valve & Piping

- Black Iron Piping, CSST (Corrugated Stainless Steel Tubing), Shut Off at Exterior at Gas Meter

Inspected Items

4.1 - Hose Connection Faucets

- Remember to disconnect and remove hoses during the winter months. Hoses connected during winter greatly increase the risk of freeze damage. Turn off the inside valves, if available, and drain the lines, even if the exterior faucet is a freeze resistant type. Carefully check the interior piping and valves each spring during dewinterization.
- The left hose bib was off in the basement unable to test.

4.2 - Water Heater Equipment

- There is not a water heater in the home.

4.3 - Water Supply & Distribution System

- Every section of the water piping and all valves were not inspected. During the inspection, the water was left running for several minutes at each sink, tub, and shower, and all toilets were flushed at least three times. Per inspection standards, shut-off valves, including the main water shut-off valve, are not turned. Confirm that all shut-off valves work correctly and don't leak. The water meter pit was not opened.



Main water shut off front wall



- There are a few shut off valves in the basement that are corroded, evidence of previous leaking. Recommend a licensed plumber evaluate and repair/replace if necessary.



4.4 - Drain & Waste Piping

- Inspection of the below surface sewer components is beyond the scope of this visual inspection. Have the lines video scanned if you wish to ensure there are no broken or clogged components.



- The Cast Iron plumbing stack behind the stairs in the basement there is a crack on the pipe down by the floor. Recommend a licensed plumber evaluate and replace as necessary.



5 - Electrical Systems

Our inspection of the electrical system included a visual examination of readily accessible components including a random, representative sampling of electrical devices to help identify adverse and/or unsafe conditions. All outlets, switches and fixtures are NOT tested. Performing voltage tests, load calculations or determining the adequacy of the electrical system for future usage is outside the scope of this inspection. Telephone, video, audio, security system, intercom, landscape lighting, and other low voltage wiring was not included in

this inspection unless specifically noted. The inspection did not test ceiling fans nor can it determine if an inoperable light fixture simply needs a new bulb or if there is a wiring issue.

5 - Electrical Systems Details

Service Entrance

- Underground Service Wires To, Meter(s) Located Outside Building, Service Entry Cable is Copper And, Main Service Is Rated At 200 - Amps

Grounding Wire/Method

- Attached To a Grounding Rod

Receptacles & Switches

- 3 Prong, Wall switches operate receptacles in some locations

Panel(s)

- Main Disconnect, Breakers Provide Circuit Protection

Visible Branch Circuit Wiring

- Copper, Mixture of Wiring Styles Including Knob & Tube

Inspected Items

5.1 - Service Entrance

- Service components are securely attached to the building and otherwise in good repair. Older installations might not meet all current installation standards. When other work is done recommendations will be made to update the service to current standards. Keep joint at top of meter well sealed. Keep entry points to interior well sealed.

5.2 - Service Grounding

- The ground connections are visible but the entire length of the grounding wire was not traced.

5.3 - GFCI / AFCI Devices

-  GFCI outlets are needed at the following locations.
 - Exterior outlets
 - Kitchen outlets within 6 feet of the sink.
 - Bathroom outlet
 - Unfinished basement outlets

5.4 - Receptacles & Switches

-  The 3 slot outlets are open ground. Recommend a licensed electrician evaluate and repair/replace as necessary.
-  The front left room the front outlet is broken. Recommend a licensed electrician replace.



- Painted over receptacles with clogged slots make it difficult to insert plugs. This is not a good practice and you may have to replace some receptacles in order to make them functional.
- 🔑 ▪ The front left bedroom the top outlets do not have power the light switch that operates the outlets maybe bad. Recommend a licensed electrician evaluate and replace if necessary.

5.5 - Fixtures

- The exterior lighting and all landscape lighting, at various areas, was not tested.
- Ceiling fans reduce air stagnation and stratification, improve comfort levels, and increase the effectiveness of the heating and cooling systems. Adding fans of either type can be a helpful home improvement.

Ceiling fans are tested; they respond but are not tested on each speed, forward, and reverse.

- There are light fixtures on exterior and the interior that are not working, possibly the bulbs are burned out or missing. Repair/replace as necessary.

- 🔑 ▪ The loft wall fan was not working. Recommend a professional evaluate and repair/ replace as necessary.

- 🔑 ▪ The kitchen ceiling fan is out of balance. Repair/adjust as necessary.

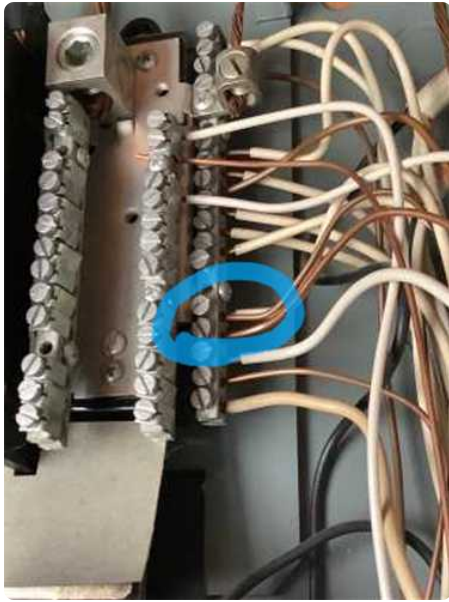
- The kitchen light fixtures have been removed.

5.6 - Service Panels & Subpanels

- The panel cabinet(s) is well secured and there are no apparent signs of arcing or burn marks at the wiring connections and fittings.



- 🔑 ▪ There is a ground wire in the same terminal hole as a neutral wire. Recommend a licensed electrician separate.



- Noted incomplete indexing at the electrical panel box. Recommend proper labeling of circuits.
- To avoid possible inadvertent shock, fill the open knockouts that are in the panel's access door and any in the sides or top portions of the panel box, with inserts designed for that purpose.



5.7 - Wiring

- The bathroom exhaust fan connection in the attic is not in the unit/ a junction box. Recommend a licensed electrician correct.



- Above the stairs there is a hole on the ceiling you can see wiring with wire nuts. Recommend a licensed electrician further evaluate.



- There is knob and tube wiring in the attic some of it is off and some is still on. Above the upstairs hall door there is knob and tube wiring on. There could be more knob and tube wiring hidden in the walls or attic. Recommend a licensed electrician evaluate and replace as necessary. Check with your insurance provider to see if they cover knob and tube wiring, most insurance companies are not covering knob and tube anymore.



6 - Heating and Cooling Systems

Our inspection of the heating and cooling system included a visual examination of the system's major components to determine defects, excessive wear, and general state of repair. Weather permitting, our inspection of a heating or cooling system includes activating it via the thermostat and checking for appropriate temperature response. Our inspection does not include disassembly of the furnace therefore heat exchangers are not included in the scope of this inspection. The inspection does not determine adequacy, efficiency or distribution balance of the installed systems.

6 - Heating and Cooling Systems Details

Cooling System Manufacturer International Comfort Products	Heating System Manufacturer TEMPSTAR	Fuel / Flue Piping Black steel, CSST (Corrugated Stainless Steel Tubing)
Cooling System Central Air and 27 Years	Heat/Cool Air Distribution Galvanized Ductwork, Insulated Flex Ductwork, With Disposable Filter(s)	Furnace/Air Handler Furnace, Energy Source: Gas and 27 Years

Inspected Items

6.1 - Heating System

- 🔑 The furnace cabinet has rust in it. The furnace came on and one of the burners had a orange flame, not typical. The furnace only ran for a few minutes then only the fan was on. Pushed the thermostat to the off position but the fan stayed on. Recommend a HVAC tech evaluate and repair/replace as necessary.



- The CSST gas line is not bonded and the gas line runs through the floor joist. Recommend a HVAC tech bond the CSST gas line and either install solid piping through the joist or install a protective sleeve.



CSST not bonded

- The furnace gas line there is a union in the furnace cabinet, not proper recommend a HVAC tech correct.



- Our inspection was a visual inspection of the readily accessible areas of the gas lines at the boiler and water heater areas. All gas lines were not inspected and none of the gas lines were tested for leaks. We recommend our Gas Safety Inspection, you have a qualified HVAC company or the gas company perform their safety inspection at this time on the gas lines and gas items such as water heaters, furnaces, gas stoves, gas fireplaces, gas yard lights and grills. Our home inspection did not include inspection of the internal components, compliance with gas company requirements for furnace venting, leak detection at gas lines and many other important safety items that a Gas Safety Check includes. A Gas Safety Check exceeds the standards of our limited inspection and is more comprehensive in terms of safety and code enforcement. BPG will not be responsible for items that are or could have been discovered during a Gas Safety Check.
- The furnace is at the end of it's serviceable life. Could need repaired or replaced anytime. May consider having a home warranty.
- The wood burner in the basement was not inspected.

6.2 - Vent Systems & Flues

- Combustion gases exit the house through standard connections. The installation looks in satisfactory condition. The Gas Company or HVAC company will check for current obstructions, but, to avoid possibly serious safety hazards, you should check the system annually for blockage or other problems.
- If you chose to get a Gas Safety inspection, please reference the separate gas safety inspection report for information about testing of the furnace(s).

6.3 - Air Distribution System

- The viewed heating distribution system looks in typical condition. Every section of the ductwork was not inspected.
- Regular furnace filter cleaning or replacement is one of the most important homeowner responsibilities. The interval varies by the type of filter. Some recent products suggest replacement only two to three times a year. Standard fiberglass, however, needs changing every four to six weeks year round.
- There are not registers in the front bedrooms.
- 🔑 ■ The main register in the upstairs loft there is debris at the bottom of the register. Recommend cleaning the ductwork/registers as necessary.



- This was not an asbestos inspection but it was noticed that the white/gray tape visible on the distribution ducts in all probability contains asbestos. Most reports on asbestos indicate that, when the material is properly sealed by wrapping and/or painting, little health hazard exists.



6.4 - Air Conditioning System



- The air conditioning system did not respond to the thermostat. The AC unit fins are damaged, recommend a HVAC tech evaluate and repair/replace as necessary.



- 
- Seal the exterior area where the air conditioning lines enter the home.
 - The AC unit is at the end of it's serviceable life, could need repaired or replaced anytime. May consider having a home warranty.

7 - Attic

Our inspection of the readily accessible areas of the attic and/or crawl space included a visual examination to determine any signs of defects, excessive wear, and general state of repair. Low clearance, framing design, lack of accessibility and/or obstructions, often can limit the accessible areas that are available to the inspector. In these situations, the inspector may only conduct thier inspection from the accessible hatch, opening or platform that is available to them. Additional concerns may be identified when greater access is obtained. Reporting on the presence or absence of rodents, animals or any other creature is always outside the scope of a home inspection.

7 - Attic Details

Attic Venting • Gable Vents	Method Used to Observe Attic • Partially Entering Attic	Attic Access • Hatch
Attic Insulation Type • Blown Cellulose	Attic Insulation Thickness / R - Value • Less than 4 inches	

Inspected Items

7.1 - Attic Insulation

- The R-value is consistent for original construction, but is low by current standards. Consider additional insulation to a value of R-40, which will significantly lower energy costs, especially if you plan to live in the home five or more years.

There are signs of mice/pests in the *Mice Locations*, you might want to try self elimination methods or contract a professional exterminator. This was not a pest inspection but this was noticed. There might be other pest activity or damage to screens, wiring etc. that's not noted in this report.

7.2 - Attic Ventilation

- 
- The attic may need more ventilation. Recommend a contractor evaluate and install more vents if necessary.

8 - Interior

Our inspection of the interior included a visual examination for structural and safety deficiencies. Finish treatments and other cosmetic conditions are not the subject of a home inspection. Environmental conditions, including the presence or absence of mold-related substances are also excluded from this inspection. A representative number of accessible doors, windows & cabinets were inspected.

Inspected Items

8.1 - Walls, Ceilings & Floors



- The kitchen floor along the West wall at the inside corner the floor is soft/spongy. Recommend a contractor further evaluate and repair/replace as necessary.



- There are a couple of drywall repairs on the ceilings on the first floor. Recommend asking seller about the repairs.

- The interior finishes are in typical repair. Minor cracks near doorways and other small flaws are common conditions that require cosmetic attention only. Minor or remote water stains might not have been seen or noted in this report.

Missouri and Illinois are among the leaders in the number of houses affected by Methamphetamine (Meth) production. BPG inspectors do not include testing or inspection for any type of drugs, including Meth. We recommend having the home tested for Meth if there is suspicion of past production in the house, garage, or outbuildings since it is known that experts recommend decontamination if tests indicate the presence of Meth at any level. Decontamination is very expensive.

Inspecting and/or testing for fungal contamination was not included in the scope of this home inspection because inspection standards exclude mold. 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 on the EPA's Web site.

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

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

The best time to have a general pest control treatment performed is when the house is vacant before moving in.

- There are stains on the front left bedroom ceiling and master bedroom East closet ceiling. Both areas tested dry with a moisture meter at time of inspection.



8.2 - Smoke Alarms & Carbon Monoxide Alarms

- There are not smoke detectors in the home. Recommend installing smoke detectors on each level of the home and all bedrooms. Recommend installing Carbon Monoxide detectors on each level of the home.

8.3 - Doors

- The first floor bathroom door is not shutting it is hitting on the frame. Repair/adjust as necessary.

8.4 - Steps, Stairways and Railings

- The stairs to the second floor are missing a handrail. Recommend installing a handrail.

9 - Kitchen

Our inspection of the kitchen included a visual examination of the readily accessible components to determine defects, excessive wear, and general state of repair. We tested specific built-in appliances using normal operating controls to determine if they had simple operating functionality. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of our testing procedure. Refrigerators, trash compactors, portable microwaves and any other appliances are excluded unless specifically described below. The inspector does not determine if any appliance is subject to a product recall.

9 - Kitchen Details

Kitchen Fan

- Exhaust Fan (To Exterior)
-

Inspected Items

9.1 - Countertops & Cabinets

- The kitchen counter top there are places the grout is cracked apart. Repair/replace as necessary.
- There were no appliances in the home at time of inspection. The exhaust fan was tested, it was working at time of inspection.

9.2 - Sink

- 🔑 ▪ The kitchen sink drain configuration is not proper and a piece of the drain is flexible piping prone to clogging/ having issues. Recommend a licensed plumber replace as necessary.



- 🔑 ▪ The kitchen sink is not down tight to the counter top. Recommend a professional evaluate and correct.



10 - Bathrooms

Our inspection of the bathrooms included a visual examination to determine if there were any active leaks, water damage, deterioration to floors and walls, proper function of components, excessive or unusual wear and general state of repair. Bathroom fixtures are run simultaneously to check for adequate water pressure and volume. Unusual bath features like steam generators or saunas are not inspected unless specifically discussed in this report.

Inspected Items

10.1 - Toilets

- Unable to test the upstairs toilet due to the water was shut off to the toilet.

10.2 - Sinks & Faucets

- Unable to test the bathroom sink due to the water was shut off at the sink.
- The bathroom sink drain has a non typical rubber connection. Recommend monitoring for leaking.



- The bathroom sink supply line shut off is corroded. Recommend a plumber evaluate and repair/replace if necessary.



10.3 - Bathtubs

- Unable to test the tub due to the supply lines and drain were cut/ disconnected.



10.4 - Bathroom Interior & Ventilation

- The bathroom exhaust fan vents into the attic. Recommend venting to the exterior of the home.

11 - Laundry

Testing of clothes washers, dryers, water valves and drains are not within the scope of this inspection. We inspect the general condition and accessibility of the visible water supply, drain and electric and/or gas connections and visible portions of the dryer vent.

11 - Laundry Details

Laundry

- In The Basement
-

Inspected Items

11.1 - Washer

- **The laundry faucets, electrical and/or gas connections and drains were not tested during this inspection.**
Confirming the water standpipe for the laundry equipment drains properly and that there are no leaks was not part of this inspection. Also it was not possible to confirm that the clothes dryer exhaust duct is clear. It might not have been possible to see behind the laundry equipment. The clothes dryer 240 electrical outlet was not tested. The laundry faucets were not tested. Electrical outlets behind the laundry equipment were not tested.
When the washer hoses are removed you may find a leak at the faucets. This is common between changes of ownership. Simple faucet washer replacement usually stops the leaks, but it often self seals. Numerous fires are started annually because of clogged dryer vents. It is important for fire safety to keep dryer vent tubing clean - especially on long runs, which tend to accumulate lint debris. Use of flexible plastic vent material is not recommended. Keep 90-degree turns to a minimum.

11.2 - Dryer



- There is not a dryer vent to the exterior of the home. Recommend installing a dryer vent that goes to the exterior of the home.

12 - Client Advice

Inspected Items

12.1 - Walk-Through Before Closing

- 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 Final Walk-Through is your 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 Client does not obtain occupancy of the inspected building until closing, BPG accepts no responsibility for any deficiencies that could have been observed by the Client during their FINAL WALK-THROUGH provided by the ST. Louis Association of Realtors Residential Sale Contract.

12.2 - Pictures

- Photos are inserted throughout the report and are intended to be used to 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.

12.3 - Environmental Limitations

- We do not include inspection for "code" compliance. As contractors make repairs or 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 items.
- We do not inspect for termites or other vermin. However, the termite inspection and/or radon test can be ordered in addition to our building or home inspection.

12.4 - Pest Control

- Inspecting for the presence or absence of rodents or other wildlife in the property is outside the scope of a home inspection. While we did not observe any outward signs of an infestation today, such as feces, trails or traps, a home inspection cannot provide any guarantee that any property is free from an infestation today or will remain free from an infestation in the future. We encourage you to inquire with the seller for any history of wildlife intrusions at the property and you may also wish to contact your pest control provider to see if they offer services that help prevent wildlife intrusions.
- The best time to have a general pest control treatment performed is when the house is vacant before moving in.

12.5 - Mold



- **Please be advised that a mold inspection is beyond the scope of this standard building inspection as defined by the American Society of Home Inspectors. This inspection did not include an inspection for mold.**

12.6 - Report Guidance

- 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. BPG/ABA 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 adjacent counties have many jurisdictions, thus codes are interpreted and enforced differently. BPG/ABA has no legal authority to mandate compliance to the municipal codes and ordinances. This report does not list municipal or county code infractions.
- BPG does not guarantee future performance or provide a warranty, expressed or implied, regarding the inspected property after 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 BPG may be liable, you must notify us and provide a reasonable opportunity to reinspect the property before the defect is repaired. If BPG is not given the opportunity to review an alleged liability, we do not accept any responsibility for the same. Even property vacant between the time of inspection and closing can develop mechanical, electrical or plumbing defects. The purchaser's pre-closing final walk through is to confirm that all systems are operable, that maintenance or repair issues have not developed since the inspection and that any requested repairs have been completed to your satisfaction. BPG accepts no responsibility for defects that could have been observed by you during their final walk through provided by the Association of Realtors Residential Sales Contract.
- 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 ACTION and CONSIDERATION Lists 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.
- The following are specifically excluded from our inspection (reference the Inspections Standards for a complete list): interior of flues or chimneys, heat exchangers, conformance with zoning and building codes, environmental hazards, spas / swimming pools, concealed or underground electric and plumbing (NOTE: A definitive underground sewer lateral evaluation requires a sewer camera, which is not part of this inspection), private sewer and septic systems, prediction of future sewer backup, water wells and systems which are shut down or not accessible to the inspector. As a courtesy, BPG verifies that kitchen appliances (except trash compactors, refrigerators, portable microwaves and any other items excluded by the Inspections Standards) respond to basic controls. Temperature calibration, timers, latches, and other accessories are beyond the scope of this inspection are not tested/inspected. Dishwashers are checked that they respond to the controls but are not monitored through their entire cycle.

- Be aware that when a licensed trades person is hired to make repairs or improvements they are typically required to bring all or a portion of the system they are working on, into compliance with the current building standards. This generally increases the cost of the repair, possibly significantly.
We suggest that any work requested to be performed as a result of the building inspection resolution or in the future by you as a homeowner be performed by licensed contractors. The contractor should have the responsibility for obtaining all necessary permits. We also suggest that any contractor be advised that they are expected to follow all applicable safety procedures and regulations including OSHA and environmental requirements.
We recommend that when current home owners are requested to repair discovered deficiencies that professional repairs be made. For example, roofing leaks should be properly repaired rather than tarring areas, improper cooling of air conditioning systems should be completely diagnosed rather than simply recharging the system, and other items.
- The Inspector provides a professional opinion, which may vary among technical experts. BPG is not liable for items that are functioning at the time of the inspection but may not be installed according to specific technical guidelines, or defects that require specialized technical training or instruments to detect. BPG does not insure against defects, nor does it make a warranty, expressed or implied, as to the fitness and condition of the inspected property. BPG is not liable for defects covered by the Client's homeowner's insurance policy or items covered by a warranty program.

**General Note**

- 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. We help you assess these risks; we do not assume them for you.