

A.C.E. Home Inspection Service

www.acehomeweb.com

St. Peters, MO 63376

(636) 978 - 9111



CERTIFIED INSPECTOR

Inspector Name: Tim Knight, ASHI Member 202490
Inspection No: 12121212
Inspection Date: 1/1/2012
Client: John Doe
Address: 1234 Sample Dr.
Sample, MO 61212



10 GENERAL CONDITIONS

We attempt to give the client a comprehensive, clear cut and unbiased view of the home. The inspection is based on the condition of the property and visually accessible areas at the time of inspection only. The inspection is performed to the ASHI (American Society of Home Inspectors) Standards of practice.

The purpose of the report is to identify major problems and safety concerns and does not reflect cosmetic imperfections (nail holes, nicks and scratches etc.)

When repairs are recommended, we suggest using a licensed professional(contractor) in the specific field. We do not perform verification of repairs so we suggest client(s) obtain verification to repairs at or prior to the final walk through. If the client(s) have any questions about the report, please call immediately

PRESENT:

Buyers.

OCCUPANCY:

The home was vacant at the time of inspection.

HOME:

The home is a single family residence.

LEVELS:

2 story structure.

ESTIMATED AGE:

The estimated age of the home is 5 years.

WEATHER:

Hot. Clear.

COMMENTS:

None.

20 EXTERIORS

The exterior evaluation is visual in nature and is base on our experience and understanding of common building methods and materials. Normal wear is associated with all structures. For further information reference illustrations and definitions on our web site.

DRIVEWAY:

Concrete. Cracking noted. Recommend sealing cracks and voids to prevent damage from water penetration.

WALKWAYS:

Concrete. Brick. Settling noted on the at the rear brick patio.

SIDING:

Stone siding. Vinyl siding. Brick siding. Recommend caulking as needed as a maintenance effort. Loose vinyl siding panels noted at the rear and left sides of the house, recommend securing loose siding as needed. The brick and stone siding above both garage doors is cracked and settled. Recommend replacing the loose stones and damaged brick as needed. Recommend review/repair as needed by a licensed siding contractor.

TRIM:

The soffit and fascia are enclosed, the area behind the enclosure could not be evaluated. Metal. Appears serviceable.

WINDOWS:

Torn/damaged screens noted. Hole noted in one front shutter, recommend replacing the damaged shutter as needed. Recommend review/repair as needed by a licensed contractor.

ELECTRICAL:

GFCI protection noted and operational in this area. Appears serviceable.

GUTTERS:

Metal gutters noted. Routing downspouts away from the foundation is beneficial in reducing the opportunity for water to get into the house/basement.

WATER FAUCET:

Operated. Appears Serviceable.

BELL/CHIME:

Operable. Appears serviceable.

EXTERIOR DOORS:

Appears serviceable.

GRADE/DRAINAGE:

Home is built on a sloped lot. The slope of the grade at the rear and front of the house will direct water towards the foundation. We recommend measures be taken to assure water drains away from the homes foundation. Poor water drainage can lead to water leaking into the basement and can cause damage to the foundation.

FOUNDATION:

Concrete. Appears serviceable.

COMMENTS:

The ground around the storm drain in the rear yard is settled, recommend repairing as needed. Recommend contacting the local municipality for review and repair as needed.

40 PATIO /PORCH/DECK

Decks or porches should be periodically treated and drainage monitored around concrete slabs to prevent damage/deterioration. For further information reference illustrations and definitions on our web site.

TYPE/LOCATION:

Deck

COVER:

None.

ENCLOSURE:

None.

WINDOW/SCREENS:

None.

DECK SLAB:

Wood. The deck is weathered, recommend sealing/treating.

STAIRS/STOOPS:

Wood. Earth to wood contact noted on the shorter stairs, this can cause wood to deteriorate. Recommend providing concrete pad for treads.

RAILING:

Wood. Appears serviceable.

SUPPORT POSTS:

Appears serviceable.

ELECTRICAL:

GFCI protection noted and operational in this area. Appears serviceable.

COMMENTS:

None.

50 ROOF

The evaluation of the roof is to determine any damage and/or deterioration. Portions of the underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Our inspection looks for evidence of possible defects. Our review is not a guarantee or certification against leaks. For further information reference illustrations and definitions on our web site.

LOCATION:

Located over the main structure.

TYPE/MATERIAL:

Sloped. Composition shingle. Observed from roof.

FLASHING:

Intact where visible.

CONDITION:

Roof was visually inspected from all accessible areas. Roof appears to be a single layer covering. The average life span for a roof of this type is 15-20 years. Roof does show signs of wear (Hail pockmarks and loss of granule material). Missing shingles noted at two places at the garage roof. Recommend replacing missing shingles as needed. Recommend review/repair as needed by a licensed roofer.

SKYLIGHTS:

None.

COMMENTS:

None.

60 ATTIC

Water stains around roof penetrations such as chimneys, plumbing vents, and heating vents are very common. It is difficult to determine if these stains are active. Proper ventilation and adequate insulation is imperative for energy efficiency of the home. We recommend regular inspections of the attic. For further information reference illustrations and definitions on our web site.

ACCESS:

Located at hall. Located at garage. Attic was accessed.

FRAMING:

Trusses. Appears serviceable.

SHEATHING:

Plywood. Appears serviceable.

MOISTURE:

None.

INSULATION:

Blown in. Where visible approximate thickness is 8-10 inches.

VENTILATION:

Soffit vents. Hooded roof vents.

ELECTRICAL:

Household wiring present, most covered with insulation. Appears serviceable.

HVAC DUCTS:

None.

COMMENTS:

None.

70 GARAGE/CARPORT

Attached garages should be separated from common walls of the house by a proper firewall and fire door. Garage doors should be equipped with safety reverse devices and checked on a regular basis. For further information reference illustrations and definitions on our web site.

LOCATION:

Attached.

EXTERIOR:

Appears serviceable.

FLOOR SLAB:

Concrete. Appears serviceable.

ROOF

See roof comments.

GARAGE DOOR:

Metal. Safety springs installed as a safety feature. The small garage door binds up and the panels misalign, recommend repairing the small garage door as needed.

Recommend review/repair as needed by a licensed contractor.

DOOR OPENER:

Operated. This door is equipped with a safety reverse device, which operated when tested. This door is equipped with an electric eye safety reverse, which operated when tested.

WINDOWS:

None.

ACCESS DOOR:

None.

FIRE DOOR:

Appears intact.

FIRE WALL:

Appears intact.

WALLS:

Appears serviceable.

CEILING:

Appears serviceable.

ELECTRICAL:

GFCI protection noted and operational in this area. Appears serviceable.

COMMENTS:

None.

80 LAUNDRY AREA

Washing machines and dryers are not moved or operated during the inspection, therefore areas under and behind the appliances cannot be evaluated. For further information reference illustrations and definitions on our web site.

LOCATION:

Located on main level.

FLOORS:

Appears serviceable.

WALLS:

Painted. Appears serviceable.

CEILING:

Paint. Appears serviceable.

DOORS:

Appears serviceable.

WINDOWS:

None.

CABINETS:

None.

LAUNDRY TUB:

None.

ELECTRICAL:

Appears serviceable.

WASHER HOOK-UP:

Appears serviceable. Present. We do not disconnect supply hoses or operate valves.

DRYER HOOK-UP:

Appears serviceable. Electric service 220 volt.

COMMENTS:

Recommend replacing the dryer vent cover to prevent pest entry/nesting. Heat source present.

100 BASEMENT

Basements are checked for evidence of water penetration and unusual cracks. Virtually all basements are vulnerable to water seepage due to their location below grade. Based on a one time review, obviously we cannot determine if a basement has ever leaked or will leak in the future. Changing soil conditions and severe weather can cause a previously dry basement to leak. Client should also consult disclosure statement and/or current owners to determine if the structure has had a previous leakage problem. For further information reference illustrations and definitions on our web site.

INTERIOR DOOR:

Located off hall.

STAIRS:

Appears serviceable.

EXTERIOR DOOR:

None.

FLOOR:

Concrete. Appears serviceable.

WALL:

Poured concrete. Cracking and stains noted at the center rear basement wall .
Due to the nature of the crack we recommend further review/repair by a foundation/crack repair contractor. (Epoxy repair)

JOISTS:

2x10. Appears serviceable.

SUBFLOOR:

Deterioration of sub-floor noted around the leaking half bathroom toilet.
Recommend review/repair as needed by a licensed contractor.

SUPPORT POSTS:

Metal. Appears serviceable.

BEAMS:

Metal. Appears serviceable.

WINDOWS:

Appears serviceable.

ELECTRICAL:

The basement is in the process of behind finished, incomplete and loose electric wires noted. Recommend review/repair as needed by a licensed electrician.

INSULATION:

At sill.

SUMP PIT:

Present. Pump operated when tested.

COMMENTS:

Recommend installing smoke detectors as needed.

110 HEATING & A/C

The evaluation of the heating and air conditioning units is both visual and functional provided power and/or fuel is supplied to the component. Dismantling of any appliances, including heaters and heat exchangers, is beyond the scope of the inspection. The local fuel provider (i.e. Laclede Gas) generally performs an extensive safety inspection on all gas appliances. Additionally, we recommend annual cleaning and servicing of heating and cooling equipment as a routine maintenance effort. For further information reference illustrations and definitions on our web site.

FURNACE:

Located in basement. Fuel: Electric. Type: Force air. Electric disconnect noted near this appliance.

FILTER:

Size: 20x25x1. Recommend replacing the filter to ensure proper operation and air flow.

CONDITION:

Due to the presence of dust and debris in this appliance due to operating without a filter, we recommend that a licensed HVAC contractor service and clean the unit to ensure proper operation.

EXHAUST VENT:

No exhaust venting needed, (electric furnace noted)

THERMOSTAT:

Located at dining room. Appears serviceable.

DUCTING:

There is a gap in the duct near the filter, recommend covering the gap.

A/C:

Operated. Temperature drop was 18 degrees, which is within the acceptable cooling range. The coils on the exterior AC unit are obstructed with dust and debris, recommend cleaning to ensure proper operation.

COMMENTS:

None.

120 PLUMBING

Shut off valves are not turned or tested during the inspection due to the possibility of causing a leak. We do suggest that all shut off valves be turned on a regular basis to ensure free movement in case of an emergency. For further information reference illustrations and definitions on our web site.

SUPPLY PIPES:

Property has public water supply. Main water shutoff located at front basement wall. Copper and plastic supply pipes noted. Appears serviceable.

WASTE PIPES:

Public waste system. PVC. Appears serviceable.

WATER HEATER:

Located in basement. Capacity 50 gallons. Fuel: Electric. Cold water shutoff noted. TRP valve installed. TRP valve discharge line should be 3/4 inch diameter within 6 inches of ground.

EXHAUST VENT:

None.

COMMENTS:

None.

130 ELECTRICAL

Our evaluation of the electrical wiring throughout the house consists of all accessible lights and outlets, the service wires, the main panel, conductors, and sub-panel (if present). Electrical load and demand requirements are not performed during this inspection. Additionally we suggest that all receptacles near all water sources be upgraded to GFCI's and checked on a regular basis. For further information reference illustrations and definitions on our web site.

MAIN PANEL:

The main service panel is located in the basement. The main service panel is approximately 200 amps, Service entrance is underground. Overload protection is provided by breakers. Single main disconnect noted. General lighting conductor is copper. Main service panel appears to be properly grounded. Sub-panel located at the right side of the basement.

COMMENTS:

None.

140 KITCHEN

The kitchen is a combination of visual and functional. Appliances are tested just as any homeowner would use the device or appliance if power is supplied. Service lights, timers and testing of special features/options is beyond the scope of the inspection. Calibrations of thermostats are not evaluated nor remaining life expectancies of appliances estimated. For further information reference illustrations and definitions on our web site.

FLOORS:

Wood. Scratched wood flooring noted.

WALLS:

Paint. Appears serviceable.

CEILING:

Paint. Cosmetic cracking noted, this condition can usually be easily fixed with joint compound and touch up paint.

DOORS:

Appears serviceable.

WINDOWS:

Appears serviceable,

CABINETS:

The floor of the cabinet under the sink is water damaged.

COUNTER TOPS:

Laminated. Appears serviceable.

ELECTRICAL:

GFCI protection noted and operational in this area. Appears serviceable.

SINKS:

Appears serviceable.

DRAIN/SUPPLY:

Appears serviceable.

DISPOSAL:

The disposal is leaking water. Recommend repair/replace as needed.
Recommend review/repair as needed by a licensed plumbing contractor.

DISHWASHER:

Appears serviceable.

STOVE:

Fuel: Electric. One missing knob noted on the cook top, recommend replacing the knob.

OVEN

Fuel: Electric. Appears serviceable.

HOOD/FAN:

Appears serviceable.

MICROWAVE:

None.

COMMENTS:

Heat source present.

150 INTERIORS

Our visual evaluation of the interior rooms does not include the removal or dismantling of walls, drop ceilings, carpet etc., nor include the moving of furniture and household goods. Therefore walls and floor coverings under these items cannot be inspected. We do recommend client(s) perform final walk through prior to closing to determine if any damage/defects exists in these areas. Cosmetic imperfections (nail holes, scratches, dings, nail pops etc) are not identified in this report.

Smoke detectors should be installed on all levels of the home and checked on a regular basis. It is also recommended that you develop escape plans in case of fire. For further information reference illustrations and definitions on our web site.

FLOORS:

The carpet throughout the house is worn and stained.

WALLS:

Painted. Cosmetic cracking noted, this condition can usually be easily fixed with joint compound and touch up paint.

CEILING:

Painted. Cosmetic cracking noted, this condition can usually be easily fixed with joint compound and touch up paint.

DOORS:

The master bedroom door does not latch. Recommend adjusting as needed.

ELECTRICAL:

Appears serviceable.

WINDOWS:

Appears serviceable.

STAIRS:

Appears serviceable.

HOUSE FAN:

None.

COMMENTS:

Recommend replacing the batteries in the smoke detectors as needed.
Smoke detector noted and responded when tested. Heat source present.

160 BATHROOMS

Our evaluation of the bathroom consists of the visible and accessible areas only. The drain, supply piping and drain stoppers are not always accessible and cannot be evaluated. Maintaining the caulk and grout in tub/shower areas is important to avoid leakage. We do not fill the tub to overflowing to check the overflow drain connection. For further information reference illustrations and definitions on our web site.

FLOORS:

Vinyl. Wood. Appears serviceable.

WALLS:

Painted. Appears serviceable.

CEILING:

Painted. Appears serviceable.

DOORS:

Recommend replacing the missing ball bathroom door.

ELECTRICAL:

GFCI protection noted and operational in this area. Appears serviceable.

WINDOWS:

Appears serviceable. Fixed.

EXHAUST FAN:

Operable at time of inspection.

TUB/SURROUND:

The master bathroom tub stopper is inoperable/damaged, recommend replacing.

SHOWER:

The master bathroom shower handle is loose at the wall, recommend securing.

SINK:

Appears serviceable.

DRAIN/SUPPLY:

Appears serviceable.

TOILET:

The half bathroom toilet bowl is leaking at the floor. The wax ring at this unit must have a snug, secure fit or leakage could occur. Recommend replacing the wax ring and properly seating and securing the toilet. Recommend review/repair as needed by a licensed plumbing contractor.

CABINETS:

Appears serviceable.

COMMENTS:

Heat source present.

SUMMARY PAGE

The summary is provided for a quicker access to the information within the inspection report. It identifies any damaged item, defective item or maintenance efforts suggested in the report. It is not intended as a substitute for reading the entire inspection report.

20 EXTERIORS

DRIVEWAY:

Cracking noted. Recommend sealing cracks and voids to prevent damage from water penetration.

WALKWAYS:

Settling noted on the at the rear brick patio.



SIDING:

Recommend caulking as needed as a maintenance effort. Loose vinyl siding panels noted at the rear and left sides of the house, recommend securing loose siding as needed. The brick and stone siding above both garage doors is cracked and settled. Recommend replacing the loose stones and damaged brick as needed. Recommend review/repair as needed by a licensed siding contractor.





WINDOWS:

Torn/damaged screens noted. Hole noted in one front shutter, recommend replacing the damaged shutter as needed. Recommend review/repair as needed by a licensed contractor.



GUTTERS:

Routing downspouts away from the foundation is beneficial in reducing the opportunity for water to get into the house/basement.

GRADE/DRAINAGE:

The slope of the grade at the rear and front of the house will direct water towards the foundation. We recommend measures be taken to assure water drains away from the homes foundation. Poor water drainage can lead to water leaking into the basement and can cause damage to the foundation.

COMMENTS:

The ground around the storm drain in the rear yard is settled, recommend repairing as needed. Recommend contacting the local municipality for review and repair as needed.



40 PATIO /PORCH/DECK

TYPE/LOCATION:

Deck

DECK SLAB:

The deck is weathered, recommend sealing/treating.

STAIRS/STOOPS:

Earth to wood contact noted on the shorter stairs, this can cause wood to deteriorate. Recommend providing concrete pad for treads.



50 ROOF

CONDITION:

Roof was visually inspected from all accessible areas. Roof appears to be a single layer covering. The average life span for a roof of this type is 15-20 years. Roof does show signs of wear (Hail pockmarks and loss of granule material). Missing shingles noted at two places at the garage roof. Recommend replacing missing shingles as needed. Recommend review/repair as needed by a licensed roofer.







70 GARAGE/CARPORT

GARAGE DOOR:

The small garage door binds up and the panels misalign, recommend repairing the small garage door as needed. Recommend review/repair as needed by a licensed contractor.



80 LAUNDRY AREA

COMMENTS:

Recommend replacing the dryer vent cover to prevent pest entry/nesting.



100 BASEMENT

WALL:

Cracking and stains noted at the center rear basement wall . Due to the nature of the crack we recommend further review/repair by a foundation/crack repair contractor. (Epoxy repair)



SUBFLOOR:

Deterioration of sub-floor noted around the leaking half bathroom toilet.
Recommend review/repair as needed by a licensed contractor.



ELECTRICAL:

The basement is in the process of behind finished, incomplete and loose electric wires noted. Recommend review/repair as needed by a licensed electrician.

COMMENTS:

Recommend installing smoke detectors as needed.

110 HEATING & A/C

FILTER:

Recommend replacing the filter to ensure proper operation and air flow.

CONDITION:

Due to the presence of dust and debris in this appliance due to operating without a filter, we recommend that a licensed HVAC contractor service and clean the unit to ensure proper operation.

DUCTING:

There is a gap in the duct near the filter, recommend covering the gap.



A/C:

The coils on the exterior AC unit are obstructed with dust and debris, recommend cleaning to ensure proper operation.



120 PLUMBING

WATER HEATER:

TRP valve discharge line should be 3/4 inch diameter within 6 inches of ground.



140 KITCHEN

FLOORS:

Scratched wood flooring noted.

CEILING:

Cosmetic cracking noted, this condition can usually be easily fixed with joint compound and touch up paint.

CABINETS:

The floor of the cabinet under the sink is water damaged.

DISPOSAL:

The disposal is leaking water. Recommend repair/replace as needed.
Recommend review/repair as needed by a licensed plumbing contractor.



STOVE:

One missing knob noted on the cook top, recommend replacing the knob.

150 INTERIORS

FLOORS:

The carpet throughout the house is worn and stained.



WALLS:

Cosmetic cracking noted, this condition can usually be easily fixed with joint compound and touch up paint.

CEILING:

Cosmetic cracking noted, this condition can usually be easily fixed with joint compound and touch up paint.

DOORS:

The master bedroom door does not latch. Recommend adjusting as needed.

COMMENTS:

Recommend replacing the batteries in the smoke detectors as needed.

160 BATHROOMS

DOORS:

Recommend replacing the missing ball bathroom door.



TUB/SURROUND:

The master bathroom tub stopper is inoperable/damaged, recommend replacing.

SHOWER:

The master bathroom shower handle is loose at the wall, recommend securing.

TOILET:

The half bathroom toilet bowl is leaking at the floor. The wax ring at this unit must have a snug, secure fit or leakage could occur. Recommend replacing the wax ring and properly seating and securing the toilet. Recommend review/repair as needed by a licensed plumbing contractor.