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## RESIDENTIAL REPORT

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12/04/2025



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# SUMMARY

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## RECOMMENDATIONS



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# 1: INSPECTION DETAILS

## Information

<b>Occupied</b> Vacant	<b>Style</b> Ranch	<b>Temperature (approximate)</b> 30 Fahrenheit (F)
<b>Type of Building</b> Single Family	<b>Weather Conditions</b> Dry, Cloudy, Ground Frozen	

## Report Info

Home

### CATEGORIES:

This report divides deficiencies into three categories; Maintenance Items (colored in **BLUE**), Recommendations (in **ORANGE**), and MAJOR CONCERN/SAFETY (in **RED**).

**MAINTENANCE ITEMS:** Include components that were found to be in need of recurring or basic general maintenance to protect either the component or the occupants. Also included in this section are items that were beginning to show signs of wear, but were, in the opinion of the inspector, still functional at the time of inspection. Typically these items are considered to represent a less significant immediate cost than those listed in the following two categories.

**RECOMMENDATIONS/REPAIR:** Include comments of a deficiency, a latent defect or a suggested improvement of a system which may have appeared functional at the time of inspection, however some benefit may be achieved by adhering to the recommendation.

**MAJOR CONCERN/SAFETY:** Will denote a brief comment of a significantly deficient component or a condition, which may require a relatively expensive correction and/or replacement or a Safety Item, which may not be severe, but we want you to know its in need of more immediate attention. These will typically fall into one of the following four categories:

1. Major defects. An example of this would be a structural failure, roof replacement etc..
2. Items costing over \$1000 or for repair/replacement.
3. Safety hazards - such as an exposed wire, or double taps at main etc...

Anything in these categories should be addressed. Often, a serious problem can be corrected inexpensively to protect both life and property.

This categorization is the opinion of the inspector and is based on what was observed at the time of inspection. It is not intended to imply that items documented in any one category are not in need of correction. Maintenance items or latent defects not repaired in a reasonable amount of time, can soon become significant defects. It should be considered very likely there will be other issues you personally may consider deficient, and you should add these as desired. There may also be defects that you feel belong in a different category, and again, you should feel free to consider the importance you believe they hold and act accordingly.

Please review the report in its entirety. It is ultimately up to your discretion to interpret its findings and to act accordingly. This report does not offer an opinion as to whom among the parties to this transaction should take responsibility for addressing any of these concerns. As with all aspects of your transaction, you should consult with your Realtor® for further advice regarding the contents of this report. Any repairs should be performed by the applicable licensed and bonded tradesman or qualified professional who will provide copies of all receipts, warranties and applicable permits for any repairs that are carried out.

The report lists deficiencies visible at the time of inspection. The inspector is not required to move furniture, appliances, storage, or disassemble components beyond normal user controls nor perform destructive testing. National Property Inspections does not accept responsibility for hidden or latent defects discovered upon occupancy or during remodeling after the date of inspection. Please note that our inspection is thorough but not technically exhaustive. The intent of this inspection is to discover significant defects as it is not possible to detect every maintenance or minor repair item. Most homes continue to be occupied after our inspections, thus we do not warrant 100% discovery of all maintenance or minor repair items such as drippy faucets, isolated wood damage, light switch functionality, etc. We do not inspect for county or municipal code compliance as the St. Louis Metro area and adjacent counties have many jurisdictions, thus codes are interpreted and enforced differently. National Property Inspections has no legal authority to mandate compliance to the municipal codes and ordinances. This report does not list municipal or county code infractions.

### Use of Report

Our inspection report is for the use of our client(s). This report is only for the benefit of the person(s) listed on this report unless specifically agreed to otherwise in writing.

The summary section pages are not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

### NOT A GUARANTEE

National Property Inspections does not guarantee future performance or provide a warranty, expressed or implied, regarding the inspected property after or during the date of inspection. Warranty policies are readily available for purchase. We are not liable for defects covered by the homeowner's hazard insurance policy or items covered by a warranty program. Should you discover a defect for which you think National Property Inspections may be liable, you must notify us within 24 hours and provide a reasonable opportunity of 2 to 5 business days to reinspect the property before the defect is repaired. If National Property Inspections is not given the opportunity to review an alleged liability, we do not accept any responsibility for the claim. Even properties vacant between the time of inspection and closing can develop mechanical, electrical or plumbing defects. The purchaser's pre-closing final walk through is extremely important to confirm that all systems are operable, that maintenance or repair issues have not developed since the

inspection and any requested repairs have been completed to your satisfaction. National Property Inspections accepts no responsibility for defects that could have been observed during the final walk through, provided by the St. Louis Association of Realtors Residential Sales Contract.

Information in this report is based on a limited visual examination given the current conditions at the time of the inspection. This information can help you understand the risks of owning this property but it cannot eliminate those risks, nor can it specifically predict future performance. We help you assess these risks; we do not assume them for you.

### **Code and Environmental Issues Excluded**

We do not include inspection for "code" compliance. As contractors make repairs or do maintenance to the home, you should expect the need to update items to meet current code requirements. This may substantially increase cost of the repairs.

We do not include inspection or testing for EPA listed or any other environmental hazards or materials such as asbestos, mold, lead paint, underground storage tank or other environmentally related items, unless ordered and paid for at the time of the inspection.

We do not inspect for termites or other vermin unless ordered and paid for during this inspection.

### **Photograph Info**

Photos are inserted throughout the report and are intended to be used to help further explain the conditions described. The photographs are an example of the condition described and may not show the entire deficiency or all occurrences of the same deficiency.



## 2: STRUCTURAL COMPONENTS

		IN	NI	NP	O
2.1	Foundation, Basement & Crawlspaces	X			X
2.2	Floor Structure	X			X
2.3	Wall Structure	X			
2.4	Roof Structure & Attic	X			
2.5	Ceiling Structure	X			

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

### Information

**Foundation, Basement & Crawlspaces: Foundation**  
Concrete, Crawl Space

**Floor Structure: Sub-floor**  
Floors  
Plywood

**Roof Structure & Attic: Material**  
Plywood

**Floor Structure: Basement/Crawlspace Floor**  
Dirt

**Wall Structure: Material**  
Wood

**Floor Structure: Material**  
Floor Framing  
Dimensional Lumber

**Ceiling Structure: Material**  
Attic  
Wood





Observations

2.1.1 Foundation, Basement & Crawlspaces

Recommendations

HIGH MOISTURE LEVELS

CRAWL SPACE

Evidence of high moisture content is present in the crawl space. Conditions are most like due to poor ventilation and the near level lot condition.

2.1.2 Foundation, Basement & Crawlspaces

Safety Hazards

MOLD

CRAWL SPACE

Heavy presence of mold is present throughout the crawl space. Conditions are due to the excessively high moisture content. Recommend removal or treatment of all molded materials and eliminating all sources of moisture.

Recommendation

Contact a qualified mold remediation contractor



## 2.1.3 Foundation, Basement &amp; Crawlspace

**MISSING/DAMAGED VAPOR BARRIER**

## CRAWLSPACE

Vapor barrier is not present. Recommend installing vapor barrier.

## Recommendation

Contact a handyman or DIY project



## 2.1.4 Foundation, Basement &amp; Crawlspace

**CRAWLSPACE CONDITIONS**

## CRAWLSPACE

Industry standards recommend crawlspace be the same conditions as the ambient air in the living area. Current conditions are closed with exterior ambient conditions.

## Recommendation

Contact a qualified professional.



## 2.2.1 Floor Structure

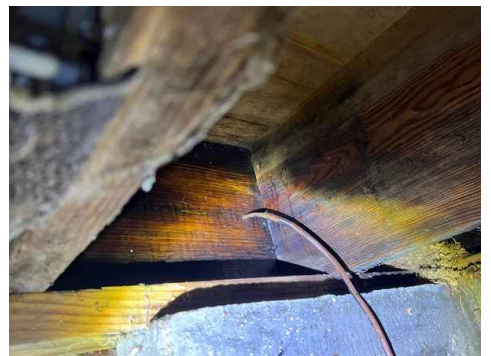
**WATER DAMAGE**

## CRAWL SPACE

Extremely high moisture content in the crawl space is resulting in excessive saturation of the framing components, conditions will result in premature degradation of the wood components.

## Recommendation

Contact a qualified professional.







3: EXTERIOR

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

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Information

Inspection Method

Attic Access, Visual, Crawlspace Access

Windows: Window Type

Thermal, Vinyl, Wood

Decks, Balconies, Porches & Steps:

Deck with Steps, Covered Porch

Decks, Balconies, Porches & Steps: Material

Wood

Siding, Flashing & Trim: Siding Material

Wood



Exterior Doors: Exterior Entry Door  
Steel



Walkways, Patios & Driveways: Flatwork Material  
Concrete, Gravel



Observations

3.1.1 Siding, Flashing & Trim

GENERAL DETERIORATION (WOOD/COMPOSITE)

EXTERIOR FINISH

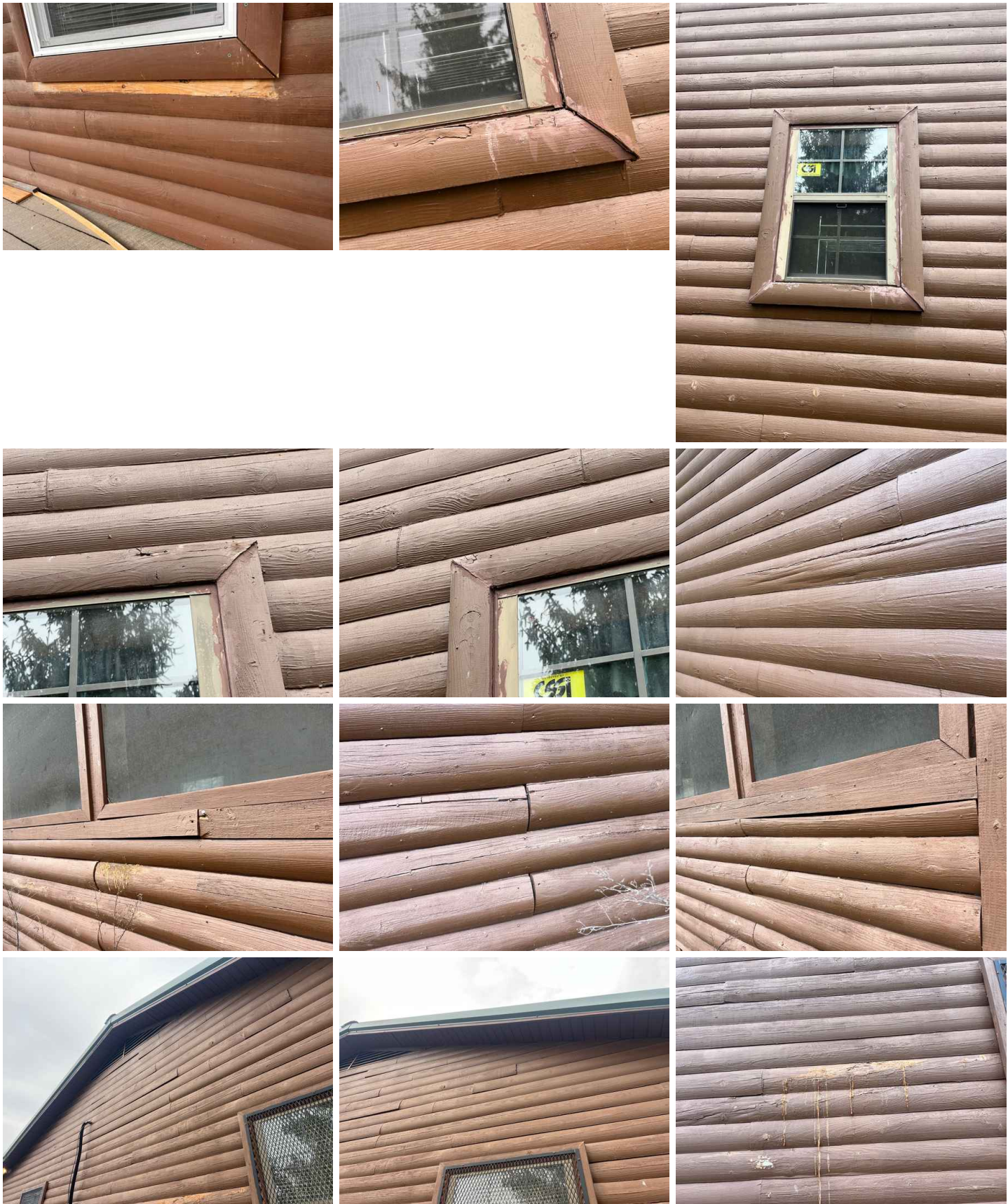
General deterioration, loose material, weather damaged, previous repairs and missing components are present throughout the exterior. Recommend maintenance and replacement were required to prevent further deterioration.

Recommendation

Contact a qualified professional.

 Recommendations









3.5.1 Decks, Balconies, Porches & Steps

 Recommendations

**GENERAL DETERIORATION**

FRONT PORCH

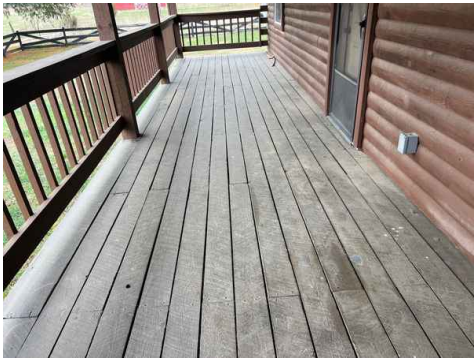
Front porch flooring, stair assemblies and railings show signs of deterioration. Raised fasteners, poor wood to earth clearance and previous repairs. Recommend maintenance to prevent further deterioration.

Recommendation

Contact a qualified deck contractor.











3.6.1 Vegetation, Grading, Drainage & Retaining Walls

 Recommendations

**POOR DRAINAGE**

EXTERIOR

Home is constructed on a level lot that does not allow water to drain away from the foundation. Conditions are resulting in hydrostatic water and excessive condensation in the crawl space.

Recommendation

Contact a handyman or DIY project



3.6.2 Vegetation, Grading, Drainage & Retaining Walls

 Recommendations

**TRIM VEGETATION**

Trim vegetation off and away from the exterior walls.

Recommendation

Contact a handyman or DIY project



3.7.1 Walkways, Patios & Driveways

**UNSAFE RAIL OPENINGS**

FRONT PORCH

Unsafe rail openings are present at the exterior steps.

Recommendation

Contact a qualified professional.

 Recommendations





4: ROOFING

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

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Information

**Inspection Method**  
Roof

**Roof Type/Style**  
Gable

**Roof Drainage Systems: Gutter Material**  
Aluminum

**Flashings: Material**  
Metal

**Coverings: Material**  
Metal



Observations

4.2.1 Roof Drainage Systems

CLOGGED/DEBRIS

ROOF

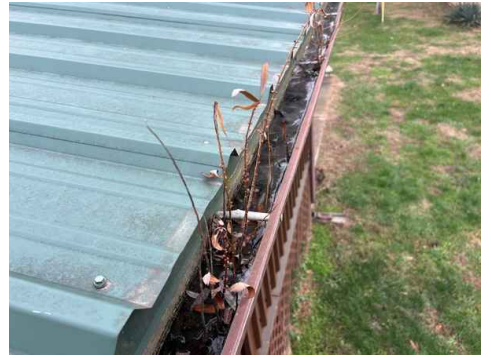
Downspouts are clogged and filled with debris.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendations

## Recommendation

Contact a handyman or DIY project



## 4.3.1 Flashings

**IMPROPER INSTALLATION**

## ROOF

Transition flashing between the roof and front porch has a negative slope allowing water to pond. Conditions may result in water intrusion.

## Recommendation

Contact a qualified roofing professional.



## 5: ELECTRICAL

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

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### Information

#### Branch Wire 15 and 20 AMP

Copper

#### Wiring Method

Romex

#### Service Entrance Conductors:

Electrical Service Conductors

Below Ground, Aluminum

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity**

200 AMP

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations**

Laundry Room

**Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type**

Circuit Breaker



### Limitations

Smoke Detectors

#### OPERATION

Recommend all detectors be tested and replaced as required upon occupancy.

## Observations

5.2.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Recommendations

### PANEL CLEARANCE

Insufficient clearance is present at the panel. Panel requires 36" of clearance from top of panel to floor for safety purposes.

Recommendation

Contact a handyman or DIY project



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

Recommendations

### IMPROPER WIRING

UTILITY ROOM

Improperly run and unsecured wiring is present in the utility room and water heater. Recommend repairs by a qualified electrical contractor for safety purposes.

Recommendation

Contact a qualified electrical contractor.





## 5.6.1 GFCI &amp; AFCI

**NO GFCI PROTECTION INSTALLED**

KITCHEN, BATHROOMS

GFI protection is not present at all required locations. Recommend qualified electrical contractor install GFI protection for safety purposes

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

Recommendation

Contact a qualified electrical contractor.



Recommendations



## 6: PLUMBING

		IN	NI	NP	O
6.1	Fixtures / Faucets	X			X
6.2	Drain, Waste, & Vent Systems	X			X
6.3	Water distribution	X			X
6.4	Water Heater	X			X
6.5	Vents, Flues, & Chimneys	X			
6.6	Fuel Storage & Distribution Systems	X			
6.7	Septic System	X			X

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### Information

#### Filters

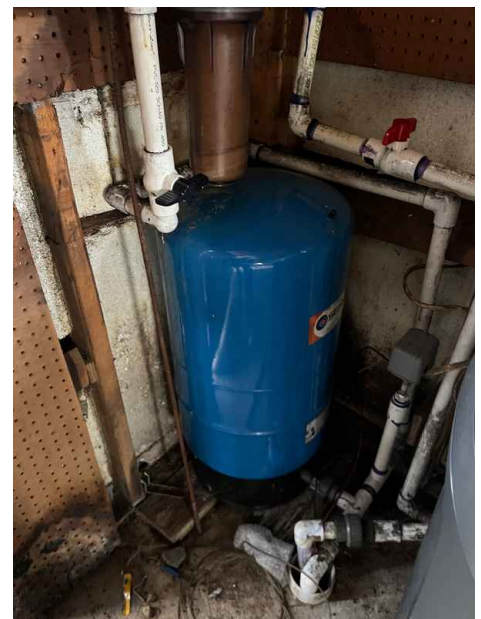
None

#### Main Fuel Shut-Off (Location)

Propane Storage Tank, Exterior,  
Electrical Panel, Main Level

#### Main Water Shut-Off Device (Location)

Garage



#### Material - Distribution

Copper

#### Material - Water Supply

Copper

#### Drain, Waste, & Vent Systems:

##### Material

PVC

#### Water Heater: Capacity

40 40 Gallons

#### Source

Well

#### Water Heater: Location

Basement

#### Water Heater: Power Source

Electric

Water Heater: Manufacturer  
Reliance



TANK WATER HEATER					LISTED 932N	
MODEL NUMBER			SERIAL NUMBER		ITEM ID / PART NUMBER	
6-40-EORS 110			2120124403618		100223858	
WATTS AC	PHASE	WATTS UPPER	WATTS LOWER	TOTAL WATTS CONNECTED	HEATING CAPACITY BTU/H	MAX WORKING PRESSURE
240	1	4500	4500	4500	40	150
ALTERNATE RATING		WATTS UPPER	WATTS LOWER	TOTAL WATTS CONNECTED	CIRCUIT	
				2250	A6	

Limitations

General

WATER MAIN WAS OFF

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



Observations

6.2.1 Drain, Waste, & Vent Systems  
**SEEPAGE**  
KITCHEN

 Recommendations

Evidence of seepage is present at the drain connections. Recommend maintenance to prevent leaking.

Recommendation

Contact a qualified plumbing contractor.



#### 6.2.2 Drain, Waste, & Vent Systems

### IMPROPER INSTALLATION - S-TRAP

BATHROOMS, KITCHEN

S-trap configurations observed. Recommend evaluation and repair by a qualified professional.

Recommendation

Contact a qualified plumbing contractor.





## 6.3.1 Water distribution

**CORROSION**

## KITCHEN, BATHROOMS

Corrosion is present on the valves and fixtures in several areas. Recommend further evaluation and replacement where necessary to prevent leaking.

## Recommendation

Contact a qualified plumbing contractor.



## 6.4.1 Water Heater

**UNIT NOT CYCLED**

## UTILITY ROOM

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



## 6.7.1 Septic System

**NOT LOCATED**

## EXTERIOR

Due to no access to the surface the septic components (tank and drain field) could not be located; therefore, system does not meet minimum state requirements, components could not be sized and conditions could not be determined. Recommend access to the surface be installed over the inlet and outlet, tank be pumped, and interior components be evaluated.



Recommendation

Contact a qualified professional.

7: HEATING

		IN	NI	NP	O
7.1	Heating Equipment	X			
7.2	Distribution Systems	X			
7.3	Vents, Flues & Chimneys	X			

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

Information

Heating Equipment: Energy Source

Gas

Heating Equipment: Filter Type

Disposable

Heating Equipment: Heat Type

Forced Air

Distribution Systems: Ductwork

Non-insulated

Heating Equipment: Brand

Goodman





# 8: AIR CONDITIONING

		IN	NI	NP	O
8.1	Cooling Equipment	X			X
8.2	Distribution System	X			

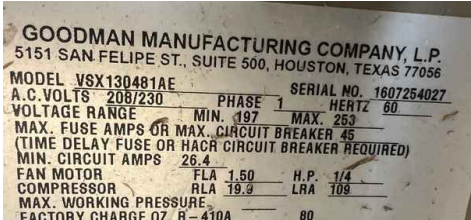
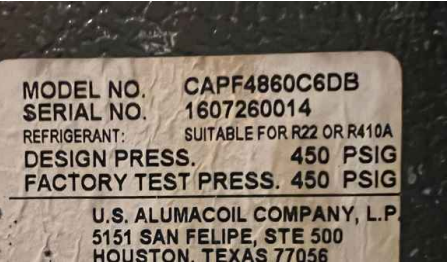
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## Information

**Cooling Equipment: Energy Source/Type**  
Electric

**Distribution System: Configuration**  
Split

**Cooling Equipment: Brand**  
Goodman



Observations

8.1.1 Cooling Equipment

 Recommendations

UNIT NOT CYCLED

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

# 9: INTERIORS

		IN	NI	NP	O
9.1	Walls	X			X
9.2	Ceilings	X			
9.3	Floors	X			X
9.4	Countertops & Cabinets	X			
9.5	Doors	X			
9.6	Windows	X			X
9.7	Shower Enclosures	X			

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## Information

**Walls: Finish Material**  
Drywall

**Ceilings: Ceiling Material**  
Drywall

**Countertops & Cabinets: Cabinetry**  
Wood

**Windows: Window Type**  
Double-hung, Thermal, Vinyl

## Observations

9.1.1 Walls  
**VISIBLE MOLD**  
UTILITY ROOM

 Safety Hazards

Visible mold is present on the drywall and finish materials. Conditions are due high moisture content. Recommend removal and treatment of all molded materials for health and safety purposes. All sources of moisture should be eliminated to prevent further mold issues.

Recommendation  
Contact a qualified professional.



9.3.1 Floors  
**BUCKLED CARPET**

 Recommendations

Maintenance or replacement recommended to all buckled carpet to eliminate trip hazards.

Recommendation

Contact a qualified professional.



9.6.1 Windows

**WATER INTRUSION**

FAMILY ROOM

Evidence of possible water intrusion is present at the window assemblies.

Recommendation

Contact a qualified professional.

 Recommendations



10: BUILT-IN APPLIANCES

		IN	NI	NP	O
10.1	Dishwasher	X			X
10.2	Range/Oven/Cooktop	X			
10.3	Garbage Disposal	X			
10.4	Design Life	X			X

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Information

**Range/Oven/Cooktop: Exhaust Hood Type**  
Re-circulate

**Range/Oven/Cooktop: Range/Oven Energy Source**  
Electric

Observations

10.1.1 Dishwasher

 Recommendations

INSTALLATION INCOMPLETE

KITCHEN

Installation has not been completed, components have not been unpacked and unit has not been cycled.

Recommendation

Contact a qualified professional.



10.4.1 Design Life

 Recommendations

BEYOND DESIGN LIFE

STOVE

Appliances are beyond design life. Appliances were cycled and operational at inspection.





11: INSULATION AND VENTILATION

		IN	NI	NP	O
11.1	Attic Insulation	X			X
11.2	Ventilation	X			
11.3	Exhaust Systems	X			X

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Information

<b>Dryer Power Source</b> 220 Electric	<b>Dryer Vent</b> Metal (Flex), None Found	<b>Attic Insulation: Insulation Type</b> Mineral Wool, Loose Fill
<b>Ventilation: Ventilation Type</b> Gable Vents, Soffit Vents	<b>Exhaust Systems: Exhaust Fans</b> Fan with Light	

Observations

11.1.1 Attic Insulation

Recommendations

INSUFFICIENT

Insulation is matted due to typical settling and foot traffic. Recommend additional insulation for efficiency purposes.

Recommendation  
Contact a qualified insulation contractor.



11.1.2 Attic Insulation

Recommendations

INSULATION - MISSING

CRAWL SPACE

Insulation is not present in the crawl space.

Recommendation  
Contact a qualified insulation contractor.



## 11.3.1 Exhaust Systems



## Recommendations

**NO DRYER VENT**

Dryer did not have visible venting to the exterior at time of inspection. This can cause a reduction in air flow and affect dryer performance. Recommend a qualified HVAC contractor or handyman install venting to the exterior.



# STANDARDS OF PRACTICE

## Inspection Details

### Structural Components

3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

### Exterior

4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

### Roofing

5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

### Electrical

7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

### Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

### Heating

8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

**Air Conditioning**

9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

**Interiors**

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

**Built-in Appliances**

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

**Insulation and Ventilation**

11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.