



May 4, 2011

Mr. John Doe
c/o Susie Agent
U.S.A. Real Estate

Dear Mr. Doe,

We at **BREWER INSPECTION SERVICES, INC.** wish to thank you for choosing us to execute your building inspection. As professional building inspectors, we are educated in and knowledgeable of the many aspects of new and more importantly, of older homes. We will, to the best of our ability, make every reasonable attempt to determine the condition of the building inspected. The exact amount of time spent will depend on several factors such as site condition, general level of maintenance, ease of access to major systems and client participation. Within the time frame of the inspection and in accordance with the A.S.H.I.® Standards of Practice, we are unable to dismantle equipment, or move large objects or personal effects in the residence being inspected. Random testing and review of various components will be executed (switches, outlets, windows, doors, etc.)

The intent of our building inspection is to determine the condition of the major systems and components at the time of the inspection. The building inspection is not intended to be a warranty or guarantee. Homeowner warranties or insurance policies are often available for a fee. Should this be desirable, you should contact your real estate representative or other parties for information about this type of protection in case of failure of major systems.

The building inspection report will describe various conditions including "serviceable", "unsatisfactory", "repairs advised" and "maintenance issues". Obvious items (floor covering wear, worn wall finishes, condition of trim, cracked or broken windows, etc.), will be addressed in a general manner and reported as such. Should concerns be noted, we will do our best to direct you and if need be, (with your permission), other persons in how to resolve issues that do arise. You should realize that there is normally more than one viable resolution to a particular concern. Additional input from qualified contractors to determine the most effective and cost efficient method for repair(s) is advised.

As "Building Inspectors" we cannot be expected to see underground or inside walls, or to comment about components or systems that are not visible or systems that are shut down or disconnected. We will make every reasonable effort to review and check accessible components and systems within the time allowed/expended. We trust that the information provided to you will be accurate and clear and will help you be an educated buyer of this home.

On Tuesday, May 3, 2011, I inspected on your behalf the property known as 123 Main Street. You and Susie Agent accompanied me for the inspection which lasted approximately 2 hours and 10 minutes. We discussed the condition of the building, its major systems and various components at that time. I hope that the information in the following summarized report is clear and concise.

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The inspection was conducted in accordance with the Standards of Practice established and outlined by the American Society of Home Inspectors (A.S.H.I. ®). This report contains the results of our visual inspection of the readily accessible portions of the building and its mechanical systems. Please note that this inspection is not intended to provide any warranties or guarantees against structural or mechanical failures. As with most inspections, it is not uncommon to discover concerns or to have discussed general costs in relation to needed repairs or maintenance. Please realize that these are estimates only, based on our past experience. You should obtain detailed information from qualified contractors on cost estimates for needed maintenance and/or repairs.

NOTE: IF TERMITE INSPECTION IS INCLUDED PLEASE NOTE THE FOLLOWING: THE INSPECTION IS LIMITED TO THE TIME OF INSPECTION ONLY. TERMITE INFESTATION/SWARMING CAN OCCUR AT ANY TIME. IF THE PROPERTY HAS BEEN TREATED FOR TERMITE INFESTATION, REVIEW GUARANTEES. IF NO GUARANTEE IS AVAILABLE, WE DO NOT GUARANTEE AGAINST RE-INFESTATION.

GENERAL BUILDING DESCRIPTION

The residence is an approximately 15 year old, 1.5-2 story, single family, frame structure, constructed over a full basement. There is an attached, frame constructed, 3-car garage. The residence faces east and is located in Chesterfield. The residence was occupied at the time of this inspection and therefore, storage, furniture and finishes throughout prevented our complete and thorough review in some locations. The exterior temperature was approximately 59 degrees Fahrenheit at the onset of the inspection and soils were wet to saturated due to recent, heavy rain.

Please note that the alarm system and the sprinkler system in the yard are not included as part of our inspection and we recommend review by qualified contractors.

SITE CONDITIONS

GROUNDSLOPE AND CONDITIONS

The residence is constructed on a sloped site. Under normal circumstances the ground slope appears to be adequate in diverting run off water out and away from the structure. We noted that the grounds and ground cover extend above the sill plate level throughout various portions of the residence (example picture 4). This is a potential source for moisture damage/termite infestation and we recommend modifications to eliminate this condition. Downspouts from the roof are diverted on to splash blocks or into leader pipes extending below grade. Please ensure that all below grade drain lines,

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both interior and exterior, are cleared routinely to ensure their integrity. We identified slight separation to the leader pipe connection south of the front entry. We located the water meter at the east yard. We were unable to identify the location of the water stop box.

DRIVE AND WALK SURFACES

The drive and walk surfaces are largely poured concrete. We identified brick at the rear steps and patio. Most of these surfaces were found to be in serviceable condition. As we discussed during our inspection, you may wish to consider the installation of a handrail at the rear landing and steps. We identified an offset/trip hazard where the driveway abuts the garage (picture 14). We identified cracked and broken sections, surface spalling and patched sections of the driveway and recommend close monitoring for additional patching. Please ensure that all open joints, cracks and seams that exist at present or develop over time at the walk and drive surfaces are sealed with an appropriate material on a routine basis to help minimize frost damage.

VEGETATION

We noted vegetation to be in close proximity to building surfaces and recommend it be trimmed now and on a routine basis.

EXTERIOR CONDITIONS

GARAGE

There is an attached, frame constructed, 3-car garage. The poured concrete foundation wall and floor were in serviceable condition, where visible and accessible, with normal cracks noted. The visible portions of framed walls were in serviceable condition, where accessible. The exterior, roof and roof structure are similar to those of the main residence and will be discussed later in this report. There is a proper drywall partition and solid core door separating the garage from the living space. The 2 overhead metal garage doors and electric openers were in serviceable condition. We noted lack of braces at the overhead garage doors for the installation of the electric openers (picture 12). There is no safety cable at the coil spring mechanism servicing the smaller overhead garage door (picture 13). We recommend installation of same in the event of damage to the spring making it a projectile. The garage door openers did reverse when obstructed with nominal pressure. The photo cell mechanisms are installed slightly higher than 6 inches above the garage floor slab and we recommend they be lowered to a more appropriate height. We recommend that safety mechanisms for the garage door openers be regularly tested to ensure proper function. The light fixtures and outlets in the garage were in serviceable condition. We noted that some GFCI devices in the

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garage are redundant. Please note that extensive storage within the garage prevented our complete and thorough review.

ROOF, CHIMNEYS, GUTTERING, VALLEYS AND FLASHINGS

Roofing over the entire structure is an approximately 1 year old (per the seller's disclosure), architectural grade, imitation wood shake, fiberglass matte, asphalt shingle system installed on a 5.5-inch gauge over the very steeply sloped, hip and gable roof surfaces. We walked various portions of the roof and noted the shingles are in serviceable condition. We did not walk the entire roof due to unsafe conditions. We identified some rust deterioration to the metal valley at the south exposure of the lower level roof (picture 3). The metal and plastic flue and vent pipes were in serviceable condition, as were the metal flashings. Portions of the attached aluminum gutters are in need of cleaning and slope adjustments (picture 7). The downspouts were in serviceable condition. Please ensure that the gutters are cleaned and maintained routinely. There is a masonry chimney with a cover. We identified small hairline cracks at the concrete crown of the chimney (picture 5) and recommend caulking, sealing or close monitoring.

EXTERIOR WALLS, FINISHES AND MECHANICAL

The exterior of the residence is covered largely in manufactured pre-finished composite siding with a partial brick veneer. This was viewed from the grade level and found to be largely in serviceable condition. We identified evidence of manufacturer's defect to portions of the siding (example picture 2, 8, 9). We also identified some damage to the composite siding adjacent to the newer steps landing at the rear exposure of the residence (picture 11). This material has previously been involved in a class action law suit. To the best of our knowledge all monies have been disbursed. You may wish to inquire of the current homeowner regarding any claims. We noted the need for caulking or sealing at and around the line sets for the larger exterior A/C unit. The enclosed fascia and soffits, with vents, were in serviceable condition, as was the front entry structure. We did note the need for some paint maintenance at exterior finishes. The brick veneer was in serviceable condition and we recommend it be maintained routinely.

The exterior lights and 3-prong outlets were in serviceable condition. The electrical service is routed underground with an exterior meter. The exterior hose spigots were in serviceable condition. We do recommend they be protected from frost damage during extreme weather conditions.

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MECHANICAL SYSTEMS

HEATING SYSTEM

The 2 heating systems are the original, York brand, gas fired, forced air furnaces of 64,000 and 96,000 B.T.U. per hour input capacity. Because the heat exchangers are concealed, a thorough review is not possible. Therefore, it is recommended that you obtain a Laclede Gas safety inspection on these and all other gas burning appliances, lines, flues and any other related equipment. The gas lines, inline shutoff valves, direct drive blower motors, metal flue pipe connections and visible portions of the distribution ductwork were in serviceable condition. Please ensure that disposable filters are changed on a monthly basis during year-round usage. We noted lack of combustion air into the furnace room and recommend properly installed vents and review as part of the Laclede Gas safety inspection. Please note that the humidifier cannot be accurately tested within the confines of this inspection. We do recommend it be cleaned and serviced on a routine basis, in accordance with manufacturer's recommendations. We located the gas main shutoff valve at the southeast exterior wall. Based on the age of the furnaces, they have a moderate to high potential for replacement and we recommend close monitoring.

COOLING SYSTEM

The 2 air conditioning systems are electric, evaporative-charged units. There is a York brand, 2.0 ton capacity unit that is original with the residence and an approximately 6 year old, Trane brand, 3.5 ton capacity unit. We noted damaged cooling fins and soils build-up at the York brand condensing unit (picture 10). We recommend servicing and maintenance as needed. Unfortunately, due to the cool exterior temperatures (below 60°F) prior to and during our inspection, we were unable to safely or properly test the air conditioning systems for operation. Please ensure that heating and air conditioning systems are cleaned and serviced on an annual basis. Routine maintenance for the air conditioning system includes cleaning the condensate drain system and compressor/coils, trimming vegetation at and around the exterior condensing unit, maintaining proper insulation at the coolant lines and painting the exterior unit to prevent rust. Based on the age of the original, York brand air conditioner, it has a moderate to high potential for replacement and we recommend close monitoring.

PLUMBING SYSTEM

The water supply system is serviced by a 1-inch diameter copper main line and interior shutoff valve located in back of a decorative access door at the east exposure of the basement. The interior supply piping is largely copper with no evidence of leakage, where visible and accessible during our inspection. Please refer to our notes regarding plastic lines at the basement bathroom. We recommend close monitoring of saddle valves as they are prone to leaks over time. There is adequate water pressure noted

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with multiple usage. Interior water supply shutoff valves were randomly reviewed and those reviewed were in serviceable condition. Drain piping at the unfinished portion of the basement is PVC/plastic that was in serviceable condition, where visible and accessible. Cleanout plugs were identified at the visible vertical drain stacks. The balance of drain and vent piping is completely concealed due to basement finishes. We identified "possible" revent conditions for the basement bathroom and/or adjacent bar/kitchenette area due to draining of the sink in this location. Additional information regarding this condition will be addressed later in this report. We recommend further review by a licensed plumbing contractor to determine if there is a drain or vent issue in this location.

LAUNDRY FACILITIES

The laundry facilities were located adjacent to the kitchen/garage, and include recessed hot and cold water lines and drain line, 120 volt grounded outlet, 3-prong 240 volt dryer circuit and an exterior dryer vent. Please note that the dryer vent exits in close proximity to the exterior condensing unit, which may result in lint build-up at the condensing unit. We recommend close monitoring and maintenance as needed.

WATER HEATER

The 2 water heaters are the original, Ruud brand, gas fired, 50-gallon capacity units that are installed in series. They are equipped with properly installed temperature/pressure relief valves, overflow pipes and metal flue pipes. No evidence of leakage was noted during our inspection and the water heaters did respond to the normal demands of the thermostats. Based on the age of the water heaters, they have a moderate to high potential for replacement and we recommend close monitoring. Also based on its age, sediment build-up has likely occurred, which can compromise efficiency and the available amount of hot water.

ELECTRICAL SYSTEM

The electrical system is serviced by an appropriately sized, 120/240 volt, underground, aluminum feeder cable servicing the 200 amp, main disconnect, circuit breaker style panel located in back of an access panel at the southeast portion of the basement and a sub panel located at the southwest portion of the unfinished basement, south wall. Both panel boxes were full with no room for expansion. Overcurrent protection is appropriately sized, from our limited visual review. The branch circuit wiring is grounded copper. We noted ground to the water line. Branch circuit wiring was randomly reviewed and a representative number of switches and outlets were tested and those reviewed were in serviceable condition. We identified GFCI devices at the bathrooms, kitchen, garage, basement and exterior. Please note that some outlets in the kitchen that are within 6' of the sink are not GFCI protected and we recommend repairs as needed. Please refer to our previous notes regarding redundant GFCI devices in the garage.

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Please ensure that smoke detectors are retained throughout, and tested on a periodic basis.

INTERIOR CONDITIONS

FOUNDATION

The perimeter of the structure is supported by a poured-in-place concrete foundation wall. Please note that approximately 85% of the basement has been finished; this and extensive storage did limit our review of the foundation and interior support members. We also noted extensive storage at the perimeter of the interior foundation walls, which greatly impaired our complete and thorough review (picture 19). Interior supports consist of steel girders and posts, wooden floor joists, plywood subflooring and a poured concrete basement floor that were in serviceable condition, where visible and accessible. Common hydration cracks were noted at the foundation walls. Access to the basement floor drain was blocked due to the temporary drain (picture 20). The sump pump could not be tested due to an insufficient amount of water in the pit for testing. Stairs and handrails to the basement were in serviceable condition. We identified some very small water stains at a dehydration crack at the west foundation wall, directly north of the sunken living space above (picture 18). There were no additional stains at the floor or below this location and we recommend close monitoring. Please note that water penetration into the basement area from the vertical walls and at the floor level is commonplace. This condition may occur during a period of precipitation, after a heavy rainstorm that follows a lengthy dry period, and/or after an extended period of snow and/or ice covering. It is impossible to predict if, when or where seepage or leakage may occur. Grade modifications to improve drainage away from the structure and routinely maintaining the gutter and downspout systems are beneficial in helping to minimize moisture penetration.

BATHROOMS

There are 4 full bathrooms and 1 half-bath. Fixtures and faucets were examined and most were in serviceable condition. We noted a slow sink drain at the main suite vanity. We noted a leaky tub/shower valve at the guest suite bathroom (picture 17). We noted non-traditional use of plastic supply lines to the vanity sink fixtures at the basement bathroom and recommend metallic (picture 21). The light fixtures and 3-prong outlets were in serviceable condition. We identified GFCI devices at the main suite bathroom, guest suite bathroom and basement bathroom, some of which are in series with other devices. The floor coverings and wall finishes were in serviceable condition, as were the tub/shower walls and we recommend they be maintained routinely. There are exhaust fans for ventilation at the bathrooms.

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KITCHEN

The primary kitchen is equipped with wood casework, stone countertop and a double basin, porcelain sink that were in serviceable condition, as were the faucet and drain assemblies. We operated the appliances including the In-Sink-Erator disposal, G.E. electric oven, G.E. combination oven and microwave, G.E. gas cook top, Kenmore dishwasher and G.E. microwave oven. All were operating properly during our inspection. We attempted to engage the down draft fan at the cook top and was shocked when we touched the control panel at the sink front (picture 15). We recommend further review and repair as needed. After repairs, this system should be re-tested. The dishwasher is not mechanically fastened to the underside of the countertop (picture 16). Please note that inspection of appliances is limited. Calibrations of oven, cook top and microwave and clean cycle operation are not included. We examined the interior and door seals of the G.E. refrigerator and found them in serviceable condition. Ice makers are not checked. Review of the refrigerator is limited to the condition of the door seals and interior (limited by contents). Freestanding appliances or furnishings are not moved to reveal mechanical or other systems.

The basement kitchenette is equipped with wood casework, stone countertop and a single basin, metal sink (possibly copper) that were in serviceable condition, as were the faucet and drain assemblies. We noted that the sink at the basement kitchen/bar area did not drain properly. With water running consistently, the sink would fill, partially drain, then re-fill (picture 22). This may be the result of venting or drain issues. We recommend further review by a licensed plumbing contractor with repairs executed in a professional and workmanship like manner. We operated the free-standing microwave oven and it was found to be in serviceable condition. Freestanding appliances or furnishings are not moved to reveal mechanical or other systems.

DOORS AND WINDOWS

The exterior, wood, hinged doors were in serviceable condition, with working locks and the rear door is with glass are double glazed. Primary windows throughout are wood framed, double/single hung, fixed pane and casement style units, equipped with double glazed glass. The windows were randomly reviewed and were found to be in serviceable condition. We identified window screens at most windows. The single pane, metal framed basement windows were also in serviceable condition. Please note that review of thermal pane seals can be impaired by temperature, cleanliness of glass, ease of access, etc. Failure of seals can occur at any time. Based on conditions noted and the difficulty in determining exact conditions associated with failed thermo pane seals we strongly encourage a complete review of all windows by a qualified contractor and repairs executed accordingly.

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WALLS, FLOORS AND CEILINGS

Walls and ceilings throughout are drywall finished. They were randomly reviewed and found to be in serviceable condition, with normal age and wear noted, as were the floor coverings. We did identify some typical squeaks at the hardwood flooring. Interior millwork, including doors, doorknobs, stairs and handrails, was randomly reviewed and found to be in serviceable condition, with normal age and wear noted.

FIREPLACE(S)

There is a masonry fireplace at the family room, equipped with gas logs equipment and a clamp at the damper. The lined firebox, vertical flue and metal damper were in serviceable condition, based on our limited visual review from within the firebox. The gas logs were off and could not be tested. Please ensure the gas logs at the fireplace are reviewed as part of the Laclede Gas safety inspection and that extreme precautions are exercised with usage.

ATTIC

We gained partial access to the attic through the ceiling hatch at the 2nd floor guest suite bedroom closet. A general view of the attic is shown in the picture below. The triangulated wood trusses and plywood sheathing were in serviceable condition, where visible and accessible. Insulation is blown/loose fiberglass material that appears to have an insulation value of approximately R30. The attic is ventilated through a series of large static vents and soffit vents. There was no evidence of leaks or seepage noted during our inspection. Wall insulation is concealed and therefore, could not be confirmed.



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SUMMARY:

MAINTENANCE OR REPAIR(S) ADVISED/NEEDED

1. We noted that the grounds and ground cover extend above the sill plate level throughout various portions of the residence (example picture 4). This is a potential source for moisture damage/termite infestation and we recommend modifications to eliminate this condition.



Picture 4

2. We identified slight separation to the leader pipe connection south of the front entry.
3. We identified an offset/trip hazard where the driveway abuts the garage (picture 14). We identified cracked and broken sections, surface spalling and patched sections of the driveway and recommend close monitoring for additional patching.



Picture 14

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4. We noted vegetation to be in close proximity to building surfaces and recommend it be trimmed now and on a routine basis.
5. The photo cell mechanisms are installed slightly higher than 6 inches above the garage floor slab and we recommend they be lowered to a more appropriate height.
6. We noted that some GFCI devices in the garage are redundant.
7. Portions of the attached aluminum gutters are in need of cleaning and slope adjustments (picture 7).



Picture 7

8. We identified small hairline cracks at the concrete crown of the chimney (picture 5) and recommend caulking, sealing or close monitoring.



Picture 5

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9. We identified evidence of manufacturer's defect to portions of the siding (example picture 2, 8, 9). We also identified some damage to the composite siding adjacent to the newer steps landing at the rear exposure of the residence (picture 11). This material has previously been involved in a class action law suit. To the best of our knowledge all monies have been disbursed. You may wish to inquire of the current homeowner regarding any claims.



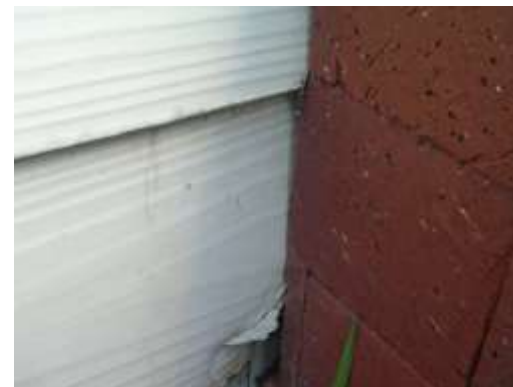
Picture 2



Picture 8



Picture 9



Picture 11

10. We did note the need for some paint maintenance at exterior finishes.
11. We noted the need for caulking or sealing at and around the line sets for the larger exterior A/C unit.
12. We noted lack of combustion air into the furnace room and recommend properly installed vents and review as part of the Laclede Gas safety inspection.

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13. We noted damaged cooling fins and soils build-up at the York brand condensing unit (picture 10). We recommend servicing and maintenance as needed.



Picture 10

14. Please note that some outlets in the kitchen that are within 6' of the sink are not GFCI protected and we recommend repairs as needed.

15. We noted a slow sink drain at the main suite vanity. We noted a leaky tub/shower valve at the guest suite bathroom (picture 17). We noted non-traditional use of plastic supply lines to the vanity sink fixtures at the basement bathroom and recommend metallic (picture 21).



Picture 17



Picture 21

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16. The dishwasher is not mechanically fastened to the underside of the countertop (picture 16).



Picture 16

UNSATISFACTORY

1. There is no safety cable at the coil spring mechanism servicing the smaller overhead garage door (picture 13). We recommend installation of same in the event of damage to the spring making it a projectile.



Picture 13

2. We identified "possible" revent conditions for the basement bathroom and/or adjacent bar/kitchenette area due to draining of the sink in this location. Additional information regarding this condition will be addressed later in this report. We recommend further review by a licensed plumbing contractor to determine if there is a drain or vent issue in this location.

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3. We attempted to engage the down draft fan at the cook top and was shocked when we touched the control panel at the sink front (picture 15). We recommend further review and repair as needed. After repairs, this system should be re-tested.



Picture 15

4. We noted that the sink at the basement kitchen/bar area did not drain properly. With water running consistently, the sink would fill, partially drain, then re-fill (picture 22). This may be the result of venting or drain issues. We recommend further review by a licensed plumbing contractor with repairs executed in a professional and workmanship like manner.



Picture 22

GENERAL NOTES/REMARKS

1. Please note that the alarm system and the sprinkler system in the yard are not included as part of our inspection and we recommend review by qualified contractors.

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2. Please ensure that all below grade drain lines, both interior and exterior, are cleared routinely to ensure their integrity.
3. We were unable to identify the location of the water stop box.
4. As we discussed during our inspection, you may wish to consider the installation of a handrail at the rear landing and steps.
5. Please ensure that all open joints, cracks and seams that exist at present or develop over time at the walk and drive surfaces are sealed with an appropriate material on a routine basis to help minimize frost damage.
6. We noted lack of braces at the overhead garage doors for the installation of the electric openers (picture 12).



Picture 12

7. Please note that extensive storage within the garage prevented our complete and thorough review.
8. We identified some rust deterioration to the metal valley at the south exposure of the lower level roof (picture 3).

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Picture 3

9. Please ensure that the gutters are cleaned and maintained routinely.
10. Because the heat exchangers are concealed, a thorough review is not possible. Therefore, it is recommended that you obtain a Laclede Gas safety inspection on these and all other gas burning appliances, lines, flues and any other related equipment.
11. Please note that the humidifier cannot be accurately tested within the confines of this inspection. We do recommend it be cleaned and serviced on a routine basis, in accordance with manufacturer's recommendations.
12. Based on the age of the furnaces, they have a moderate to high potential for replacement and we recommend close monitoring.
13. Unfortunately, due to the cool exterior temperatures (below 60°F) prior to and during our inspection, we were unable to safely or properly test the air conditioning systems for operation.
14. Please ensure that heating and air conditioning systems are cleaned and serviced on an annual basis.
15. Based on the age of the original, York brand air conditioner, it has a moderate to high potential for replacement and we recommend close monitoring.
16. We recommend close monitoring of saddle valves as they are prone to leaks over time.
17. Please note that the dryer vent exits in close proximity to the exterior condensing unit, which may result in lint build-up at the condensing unit. We recommend close monitoring and maintenance as needed.

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18. Based on the age of the water heaters, they have a moderate to high potential for replacement and we recommend close monitoring. Also based on its age, sediment build-up has likely occurred, which can compromise efficiency and the available amount of hot water.
19. Please note that approximately 85% of the basement has been finished; this and extensive storage did limit our review of the foundation and interior support members. We also noted extensive storage at the perimeter of the interior foundation walls, which greatly impaired our complete and thorough review (picture 19).



Picture 19

20. Access to the basement floor drain was blocked due to the temporary drain (picture 20).



Picture 20

21. The sump pump could not be tested due to an insufficient amount of water in the pit for testing.

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22. We identified some very small water stains at a dehydration crack at the west foundation wall, directly north of the sunken living space above (picture 18). There were no additional stains at the floor or below this location and we recommend close monitoring.



Picture 18

23. Please note that review of thermal pane seals can be impaired by temperature, cleanliness of glass, ease of access, etc. Failure of seals can occur at any time. Based on conditions noted and the difficulty in determining exact conditions associated with failed thermo pane seals we strongly encourage a complete review of all windows by a qualified contractor and repairs executed accordingly.
24. The gas logs were off and could not be tested. Please ensure the gas logs at the fireplace are reviewed as part of the Laclede Gas safety inspection and that extreme precautions are exercised with usage.

TERMS AND DEFINITIONS

MAINTENANCE OR REPAIR(S) ADVISED OR NEEDED -- that which is considered a normal part of home ownership. Can indicate common or normal aging; the system is still functional; repairs that would likely cost less than approximately \$500.00, in accordance with the ASHI® Standards of Practice. On occasion, REPAIR will be used in association with an unsafe or improper condition when that condition can be easily corrected.

UNSATISFACTORY -- A condition that is unsafe or dangerous; a component or system that is incapable of performing its intended function; a necessary repair that is likely to exceed \$500.00 to complete satisfactorily. EG: a leaky roof.

GENERAL NOTES AND REMARKS -- Information that may clarify exact conditions or recommendations. In some instances, the component or system may be serviceable, but more detail is warranted.

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NOTE

When Repair or Unsatisfactory are noted, this may indicate that replacement is necessary. As professional building inspectors, we feel that we can best serve our clients by "Inspecting and Directing." We will do our best to determine the cause of a particular concern, but we always recommend review by qualified professional contractors to better determine the exact cause of a condition and the most cost effective method to rectify it.

Please note that this inspection is intended for your personal use only. It is not intended to be used by any other party. The text of this report will be retained in complete confidence and its details will not be conveyed to any other party without your express permission. As previously noted, this inspection was conducted in accordance with the Standards and Practices of the American Society of Home Inspectors®. I trust that the information provided to you is clear and easily understood.

Respectfully,

B. Wayne Brewer
Brewer Inspection Services
ASHI® #1606

BWB/jd