Building Inspection Report

St Louis Region
Missouri

Prepared for: Your Investment

Prepared by: Wessling Home Inspection Services LLC
5725 Holly Hills
St. Louis, MO 63109
314-520-1103

Table of Contents

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection. Comments represent the opinions of the inspector based upon experience and training.

Acceptable	Functional element with no obvious signs of defect with consideration of normal wear and tear.
Important	Item is of urgent structural nature, major defective issue, significant life safety issue, relatively costly item to repair, and/or an item that in Inspector's opinion should not be ignored or delayed. All Important items appear under another category as well. [BOLD print in body of report]
Not Present	Item not present or not found.
Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, shut off, or disconnected at time of inspection.
Defective	Item needs immediate repair or replacement. It is unable to perform its intended function. [Appears in RED print in body of report]
Safety	Recommended item to improve personal safety or health issue. Item may have been acceptable at the time of construction & local building authority may continue to allow the status quo. [Appears in GREEN print in body of report]
Minor Repair	Defect requiring low investment to repair and is not critical to the performance of any particular system of the home. [Appears in BROWN print in body of report]
Marginal	Item is not fully functional and requires repair or servicing or item is near end of expected service life. [Appears in BLUE print in body of report]

General Information

Property Information

Property Address Commercial Building
City St Louis Region State MO Zip 12346

Client Information

Client Name Your Investment
Phone n/a Fax n/a
E-Mail n/a

Inspection Company

Inspector Name John Wessling
Company Name Wessling Home Inspection Services LLC
Address 5725 Holly Hills
City St. Louis State MO Zip 63109
Phone 314-520-1103 Fax manual operation
E-Mail john@wesslinginspections.com
File Number 130173499
Amount Received see contract

Conditions

Others Present HVAC, Electrical and General Contractors Property Occupied No, vacant
Estimated Age 40 years Entrance Faces East for purposes of this inspection
Inspection Date 2017
Electric On Yes
Gas/Oil On Yes
Water On No
Temperature 25-30 degrees
Weather Partly cloudy Soil Conditions Damp
Space Below Grade Slab on grade

General Information (Continued)

Building Type Commercial/restaurant and store front Garage None
Additions/Modifications Modifications are observed, please consult with local authority for permits. Restaurant converted to office space

Lots and Grounds

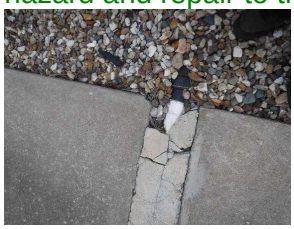
1. Acceptable Driveway: Concrete - Concrete drive is present at the drive-thru
2. Marginal Driveway: Concrete. Asphalt.
- Asphalt is displaying signs of age and surface is beginning to crack in a few areas. It remains flat and serviceable. Routine maintenance includes application of asphalt sealer periodically to provide a weather resistant surface. Some sections may require repair in the next few years by saw cutting around the area, removing the old asphalt, and layering in new asphalt to prevent additional damage to surrounding areas.

- Holes are present in the concrete apron approaching the street. This inspector recommends repair by concrete patching or filling with asphalt product to provide a smooth walking and driving surface.




3. Safety Walks: Concrete. Brick.
- One slab joint is uneven along the walk near the entry from the street side of the building (east). This poses a trip hazard. Slabs should be made even to prevent concerns with tripping (by mudjacking, physically leveling with sand, or replacing as needed).

- The concrete surface is breaking away above the downspout drain pipe, this is a tripping hazard and repair to the concrete surface is recommended




Lots and Grounds (Continued)

4. Acceptable — Grading: Appears appropriate along majority of foundation, Flat City lot

5. Minor Repair — Vegetation: Bushes, small trees and shrubs -
- should be maintained to prevent growing against the sides of the building, which can damage the mortar and siding surfaces

6. Marginal — Fences: Dumpster area fencing.
- The wood pickets are broken and deteriorated on both the fence and storage shed. Replacement will likely be a necessary municipal requirement.


7. Minor Repair — Lawn Sprinklers: While not a part of this inspection the lack of inspection tags is noted.
- the irrigation system should be inspected annually before seasonal use by a qualified contractor who will sign, date and affix an inspection tag to the sprinkler system near the back flow device. No tag is present, we recommend the system remain off until it has been properly inspected.

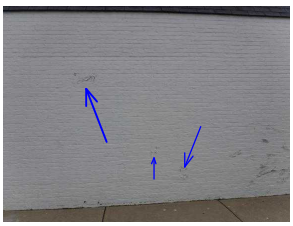
8. Safety — Misc: Rebar projecting from the lot surface -
- Rebar is projecting from the lot surface near the dumpster area. This inspector recommends either cutting the rebar flush with the lot surface, or placing a planter or large object near/over the rebar to prevent tripping and potential serious injury/impalement.

Exterior Surface and Components

FRONT REAR and a portion of the building sides. Exterior Surface

1. Acceptable — Type: Brick -
- Some previously repaired areas are observed along the rear wall.

- Masonry is generally in acceptable condition with consideration of building's age. Tuckpointing is needed wherever and whenever separations and gaps develop on the exterior to prevent the entry of moisture and related damages to the masonry and interior of the building. Be sure to repair as necessary.



SIDE WALLS Exterior Surface

2. Minor Repair — Type: Wood sheet siding -
- Overall, the siding looks in good condition.

- A small section of the underlying siding is deteriorated along the drive thru bay wall. The siding was easily pierced with a probe, however the probe did not penetrate into the sill plate. It is likely this was the original wood siding that was left in place when the new siding was installed.
- The corner seam is gapped. Repair to provide a properly sealed corner joint is recommended.

Exterior Surface and Components (Continued)

Type: (continued)


3. Minor Repair Fascia & Trim: Aluminum.
- Front corner trim near the drive thru is loose, caulk seam is open. Securing the open joint with matching caulk is recommended to prevent water and wind related damages.

- Some trim between glass sections is beginning to deteriorate/wear thin. Likely due to exposure from ice melting products and over spray from the road/sidewalk. Sealing with a matching caulk will help slow the deterioration, however, the only true repair would be to replace the affected areas.

- Be sure to maintain the exterior by keeping joints caulked and exposed surfaces liberally painted to avoid moisture damage.


4. Marginal Soffits:
- The drive-thru soffit is deteriorated, replacement is recommended.

5. Not Inspected Hose Bibs: Full water service was not available, valve key was not observed.

6. Acceptable Main Entry Door(s): Aluminum storefront doors, full view glass -
- The doors and closers functioned at the time of inspection.

- The north side door contains a small amount of damage from rubbing near the strike, however the door was free swinging at the time of inspection.

7. Minor Repair Rear Entry Door(s): Metal, no exterior handles are present for increased security.
- Adjustment is recommended, the door needed a slight push or pull to fully latch, adjustment/cleaning of the door hardware and closer should provide proper self latching of the door.

Roof

MAIN DWELLING Roof Surface

1. Method of Inspection: Walk on roof
2. Marginal Material: Adhered Membrane -

- Dips and Soft areas are felt when walking the roof, this can indicate moisture is present in the underlying layers of material. Stains and debris from pooling water are present near the ladder access and along the side wall parapets. This is not desirable as the roof surface will deteriorate more rapidly if not allowed to dry and the accumulated water weight could result in roof damage. Repair to prevent water pooling and promote drainage off the roof is advised. (This would also involve repair to the condensate drain to carry condensation off and away from the roof)

- We recommend sealing the damaged/split/gapped areas at the material joints, along the side parapet, at the pitch pots, and HVAC and other roof curbs to provide a water resistant surface.

- The condition, thickness, and overall age of this type of roof cannot be determined from a visual inspection because of the manner in which additional layers of felt and tar are overlaid. Typically, flat roof structures have a load limit that in order to accommodate snow and ice weight in the winter, should not have more than 1" to 1-1/2" of roof material over the sheathing. The roof would need to be cored by a roofer to ascertain the thickness, which is beyond the scope of this home inspection.

- The northern 2/3 of the roof has been sealed with an reflective sealant at some point in the past.

- A leak is suspected in the roof surface about mid way along the north wall. No flashing is located in this area, water stains are noted on the ceiling tile and the roof sheathing. The stains run along a plywood joint.

- This inspector recommends a qualified roofing contractor apply a new surface coating over the roof, curb flashing and parapet flashing areas to ensure a water resistant surface.








Roof (Continued)

Material: (continued)

3. Acceptable Type: Flat

DRIVE THRU Roof Surface

4. Method of Inspection: Walk on roof
5. Minor Repair Material: Rolled granulated roofing - - Dips and Soft areas are felt when walking the roof, this can indicate moisture is present in the underlying layers of material. Stained and dirty areas are present, this indicates water is pooling on the roof surface. Pooling stains are present near the center of the roof. This is not desirable as the roof surface will deteriorate more rapidly if not allowed to dry and the accumulated water weight could result in roof damage. Repair to prevent water pooling and promote drainage off the roof is advised.

   - The condition, thickness, and overall age of this type of roof cannot be determined from a visual inspection because of the manner in which additional layers of felt and tar are overlaid. Typically, flat roof structures have a load limit that in order to accommodate snow and ice weight in the winter, should not have more than 1" to 1-1/2" of roof material over the sheathing. The roof would need to be cored by a roofer to ascertain the thickness, which is beyond the scope of this home inspection.

   - This inspector recommends a qualified roofing contractor review the junction between the mansard and the drive-thru roof to ensure the flashing is water tight. A negative flow and small channel area are present along this junction. Damaged roof sheathing is observed in this area from leakage. It can not be determined if this is a past problem that has been repaired or is a current issue requiring repair. (Inspection was performed in dry weather)

   - Mastic has been applied over the material joints and along the edge termination. This type of application will require maintenance every 2-5 years to ensure a water resistant surface.

Roof (Continued)

Material: (continued)

6. Acceptable Type: Flat

MANSARD AREA Roof Surface

7. Method of Inspection: From adjacent roof, Ground level
8. Minor Repair Material: 3 Tab fiberglass shingle -
   - Shingle damage is present where old business signs were mounted, some shingle is torn, some surface is pulled away down to the underlying fiberglass matt. The damaged shingle tabs could be replaced if matching shingle is available. At a minimum, the damaged areas should be sealed with a clear or colored matched mastic or high quality caulk to provide a water resistant surface.

9. Approximate Age: 18-22 years
10. Minor Repair Flashing: Aluminum, Appears present everywhere required, 3 Course style flashing -
    - Detailed review of all pitch pots, curb flashing, fan flashing and wall flashings is recommended to ensure a water tight roof system. Stains are observed in numerous areas of the roof sheathing, most stains are near/at roof penetrations and flashing areas.
11. Minor Repair Plumbing Vents: PVC.
    - 3 course roof flashing present. This type of flashing will require maintenance every 3-5 years to ensure a water resistant surface.
12. Minor Repair Downspouts: PVC/ABS/Plastic.
    - Roof drains are present. Downspout runs through the attic area and drains out the sidewall near the base.

    - Repair to ensure a proper water seal is present is advised. Staining was observed in the roof sheathing around the roof drains.

    - Consider the addition of splash blocks to carry the water drainage away from the side of the building, some spouts drain at the base of the brick wall.

Roof (Continued)

Downspouts: (continued)


13. Acceptable Misc: Access ladder securely mounted and protected with a security grate/cage.

Structure

1. Acceptable Foundation: Poured concrete -
   - No observed issues
2. Minor Repair Floor/Slab: Poured concrete slab -
   - Some unevenness is present from past repairs, renovations and layers of ceramic tile. Consider leveling these areas when renovating.
3. Acceptable Beams:
   - No issue was observed with the center beam
4. Not Inspected Support Columns/Posts: Timber.
   - Not readily visible due to wall finish.
5. Acceptable Trusses: Manufactured Wood Trusses -
   - No damage requiring repair was observed. However, stains are present on the wood members from leakage through the roof.
6. Minor Repair Roof Sheathing: Plywood.
   - Dark moisture stains are visible in attic along the drive-thru connection to the main roof. A small section of the sheathing is deteriorated. This area should be reviewed for any necessary repair to prevent additional deterioration of the sheathing. Typically, this type of damaged sheathing would be replaced when a new roof surface is installed.

   - Numerous stains are visible in the areas of the HVAC curb, old ventilation locations and below 'pitch pots' for entry of service lines into the building from the HVAC and other roof items (old refrigeration compressor, old locations of original HVAC equipment, exhaust vents etc). It is unknown if moisture entry is an ongoing or historical issue that has been corrected. Be sure to monitor these areas for any darkening or enlargement of the stains or of moisture. If any changes are observed, seek repair by a quality roofing contractor to help prevent additional damages.




Structure (Continued)

Roof Sheathing: (continued)

Attic

Above the ceiling area Attic

1. Method of Inspection: From ladder and by removing numerous ceiling tile.
2. Acceptable Ventilation Type: Static.
   - 'Mushroom' vents observed on the roof top.
3. Acceptable Insulation Type: Fiberglass, Blown.
4. Acceptable Insulation Depth: 5-6" average Approx. Insulation Value: R-19
5. Acceptable Bathroom Fan Venting: Common bath exhaust for both bathrooms

Electrical

We recommend having a licensed electrician involved for the repair of all electrical issues.

- The electrical panels were reviewed by John, the contractors electrician.

1. Service Size Amps: 600 Amps Volts: 120-240 VAC
2. Acceptable Service: Overhead
3. Acceptable Conductor Type: Aluminum
4. The predominant conductor type visible is/are
5. Copper Romex.
6. Acceptable Electric Mast: Both service masts appear vertical and rigid

BACK ROOM Electric Panel

7. Acceptable Manufacturer: Square D.
   - The 600 Amp panel was not opened due to the potential for life injury and the lack of proper safety gear.

   - No issues were observed/reported by the electrician in the sub panels.
8. Acceptable Breakers: All appear properly sized for wire gauge

Electrical (Continued)

9. Acceptable — Panel wiring No visible problems present

10. Acceptable — Ground: Plumbing ground visible (above the ceiling near the water heater) -
- Rod in ground observed near the meter.

11. Safety — GFCI: For improved safety we recommend have protected outlets added at:
- all exterior locations

- near any water source and/or counter

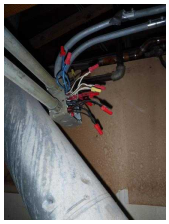
12. Acceptable — Outlet All tested properly wired

13. Minor Repair — Wiring Issues require proper repair -
in attic space should be properly secured to prevent stress on the wires and damage from vibrations. Many wire runs are loose hanging without proper support.

14. Minor Repair — Cover Plates Absent:
from several boxes and lamp connections in the attic space.

- "Pig tails" with capped, but unsecured wire ends are present on the exterior of the building where signs were previously located.

Installation of proper covers and junction boxes is advised.

15. Marginal — Light Fixtures Numerous fixtures were not operating.
- Several interior fixtures did not light. Power was indicated at these fixtures when a simple voltage meter was used.

- Numerous exterior fixtures beneath the awning around the building perimeter are missing covers and tubes/bulbs. Updating these fixtures with newer low voltage lighting may be desired for increased energy efficiency.

- Only one of the lights on the lot poles was observed illuminated. Further review will be necessary to identify the proper repair. (updating/bulb replacement)

16. Safety — Light Fixtures Be sure all EXIT signs and emergency lights are functional and properly placed according to local authorities

17. Safety — Smoke Detectors: Absent - - Be sure to maintain one per floor, each hallway and in every bedroom, change batteries per the manufacturer's instructions, and test at least annually. Consider adding Photoelectric type detectors for improved safety. Most smoke detectors lose effectiveness after 10 years and should be replaced - the age of the existing detectors is unknown.

18. Safety — CO Detectors For increased safety whenever gas appliances are present - we recommend the use of carbon monoxide detectors. Please follow manufacturer's guidelines for installation and

Electrical (Continued)

CO Detectors (continued)
maintenance.

Air Conditioning

- Units were inspected by NewSystems HVAC concurrently with this inspection. See their report for additional details.

CENTRAL AIR-Roof Top Units AC System

1. Acceptable A/C System Operation: Did not operate air conditioner mode.
   Too cold within past 24 hours to safely test operation.
2. Minor Repair Condensate Removal: plastic tubing -
   - The tubing is broken away from the units and along the pipe runs. This inspector recommends repair to provide proper drainage of condensate off of the roof to help prevent puddles and premature deterioration of the roof system.

3. Acceptable Exterior Unit: Roof top curb installations
4. Manufacturer: York
5. Acceptable Electrical Disconnect: Disconnects are present.

Heating System

- Units were inspected by NewSystems HVAC concurrently with this inspection. See their report for additional details.

1. Acceptable Thermostat: Programmable

ROOF TOP Units Heating System

2. Acceptable Combustion Air Appears adequate with exterior air
3. Manufacturer: Four YORK Roof Top Units are Present.
4. Type: Forced air Capacity: Each Unit is rated for 161,500 BTUHR

5. Fuel Type: Natural gas
6. Unable to Inspect: 80%
7. Acceptable Filter Size:
   16x24x2
8. Acceptable Filter Type: Disposable
   - Filters in the old kitchen area were grease coated and clogged. The filters were allowed to fall to the floor due to the saturated condition. The grates are also grease covered. Replacement of the filters and grates is necessary.

   The visible duct was slightly dusty, but not grease was observed in the visible ductwork.

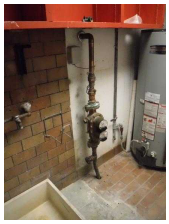
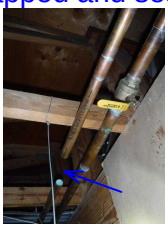
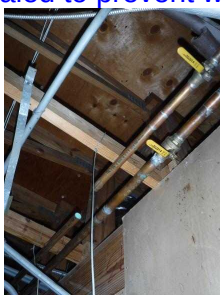
Heating System (Continued)

9. Acceptable Distribution: Heat is present
10. Suspected Asbestos: No

Plumbing

A complete review of the plumbing system is recommended prior to and when beginning water service to the property

1. Marginal Water Pipe Materials: Copper.
   - Several pipe runs are cut above the ceiling tile, pipe is open ended. At a minimum, these pipes should be capped and sealed to prevent water leakage through the service valves.

2. Not Inspected Drain Pipes: PVC.
   - PVC, where visible. Very little piping visible due to style of construction.
3. Minor Repair Underground Sewer: Recommend - have qualified plumber camera ("aka "scope") the sewer to the main to ascertain its condition for clogs, separations, or any damage. Condition of the pipe cannot be determined from a visual building inspection. Repairs of subgrade pipe is typically expensive due to need to dig in yard or below basement floor to make appropriate repairs.
4. Acceptable Gas Meter: Exterior Mount

5. Acceptable Main Gas Valve: At gas meter
6. Acceptable Gas Service Lines: Black Pipe -
   - Pipe runs are capped as is required when not in use.
7. Marginal Bathroom Fixtures are present in both bathroom areas. -
   - Toilets, stalls, doors and hand sinks are present. Marked marginal due to the number of fixtures with dry traps and the odor of sewer gas. Prompt repair for all traps to provide a proper water leg to seal out harmful sewer gases is recommended.

BASEMENT Water Heater

8. Minor Repair Water Heater Operation: Gas was off, could not inspect operation
9. Manufacturer: American
10. Type: Natural gas Capacity: 75 Gallon
11. Acceptable Approx. Age 8 years

Plumbing (Continued)

12. Safety — Flue Pipe: Single wall at water heater to double wall B-vent through/above roof

- Flue is touching the wood shelving, a potentially combustible material, posing a fire risk. Recommend repair be performed, by a qualified contractor, to gain the proper clearance (1" for B-Vent or 6" for single wall flue) for improved fire safety.


13. Acceptable — TPRV and Drain Tube: 3/4" Copper pipe
14. Not Present — Pressure Absorption Tank: Absent - - All water heaters should be accompanied by the proper installation of a thermal expansion tank. We recommend that this device be installed by a licensed plumber when the tank is upgraded as per local ordinance and many hot water heater manufacturer's guidelines.

Kitchen

1st Floor Kitchen

1. Not Inspected — Sink: Hand-sink is present -
   - Hand sink is present, water service was turned off at the valves.
2. Not Inspected — Sink: Slop/mop sink is present near the water heater -
   - Unable to verify operation, water supply was not fully functional.

General Space

1. Marginal — Floor: Carpet. Ceramic/Stone.
   - Some unevenness is present from past repairs, renovations, and layers of ceramic tile.

   - Marked as marginal due to the potential cost of leveling the floor.



2. Minor Repair — Ceilings: Drywall. Drop Ceiling Grid.
   - Drywall ceiling in the bath and drive-thru areas. Some areas of peeling paint and damaged ceiling surface are present in the bathrooms. These areas could easily be repaired by a painting contractor or quality handyman.

   - Ceiling tile are stained throughout the building. Most of the stained areas are below roof penetrations for the HVAC, service lines, old exhaust equipment, and roof drains. The tile could easily be repaired or replaced after the roof has been repaired to prevent water seepage. (SEE ALSO ROOF--SURFACE)

General Space (Continued)

Ceilings: (continued)



3. Marginal Walls: Drywall. Paneling. ceramic tile.

Marked marginal due to the possibility of concealed moisture damage.

- A small area at the base of the south window is moisture damaged, the paint on the wood trim is blistered, dark stains are visible behind the corner of the cove base which is no longer secured to the wall. Removal of this small area of drywall may be desired to ensure all potential leak points from the window framing have been sealed against moisture entry.

- Drive-thru The lower exterior wall area is stained. Likely from moisture exposure. A portion of the drywall has been replaced, dark shadows are observed. Staining is observed on the upper aluminum frame of the window bay. Further evaluation is recommended (including removal of drywall and finish materials) to identify areas requiring repair. (SEE ALSO ROOF SECTION)

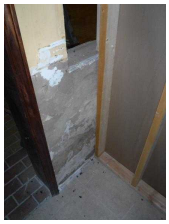
- Hallway to rear kitchen, the lower section of drywall has been replaced, ceramic tile is absent. Two potential areas of concern are present that may have been the source of water damages to this area. 1) the wall is common to the ladies room, overflows may have occurred in the past. 2) the roof, the area is near the parapet, the plumbing stack and the bath exhaust. The plastic sheeting placed in this area is stained and sagging indicating water has been present at some point in the past. (SEE ALSO ROOF SECTION) This inspector recommends replacement of any water damaged drywall and insulation.

- North wall below the windows, pulled/popped/blistered paint and drywall tape, stains are present in the corner. Damage observed is consistent with water damage/exposure to moisture. Further evaluation, including removal of some drywall will be necessary to identify necessary repair.

If you are concerned about the possible presence of mold, please contact a qualified mold specialist or industrial hygienist. Anything related to mold/mildew is beyond the scope of this inspection.







General Space (Continued)

Walls: (continued)

4. Acceptable Doors: All operated and latched closed properly

5. Minor Repair Windows: All operated & latched properly except as noted below -

- Some water stains are observed along the lower windows on the south of the building. Repair to the glazing and frame seals to the structure is advised to help prevent moisture damage to the interior walls and building.

- The drive-thru window does not function properly, updating with a new modern window designed for security and energy efficiency is recommended.

- Although we strive to locate all insulated window panes with evidence of broken seals, weather and dirt on the sashes may prevent finding all such conditions. We can make no assurance that all windows with broken seals have been located.

Final Comments

LIMITATIONS & EXCLUSIONS

The scope of the inspection is to discover the functionality, safety hazards, and major defects and concerns with the home and its major systems, to report on the apparent condition of the visible portions of those systems and equipment, and whether those items inspected were performing their intended function at the time of the inspection or were in need of repair. This was a visual inspection of the readily accessible items performed in conformance with the ASHI (American Society of Home Inspectors) Standards of Practice. Concealed and latent defects are excluded from the inspection. The inspection and report are not intended to diagnose issues or recommend specific repairs, although this service is sometimes included due to Inspector's experience in certain matters. Recommendations are general guidelines, intended to be performed by qualified, skilled, and competent persons using proper tools and repair procedures in a safe and workmanlike manner following manufacturer's installation instructions where applicable. A recommendation does not preclude repair using another method.

This was not a technically exhaustive inspection and therefore no guarantee is made that every conceivable deficiency or issue has been addressed. Occupied homes and those containing furniture and possessions may prevent inspecting items under rugs, behind furniture, concealed behind stored things, and blocked by boxes. Inspector attempts to inspect all major elements of the building. We do not move furniture, dismantle components, remove drop ceiling panels, or use force beyond that normally expected to operate an item. We cannot be held responsible for deterioration and defects in subgrade portions of the dwelling and inaccessible portions of crawl spaces, attics, etc. Basements and crawl

Final Comments (Continued)

spaces are often dry when inspected and inspector cannot be expected to predict that moisture entry at other times may occur. Inspector cannot predict the remaining life of any item or foresee issues such as leakage and moisture entry where no evidence is present at the time of the inspection of such conditions. If this inspection was performed for a Buyer, the Seller was aware of this inspection and should have made elements accessible prior to this inspection including attic accesses, garages, furnaces and boilers, water heaters, & electric panels. Pilots for all gas operated appliances must be lit for a proper inspection. For our safety and yours, we do not and will not light pilot lights.

This was not an inspection to determine if an element meets or does not meet current building codes or regulations of any kind, although modern building codes often provide the impetus for a recommendation to improve functionality, longevity, or safety. If an item is called out as possibly not meeting certain requirements or qualities of proper workmanship, Inspector may suggest evaluation, repair, or improvement work be performed by a skilled contractor or licensed individual as appropriate. The existence of visible items that are not properly installed or operating leaves open the possibility of concealed items constructed in a like manner, which is but one reason to have a qualified contractor verify or certify certain things are done properly during the home purchase process and when repairs are performed.

Minor deficiencies, cosmetic items, and maintenance issues are reported as a courtesy only. Maintenance and minor items are reported upon that in opinion of Inspector would be a nuisance in some manner to the average person. It is impossible to report on each and every minor issue and we provide no assurance that all such issues have been identified. You may be able to negotiate to have the Seller address a portion of these things or, as with any home, be aware of them and address as you desire upon taking ownership.

Items that may be present and outside the scope of this inspection include: in-wall portion of central vacuum system; low voltage systems including stereo, telephone, television cable, satellite dish, intercom, data cable, security, alarm, and pet containment systems; complex electronic items; self-cleaning feature of ovens; coffee/espresso machine; washers and dryers; swimming pools, filters, and heaters; saunas; hot tubs; septic systems; wells; propane tanks; remote controls for built-in items; sprinkler system and backflow valves; and small storage buildings. We suggest contacting the Seller, installer, system designer, or manufacturer's literature for the routing and purpose of cabling and proper and safe operation of such systems.

Please refer to the Authorization & Contract for Inspection Services you were provided for further details.

Asbestos Warning :
Asbestos was used in numerous products incorporated in residential construction including siding, flooring, ceiling materials, and pipe wrap and tape. Asbestos identification is beyond the scope of this inspection. Inspector may provide a warning in the report of items possibly containing asbestos. Absence of such a warning does not imply possibly asbestos-containing items are absent. Suspected asbestos containing items should be presumed to contain asbestos unless testing proves otherwise. Do not disturb. Inspector recommends follow the advice of a qualified firm to deal with any asbestos issue or concern. Lab testing of the suspected material is required to determine the presence of asbestos. This firm is not qualified to assess any asbestos issues and specifically excludes anything related to asbestos from our inspection. If you are concerned, a state licensed individual should be consulted.

Carbon Monoxide:
A visual inspection of the flues and other venting systems was performed to determine that they functioned properly. The inspection covers only the portion visible. Hidden problems may exist that cannot be observed or detected by Inspector. In their service territory Laclede Gas is required to perform a gas safety inspection as part of real estate sales transaction: check with your agent on this provision in your sale contract. We recommend installing and maintaining carbon monoxide detectors per the manufacturer's instructions if the home contains an attached garage, operable fireplace, and/or gas combustion device. We do not test installed carbon monoxide detectors.

Final Comments (Continued)

Lead in Paint and Water:
Lead based paint was in common use through the 1970's. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a house of this age from deteriorating old paint. It is believed that the primary danger would be to small children who may somehow ingest chips or dust of lead-based paint. A qualified EPA certified Renovation, Repair, and Painting contractor is recommended to evaluate and provide proper scope for repairs of items involving older paint. This firm is not qualified to test for lead and specifically excludes anything related to lead in paint from our services.

Lead in water may have two primary sources, one being the pipe system delivering water to the structure built prior to 1930, the other being the pipe solder within the structures prior to 1988. Many faucets, plumbing fitting, check valves, and well pumps contain some percentage of lead that can be leached in to water. This firm is not qualified to test for lead in water and specifically excludes anything related to lead in water from our services.

Meth Labs:
Due to a growing issue Missouri was one of the first states in the country to develop a meth lab task force during the mid-1990s. The meth lab problem has continued to dramatically increase and has spread across the country. The home inspection does not detect nor offer any guidance or advice for the presence or removal of any potential risk to human health from the production of meth. Additional information for the understanding of meth chemicals, testing and decontamination can be found widely on the Internet. Additional inspection and testing would be required to confirm toxic chemicals were used in meth manufacture in any home. This firm is not qualified to perform meth related inspections and testing.

Mold:
Inspector does not inspect or test for the presence of mold. If moisture entry appears problematic or you are concerned about the possible presence of mold in the home or health affects of mold, contact a qualified mold specialist or industrial hygienist. Anything related to mold is specifically beyond the scope of this home inspection.

Radon:
Radon gas is naturally occurring in our environment from deposits of uranium in soil and rock. The danger occurs when the gas percolates through the ground and enters an enclosed structure through fissures or cracks in a foundation. The gas can become concentrated when trapped in confined spaces. The Environmental Protection Agency and the Surgeon General recommend all homes be tested for radon. Inspector can provide additional information and testing in accordance with Environmental Protection Agency protocols if desired. Testing for radon is beyond the scope of an ASHI home inspection. A separate charge applies for radon testing service. Testing requires a 48 hour minimum test period.

Remodeling and repair work:
Permits for building, remodeling and some repair work may be required by county, and/or local municipalities at the time the work was performed. This inspection is not intended to inspect for code compliant issues. This inspection will document the design and type of some materials used at the time of construction/updates and will note if functional or defective at the time of the inspection. Local code officials and the fire marshal, and not a home inspector, may make the determination if existing conditions are approved by locally adopted codes. An occupancy inspection may be required prior to moving in to this property, which is a municipal or county and not a home inspection function. Non-compliant issues should be addressed as part of the inspection performed by code enforcement official(s).

Be aware that EPA implemented rules effective April 22, 2010 covering activities that have the potential to release hazardous lead dust from lead-based paint. Companies and workers performing renovation activities involving lead-based paint must be certified by the EPA. The requirements apply to renovation, repair or painting activities. The

Final Comments (Continued)

rule does not apply to minor maintenance or repair activities where less than six square feet of lead-based paint is disturbed in a room or where less then 20 square feet of lead-based paint is disturbed on the exterior. Window replacement is not minor maintenance or repair. More information can be found at the EPA website: http://www.epa.gov/lead/pubs/renovation.htm

Urea Formaldehyde Foam Insulation:
U.F.F.I. is Urea Formaldehyde Foam Insulation. This type of insulation was used throughout the country as a method of installing some retrofit insulation in existing homes and in new construction. It is a foam material that was injected into wall voids. It has been discovered that this type of insulation may off-gas formaldehyde fumes, given the right conditions, long after its installation. Formaldehyde gas usually dissipates with time and proper ventilation. However, this gas is now known to be, at the least, a respiratory irritant, particularly to infants and older people. The Environmental Protection Agency recommends caution to exposure. Inspecting for Formaldehyde is beyond the scope of a home inspection.

Thank you for selecting Wessling Home Inspection Services, LLC for your inspection needs.
- John Wessling, ACI 249060

Safety Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Walks: Concrete. Brick.
   - One slab joint is uneven along the walk near the entry from the street side of the building (east). This poses a trip hazard. Slabs should be made even to prevent concerns with tripping (by mudjacking, physically leveling with sand, or replacing as needed).

   - The concrete surface is breaking away above the downspout drain pipe, this is a tripping hazard and repair to the concrete surface is recommended
2. Misc: Rebar projecting from the lot surface -
   - Rebar is projecting from the lot surface near the dumpster area. This inspector recommends either cutting the rebar flush with the lot surface, or placing a planter or large object near/over the rebar to prevent tripping and potential serious injury/impalement.

Electrical

3. GFCI: For improved safety we recommend have protected outlets added at:
   - all exterior locations

   - near any water source and/or counter

4. Light Fixtures Be sure all EXIT signs and emergency lights are functional and properly placed according to local authorities
5. Smoke Detectors: Absent - - Be sure to maintain one per floor, each hallway and in every bedroom, change batteries per the manufacturer's instructions, and test at least annually. Consider adding Photoelectric type detectors for improved safety. Most smoke detectors lose effectiveness after 10 years and should be replaced - the age of the existing detectors is unknown.
6. CO Detectors For increased safety whenever gas appliances are present - we recommend the use of carbon monoxide detectors. Please follow manufacturer's guidelines for installation and maintenance.

Plumbing

7. BASEMENT Water Heater Flue Pipe: Single wall at water heater to double wall B-vent through/above roof
   - Flue is touching the wood shelving, a potentially combustible material, posing a fire risk. Recommend repair be performed, by a qualified contractor, to gain the proper clearance (1" for B-Vent or 6" for single wall flue) for improved fire safety.

Minor Repair Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Lots and Grounds

1. Vegetation: Bushes, small trees and shrubs -
   - should be maintained to prevent growing against the sides of the building, which can damage the mortar and siding surfaces
2. Lawn Sprinklers: While not a part of this inspection the lack of inspection tags is noted.
   - the irrigation system should be inspected annually before seasonal use by a qualified contractor who will sign, date and affix an inspection tag to the sprinkler system near the back flow device. No tag is present, we recommend the system remain off until it has been properly inspected.

Exterior Surface and Components

3. FRONT REAR and a portion of the building sides. Exterior Surface Type: Wood sheet siding -
   - Overall, the siding looks in good condition.

   - A small section of the underlying siding is deteriorated along the drive thru bay wall. The siding was easily pierced with a probe, however the probe did not penetrate into the sill plate. It is likely this was the original wood siding that was left in place when the new siding was installed.
   - The corner seam is gapped. Repair to provide a properly sealed corner joint is recommended.
4. Fascia & Trim: Aluminum.
   - Front corner trim near the drive thru is loose, caulk seam is open. Securing the open joint with matching caulk is recommended to prevent water and wind related damages.

   - Some trim between glass sections is beginning to deteriorate/wear thin. Likely due to exposure from ice melting products and over spray from the road/sidewalk. Sealing with a matching caulk will help slow the deterioration, however, the only true repair would be to replace the affected areas.

   - Be sure to maintain the exterior by keeping joints caulked and exposed surfaces liberally painted to avoid moisture damage.
5. Rear Entry Door(s): Metal, no exterior handles are present for increased security.
   - Adjustment is recommended, the door needed a slight push or pull to fully latch, adjustment/cleaning of the door hardware and closer should provide proper self latching of the door.

Roof

6. DRIVE THRU Roof Surface Material: Rolled granulated roofing - - Dips and Soft areas are felt when walking the roof, this can indicate moisture is present in the underlying layers of material. Stained and dirty areas are present, this indicates water is pooling on the roof surface. Pooling stains are present near the center of the roof. This is not desirable as the roof surface will deteriorate more rapidly if not allowed to dry and the accumulated water weight could result in roof damage. Repair to prevent water pooling and promote drainage off the roof is advised.

   - The condition, thickness, and overall age of this type of roof cannot be determined from a visual inspection because of the manner in which additional layers of felt and tar are overlaid. Typically, flat roof structures have a load limit that in order to accommodate snow and ice weight in the winter, should not have more than 1" to 1-1/2" of roof material over the sheathing. The roof would need to be cored by a roofer to ascertain the thickness, which is beyond the scope of this home inspection.

Minor Repair Summary (Continued)

Material: (continued)

- This inspector recommends a qualified roofing contractor review the junction between the mansard and the drive-thru roof to ensure the flashing is water tight. A negative flow and small channel area are present along this junction. Damaged roof sheathing is observed in this area from leakage. It can not be determined if this is a past problem that has been repaired or is a current issue requiring repair. (Inspection was performed in dry weather)

- Mastic has been applied over the material joints and along the edge termination. This type of application will require maintenance every 2-5 years to ensure a water resistant surface.

7. MANSARD AREA Roof Surface Material: 3 Tab fiberglass shingle -
   - Shingle damage is present where old business signs were mounted, some shingle is torn, some surface is pulled away down to the underlying fiberglass matt. The damaged shingle tabs could be replaced if matching shingle is available. At a minimum, the damaged areas should be sealed with a clear or colored matched mastic or high quality caulk to provide a water resistant surface.
8. Flashing: Aluminum, Appears present everywhere required, 3 Course style flashing -
   - Detailed review of all pitch pots, curb flashing, fan flashing and wall flashings is recommended to ensure a water tight roof system. Stains are observed in numerous areas of the roof sheathing, most stains are near/at roof penetrations and flashing areas.
9. Plumbing Vents: PVC.
   - 3 course roof flashing present. This type of flashing will require maintenance every 3-5 years to ensure a water resistant surface.
10. Downspouts: PVC/ABS/Plastic.
    - Roof drains are present. Downspout runs through the attic area and drains out the sidewall near the base.

    - Repair to ensure a proper water seal is present is advised. Staining was observed in the roof sheathing around the roof drains.

    - Consider the addition of splash blocks to carry the water drainage away from the side of the building, some spouts drain at the base of the brick wall.

Structure

11. Floor/Slab: Poured concrete slab -
    - Some unevenness is present from past repairs, renovations and layers of ceramic tile. Consider leveling these areas when renovating.
12. Roof Sheathing: Plywood.
    - Dark moisture stains are visible in attic along the drive-thru connection to the main roof. A small section of the sheathing is deteriorated. This area should be reviewed for any necessary repair to prevent additional deterioration of the sheathing. Typically, this type of damaged sheathing would be replaced when a new roof surface is installed.

    - Numerous stains are visible in the areas of the HVAC curb, old ventilation locations and below 'pitch pots' for entry of service lines into the building from the HVAC and other roof items (old refrigeration compressor, old locations of original HVAC equipment, exhaust vents etc). It is unknown if moisture entry is an ongoing or historical issue that has been corrected. Be sure to monitor these areas for any darkening or enlargement of the stains or of moisture. If any changes are observed, seek repair by a quality roofing contractor to help prevent additional damages.

Minor Repair Summary (Continued)

Electrical

13. Wiring Issues require proper repair -
in attic space should be properly secured to prevent stress on the wires and damage from vibrations. Many wire runs are loose hanging without proper support.
14. Cover Plates Absent:
from several boxes and lamp connections in the attic space.

- "Pig tails" with capped, but unsecured wire ends are present on the exterior of the building where signs were previously located.

Installation of proper covers and junction boxes is advised.

Air Conditioning

15. CENTRAL AIR-Roof Top Units AC System Condensate Removal: plastic tubing -
- The tubing is broken away from the units and along the pipe runs. This inspector recommends repair to provide proper drainage of condensate off of the roof to help prevent puddles and premature deterioration of the roof system.

Plumbing

16. Underground Sewer: Recommend - have qualified plumber camera ("aka "scope") the sewer to the main to ascertain its condition for clogs, separations, or any damage. Condition of the pipe cannot be determined from a visual building inspection. Repairs of subgrade pipe is typically expensive due to need to dig in yard or below basement floor to make appropriate repairs.
17. BASEMENT Water Heater Water Heater Operation: Gas was off, could not inspect operation

General Space

18. Ceilings: Drywall. Drop Ceiling Grid.
- Drywall ceiling in the bath and drive-thru areas. Some areas of peeling paint and damaged ceiling surface are present in the bathrooms. These areas could easily be repaired by a painting contractor or quality handyman.

- Ceiling tile are stained throughout the building. Most of the stained areas are below roof penetrations for the HVAC, service lines, old exhaust equipment, and roof drains. The tile could easily be repaired or replaced after the roof has been repaired to prevent water seepage. (SEE ALSO ROOF--SURFACE)
19. Windows: All operated & latched properly except as noted below -
- Some water stains are observed along the lower windows on the south of the building. Repair to the glazing and frame seals to the structure is advised to help prevent moisture damage to the interior walls and building.

- The drive-thru window does not function properly, updating with a new modern window designed for security and energy efficiency is recommended.

- Although we strive to locate all insulated window panes with evidence of broken seals, weather and dirt on the sashes may prevent finding all such conditions. We can make no assurance that all windows with broken seals have been located.

Marginal Summary

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Lots and Grounds

1. Driveway: Concrete. Asphalt.
   - Asphalt is displaying signs of age and surface is beginning to crack in a few areas. It remains flat and serviceable. Routine maintenance includes application of asphalt sealer periodically to provide a weather resistant surface. Some sections may require repair in the next few years by saw cutting around the area, removing the old asphalt, and layering in new asphalt to prevent additional damage to surrounding areas.

   - Holes are present in the concrete apron approaching the street. This inspector recommends repair by concrete patching or filling with asphalt product to provide a smooth walking and driving surface.
2. Fences: Dumpster area fencing.
   - The wood pickets are broken and deteriorated on both the fence and storage shed. Replacement will likely be a necessary municipal requirement.

Exterior Surface and Components

3. Soffits:
   - The drive-thru soffit is deteriorated, replacement is recommended.

Roof

4. MAIN DWELLING Roof Surface Material: Adhered Membrane -
   - Dips and Soft areas are felt when walking the roof, this can indicate moisture is present in the underlying layers of material. Stains and debris from pooling water are present near the ladder access and along the side wall parapets. This is not desirable as the roof surface will deteriorate more rapidly if not allowed to dry and the accumulated water weight could result in roof damage. Repair to prevent water pooling and promote drainage off the roof is advised. (This would also involve repair to the condensate drain to carry condensation off and away from the roof)

   - We recommend sealing the damaged/split/gapped areas at the material joints, along the side parapet, at the pitch pots, and HVAC and other roof curbs to provide a water resistant surface.

   - The condition, thickness, and overall age of this type of roof cannot be determined from a visual inspection because of the manner in which additional layers of felt and tar are overlaid. Typically, flat roof structures have a load limit that in order to accommodate snow and ice weight in the winter, should not have more than 1" to 1-1/2" of roof material over the sheathing. The roof would need to be cored by a roofer to ascertain the thickness, which is beyond the scope of this home inspection.

   - The northern 2/3 of the roof has been sealed with an reflective sealant at some point in the past.

   - A leak is suspected in the roof surface about mid way along the north wall. No flashing is located in this area, water stains are noted on the ceiling tile and the roof sheathing. The stains run along a plywood joint.

   - This inspector recommends a qualified roofing contractor apply a new surface coating over the roof, curb flashing and parapet flashing areas to ensure a water resistant surface.

Marginal Summary (Continued)

Electrical

5. Light Fixtures Numerous fixtures were not operating.
   - Several interior fixtures did not light. Power was indicated at these fixtures when a simple voltage meter was used.

   - Numerous exterior fixtures beneath the awning around the building perimeter are missing covers and tubes/bulbs. Updating these fixtures with newer low voltage lighting may be desired for increased energy efficiency.

   - Only one of the lights on the lot poles was observed illuminated. Further review will be necessary to identify the proper repair. (updating/bulb replacement)

Plumbing

6. Water Pipe Materials: Copper.
   - Several pipe runs are cut above the ceiling tile, pipe is open ended. At a minimum, these pipes should be capped and sealed to prevent water leakage through the service valves.
7. Bathroom Fixtures are present in both bathroom areas. -
   - Toilets, stalls, doors and hand sinks are present. Marked marginal due to the number of fixtures with dry traps and the odor of sewer gas. Prompt repair for all traps to provide a proper water leg to seal out harmful sewer gases is recommended.

General Space

8. Floor: Carpet. Ceramic/Stone.
   - Some unevenness is present from past repairs, renovations, and layers of ceramic tile.

   - Marked as marginal due to the potential cost of leveling the floor.
9. Walls: Drywall. Paneling. ceramic tile.

   Marked marginal due to the possibility of concealed moisture damage.

   - A small area at the base of the south window is moisture damaged, the paint on the wood trim is blistered, dark stains are visible behind the corner of the cove base which is no longer secured to the wall. Removal of this small area of drywall may be desired to ensure all potential leak points from the window framing have been sealed against moisture entry.

   - Drive-thru The lower exterior wall area is stained. Likely from moisture exposure. A portion of the drywall has been replaced, dark shadows are observed. Staining is observed on the upper aluminum frame of the window bay. Further evaluation is recommended (including removal of drywall and finish materials) to identify areas requiring repair. (SEE ALSO ROOF SECTION)

   - Hallway to rear kitchen, the lower section of drywall has been replaced, ceramic tile is absent. Two potential areas of concern are present that may have been the source of water damages to this area. 1) the wall is common to the ladies room, overflows may have occurred in the past. 2) the roof, the area is near the parapet, the plumbing stack and the bath exhaust. The plastic sheeting placed in this area is stained and sagging indicating water has been present at some point in the past. (SEE ALSO ROOF SECTION) This inspector recommends replacement of any water damaged drywall and insulation.

   - North wall below the windows, pulled/popped/blistered paint and drywall tape, stains are present in the corner. Damage observed is consistent with water damage/exposure to moisture. Further evaluation, including

Marginal Summary (Continued)

Walls: (continued)

removal of some drywall will be necessary to identify necessary repair.

If you are concerned about the possible presence of mold, please contact a qualified mold specialist or industrial hygienist. Anything related to mold/mildew is beyond the scope of this inspection.