

# INSPECTION REPORT

123 ABC  
St. Louis, MO 63141



**PREPARED FOR**  
JON AND JANE DOE

**INSPECTION DATE**  
Tuesday, April 15, 2025

**INSPECTED BY**  
Mike Farmer



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[www.npiweb.com/stlwest](http://www.npiweb.com/stlwest)  
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Independently Owned and Operated.

# SUMMARY

123 ABC, St. Louis, MO April 15, 2025

Report No. 1012

[www.npiweb.com/stlwest](http://www.npiweb.com/stlwest)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

SITE INFO

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report. Please read the complete document.

[Priority Maintenance Items](#)

## Roofing

### **SLOPED ROOFING \ Asphalt shingles**

**Condition:** • [Missing, loose or torn](#)

**Implication(s):** Chance of water damage to structure, finishes and contents

**Location:** Front First Floor Right

**Task:** Repair

**Time:** As soon as practical

## Exterior

### **ROOF DRAINAGE \ Gutters**

**Condition:** • [Discharge onto roofs](#)

**Implication(s):** Material deterioration

**Location:** Rear Right

**Task:** Repair

## Structure

### **ROOF FRAMING \ Rafters/trusses**

**Condition:** • Opposing rafters were of different sizes. Recommend further evaluation to determine of compliant with applicable jurisdictional requirements. This may require the retention of a structural engineer.

**Location:** Throughout Attic Garage

**Task:** Further evaluation

**Time:** Immediate

## Electrical

### **DISTRIBUTION SYSTEM \ Outlets (receptacles)**

**Condition:** • [Ungrounded](#)

**Implication(s):** Electric shock

**Location:** Throughout Living Room Dining Room Master Bedrooms

**Task:** Upgrade

**Time:** When remodelling

# EXTERIOR

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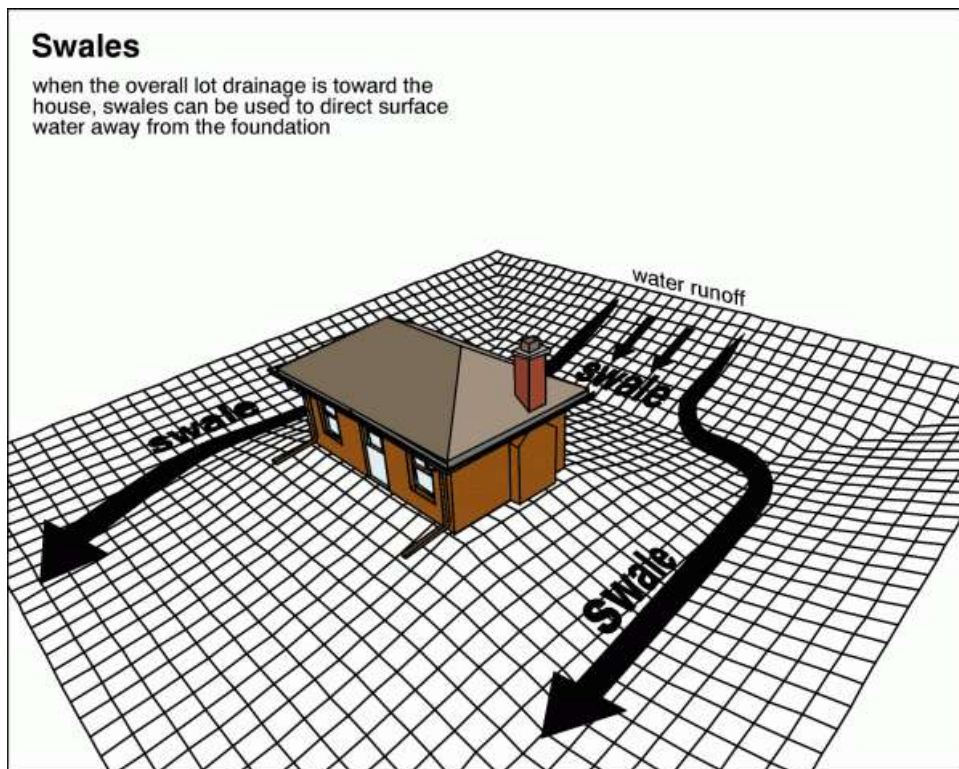
INTERIOR

SITE INFO

## LANDSCAPING \ Lot grading

4. Condition: • [No swale](#)

Implication(s): Chance of water entering building



20. No swale

## LANDSCAPING \ Patios

5. Condition: • Cracked or damaged surfaces

Implication(s): Physical injury



## Information

**Configuration:** • [Basement](#)

**Foundation material:** • [Poured concrete](#)

**Floor construction:** • [Joists](#)

**Exterior wall construction:** • [Wood frame](#) • [Wood frame / Brick veneer](#)

**Roof and ceiling framing:**

• Rafter



21. Rafters

• Rafter



22. Rafters

• [Plank sheathing](#)

• [Plywood sheathing](#)

# ELECTRICAL

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ELECTRICAL

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INSULATION

PLUMBING

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33.

- [Ungrounded - typical](#)



34. *Grounded - typical*

**Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI):**

- [GFCI - bathroom and exterior](#)
- [GFCI - basement](#)
- [GFCI - garage](#)
- [GFCI - kitchen](#)



35. *GFCI - kitchen*

- No AFCI

**Smoke alarms (detectors):** • [Present](#)

**Carbon monoxide (CO) alarms (detectors):** • Present

# HEATING

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STRUCTURE

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## Information

### Heating system type:

- [Furnace](#)

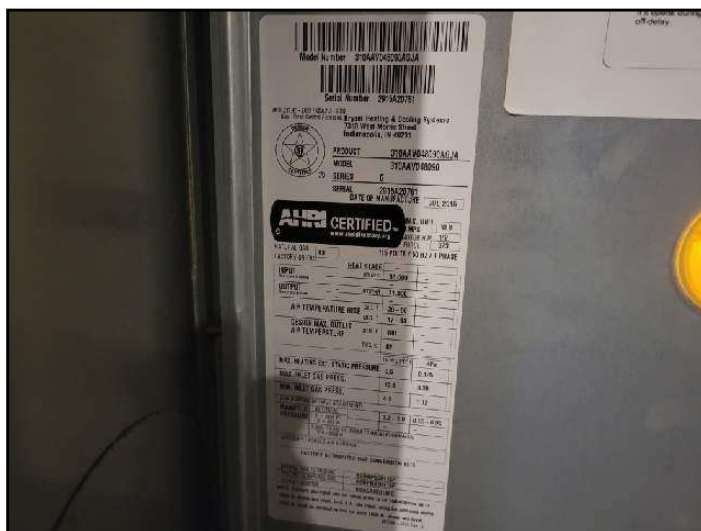
Model number: 310AAV048090 Serial number: 2915A20761



36. Furnace



37. Furnace



38. Furnace

### Fuel/energy source:

- [Gas](#)

# PLUMBING

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ELECTRICAL

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INSULATION

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54. Front of the basement

**Water heater type:**

- [Conventional](#)



55. Conventional

**Water heater location:** • Basement

**Water heater fuel/energy source:** • [Gas](#)

**Water heater exhaust venting method:** • Direct vent • Natural draft

**Water heater manufacturer:**

- A.O. Smith

*Model number:* GCV 40 300 *Serial number:* 1510A017578



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56. A.O. Smith



57. A.O. Smith

Water heater tank capacity: • [40 gallons](#)

Water heater approximate age: • 10 years

Water heater typical life expectancy: • 10 to 15 years

Waste disposal system: • [Public](#)

Waste and vent piping in building: • [PVC plastic](#)

Floor drain location: • Near water heater

Gas meter location: • Exterior right side

Gas piping material: • Copper

## Comments

### WATER HEATER \ Life expectancy

11. Condition: • [Near end of life expectancy](#)

Implication(s): No hot water

Task: Monitor Upgrade

Time: When necessary

### WATER HEATER \ Tank

12. Condition: • [Rust](#)

Implication(s): System inoperative | No hot water

Task: Monitor Service Clean

Time: Regular maintenance