



BPG Inspection, LLC



**Rush Creek Subdivision
Quite Stream, Falling Brook, Silent Spring, Painted Leaf,
Rush Creek Way
Maryland Heights MO 63043**

Client(s): Creek HOA
Inspection Date: 6/7/2021
Inspector: Don Norman ,

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Thank you for choosing BPG for your property inspection. We value your business and are available should you have any follow-up questions regarding your report.

This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. We adhere to the Standards of Practices as outlined in our Inspection Agreement.

Your **INSPECTION REPORT** includes three sections: **1) Key Findings, 2) Property Information, and 3) Inspection Agreement**. It is important to evaluate all three sections in order to fully understand the property and general conditions. The following definitions may be helpful in reviewing your reports.

 Action Items may include:

- Items that are no longer functioning as intended
- Conditions that present safety issues
- Items or conditions that may require repair, replacement, or further evaluation by a specialist
- Items that were inaccessible

 Consideration Items may include:

- Conditions that may require repair due to normal wear and the passage of time.
- Conditions that have not significantly affected usability or function- but may if left unattended.

SECTION I. KEY FINDINGS

This section is designed to summarize the findings and conditions that may require your immediate attention. Typically, the Key Findings Summary is used to help prioritize issues with other parties involved in the real estate transaction. *It is important to review carefully all sections of your report and not rely solely on the Key Findings summary.*

SECTION II. PROPERTY INFORMATION

This section contains our detailed findings on all items inspected. Component locations, system types and details, maintenance tips, and other general information about the property will be included as appropriate.

SECTION III. INSPECTION AGREEMENT

This section details the scope of the inspection. BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report.

To retrieve your full PROPERTY INSPECTION REPORT (all 3 sections) from our Web site:

- Point your web browser to <http://www.bpginspections.com>
- Click on **View Your Inspection Report**
- Enter the **Report Id** and **Client Last Name** (shown below)
 - Report Id: 890536
 - Client's Last Name: Creek HOA
- Follow the instructions to either view the report online or download it to your computer.

Again, thank you for selecting us as your inspection company. Please contact our Customer Service Center at 800-285-3001 should you have any questions about your reports or desire additional assistance.

Consideration Items

Opening Comments

Deviations From The Guide (ASTM E2018-15)

- 1. The inspection was performed per ASTM E2018 - 15 standards and our Proposal and Inspection Agreement. Per our agreement Sections 7 Document Review and Interviews, Section 8.4.8 Vertical Transportation and Section 8.4.8.1 Life Safety/Fire Protection of the ASTM property Conditions Assessment (PCA) standards were not performed. The ASTM suggested outline has not be followed exactly and this report was not pier reviewed. A Pre-survey Questionnaire was NOT sent to the seller or seller's representative prior to the site visit. Any available personnel were questioned/interviewed during the course of the site visit.

Additional Considerations

- 2. The following are several non-scope considerations that you may want to assess in connection with this commercial real estate. This list is not intended to be all-inclusive and is not sorted by importance: Seismic Considerations, Design Consideration for Natural Disasters, Insect/Rodent infestation, Environmental Considerations, ADA (American Disability Act) Requirements, Indoor Air Quality, Property Security Systems.

Environmental

- 3. This was not an inspection for any environmental issues or concerns. We recommend you have an Environmental Site Assessment at this time (Phase 1) for disclosure of any concerning environmental conditions.

Municipality Inspections

- 4. Inquire about any municipality inspections that might be required because of this real estate transaction and update/correct conditions per their requirements.

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Date: 6/7/2021	Time: 08:30:00 AM	Report ID: 890536
Property: Rush Creek Subdivision, Quite Stream, Falling Brook, Silent Spring, Painted Leaf, Rush Creek Way, Maryland Heights, MO 63043		Prepared By: Don Norman

General Information

Inspection Scope

This inspection is a non-invasive examination of readily accessible systems and components as outlined in the ASTM E2018-15. In compliance, our reports are subject to the Definitions, Scope, Limitations, Exceptions, and Exclusions as outlined in the ASTM E2018-15 Standards of Practice. In general, inspections include a visual examination of readily accessible systems and components to help identify material defects - as they exist at the time of the inspection. This is not a technically exhaustive inspection and will not necessarily list all minor maintenance or repair items. Latent, inaccessible, or concealed defects are excluded from this inspection. Inspectors do not move materials that may limit his/her inspection. We do not report on cosmetic or aesthetic issues. Unless otherwise stated, this is not a code inspection. If you are purchasing in a locality that has occupancy inspections, local authorities will usually comment on any code issues of local concern. We did not test for environmental hazards or the presence of any potentially harmful substance.

Use of Reports

If the inspection is performed in connection with the sale, exchange or transfer of the property, copies of the report may be provided to the principals in the transaction and their agents. However, the report is for your sole information and benefit. We do not intend for anyone but the person(s) listed on this report to benefit, directly or indirectly, from this agreement and inspection report. Our contractual relationship is only to the person(s) purchasing our report/service.

Inspection Agreement

BY ACCEPTANCE OF OUR INSPECTION REPORT, YOU ARE AGREEING TO THE TERMS OF OUR INSPECTION AGREEMENT. A copy of this agreement was made available immediately after scheduling your inspection and prior to the beginning of your inspection. In addition, a copy is included on our website with your final inspection report. You should review the liability limitations and terms of the agreement carefully before accepting your inspection report. Should you discover a defect for which we may be liable to you, you must notify us and give us a reasonable opportunity to re-inspect the property before you repair the defect. We are not responsible for any investigations that are not completed prior to the end of the contingency period.

Report Definitions

The following definitions of comment descriptions represent this inspection report.

- Action Item: The item is not currently functioning as intended or needs repair or further evaluation.
- Consideration Item: The item should be monitored and repair/replacement should be considered within the next 1 – 2 years. (Includes definitions, helpful tips, recommended upgrades, conditions requiring repair due to normal wear, and conditions that have not significantly affected usability or function - but may if left unattended).

Client Is Present: No	Age Of Building: 30 - 40 Years	Weather: Clear
Temperature: Between 70 - 80	Rain or snow in last 3 days: No	Building Faces: North, East, West

1. Opening Comments

Inspection Items

Inspection Scope

- ◆ This inspection was completed according to the Standards of Practice of ASTM E2018-15 and BPG. The entire ASTM standard was not addressed. Only portions of ASTM E2018-15 were addressed per our inspection Authorization and Agreement. The ASTM guidelines define the scope and procedures of the inspection. A copy of the ASTM standard is available upon request.

Per your request and in accordance with our proposal, a visual inspection was performed of the property. This assessment meets or exceeds the **selected** areas stated in our proposal of the ASTM E2018-15 standard for Property Condition Assessments.

The inspection is complete and thorough, but it is a general overview, not technically exhaustive. Specialists in each field could provide more detailed analysis of the building systems, but at considerably more cost. Our visual and limited operational inspection provides the broadest overview of the property at less cost. This report is limited to deficiencies present at the time of the inspection.

Only the items specifically addressed in this report were examined. No comment is offered on fire protection equipment or on fire regulation, building code and building bylaw compliance, or environmental concerns.

Our best efforts were applied but this inspection did not reveal all defects. Additional testing and inspection might reveal defects in area not noted in this report.

This report is based on the accessible features of the building. We evaluated the current physical condition; we did not perform a design analysis. We visually reviewed the performance, looking for evidence of distress. It should be understood that there are limitations to such an inspection. Throughout any inspection, inferences are often drawn which cannot be confirmed by direct observation. Therefore, it should be understood that we can reduce the number of unforeseen repairs; however, we cannot eliminate them. Consequently, no guarantee or warranty can be offered or implied.

BPG is not liable for items that are functioning at the time of the inspection but may not be installed according to specific technical guidelines, or defects that require specialized technical training or instruments to detect. BPG does not insure against defects, nor does it make a warranty, expressed or implied, as to the fitness and condition of the inspected property. This was not an inspection for building standards compliance (code issues). Also this was not an inspection for ADA, fire safety or other types of municipality occupancy requirements. Understand that municipality requirements are separate from this effort and some, if required, could be expensive to correct/install. Reference the various municipality inspections for their requirements.

Inspector is not required to expose concealed or inaccessible conditions. The Inspector does not probe or lift up roofing material. Often hidden defects are discovered during building remodeling, therefore, BPG does not accept responsibility for any defects discovered during remodeling performed after our inspection. The intent of this inspection is to discover significant defects and it is not possible to discover every minor maintenance or repair item in the course of a normal inspection. Additionally, most buildings continue to be occupied after our inspections. Based on the preceding, we do not warrant that this inspection provides 100% discovery of all maintenance or minor repair items such as drippy faucets, minor plumbing maintenance, isolated minor wood damage, comprehensive light switch functionality, etc. Therefore, we do not accept responsibility for repair or minor building maintenance or repair items discovered after our inspection.

The following are specifically excluded from our inspection: interior of flues or chimneys, heat exchangers, conformance with zoning and building codes, environmental hazards, concealed or underground electric and plumbing (NOTE: A definitive underground sewer lateral evaluation requires a sewer camera, which is not part of this inspection), private sewer and septic systems, prediction of future sewer backup and systems which are shut down or not accessible to the inspector.

Building Standards

- ◆ We do not inspect for building standard or occupancy compliance of any type. Compliance consists of multiple jurisdictions with overlapping authority and varying levels of enforcement. Some municipalities require an inspection at a change of ownership and some do not. Some ask for updates to changes in standards for safety requirements; others allow the older standards under a "grandfather" provision. Our inspectors have general knowledge about building standards and can answer many related questions, but they have no legal authority to mandate compliance to the various standards. That task belongs to the appropriate municipal authorities. This report does not attempt to list all possible building standard or occupancy infractions.

Deviations From The Guide (ASTM E2018-15)

- 🔗 ◆ The inspection was performed per ASTM E2018 - 15 standards and our Proposal and Inspection Agreement. Per our agreement Sections 7 Document Review and Interviews, Section 8.4.8 Vertical Transportation and Section 8.4.8.1 Life Safety/Fire Protection of the ASTM property Conditions Assessment (PCA) standards were not performed. The ASTM suggested outline has not be followed exactly and this report was not pier reviewed. A Pre-survey Questionnaire was NOT sent to the seller or seller's representative prior to the site visit. Any available personnel were questioned/interviewed during the course of the site visit.

Professional Opinion

- ◆ This report is our professional opinion but not a guarantee or warranty. The inspection is intended to add to your knowledge of the building and help you understand the risks of owning it. The inspection is not intended to and cannot eliminate all the risks of purchase. We help you assess these risks; we do not assume them for you. The Inspector provides a professional opinion, which may vary among technical experts.

Additional Considerations

- 🔗 ◆ The following are several non-scope considerations that you may want to assess in connection with this commercial real estate. This list is not intended to be all-inclusive and is not sorted by importance: Seismic Considerations, Design Consideration for Natural Disasters, Insect/Rodent infestation, Environmental Considerations, ADA (American Disability Act) Requirements, Indoor Air Quality, Property Security Systems.

Environmental

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Building Description

- ◆ The property consists of nine residential, wood framed, buildings. The common area club house and associated pool and it's equipment were not evaluated as a part of this assessment

Opinion Of Probable Cost

- ◆ Estimates of probable costs were no a part of this assessment.

Credentials

- ◆ Mr. Don Norman perform the Property Condition Assessment (PCA) site inspection and prepare this report. He has performed over 10,000 building inspections including more than 200 commercial properties. He has been inspecting buildings since 1985 and has worked for BPG Inspections and Consulting since 2009. He is a national speaker at inspection conferences and trains new inspectors in the profession.

Personnel Interviewed

- ◆ No personnel were interviewed at the inspection.

Documentation Reviewed

- ◆ No documents were available at the inspection for review.

ADA Survey

- ◆ An ADA survey was NOT part of this PCA. Generally, Title III of the Americans with Disabilities Act (ADA) prohibits discrimination by entities to access and use of areas of public accommodations and commercial facilities on the

basis of disability. Regardless of its age, these areas and facilities must be maintained and operated to comply with the Americans with Disabilities Act Accessibility Guidelines (ADAAG).

Buildings completed and occupied after January 26, 1992 are required to comply fully with the ADAAG. Facilities constructed prior to this date are held to the lesser standard of compliance to the extent allowed by structural feasibility and the financial resources available. As an alternative, a reasonable accommodation pertaining to the deficiency must be made.

At a office property with interior common areas, the areas considered as public accommodations are the site itself, parking, the exterior accessible route, the interior accessible route up to the tenant lease lines, and the interior common areas, including the common area restrooms. ADA compliance issues inside tenant spaces are not within the scope of the survey.

Photographs

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

2. Exterior

Our inspection of the building exterior included a visual examination. Items are examined for defects, excessive wear, and general state of repair. Exterior wood components are randomly probed. We do not probe everywhere. Varying degrees of exterior deterioration could exist in any component. Vegetation, including trees, is examined only to the extent that it is affecting the structure.

Styles & Materials

<p>Wall Coverings: Brick Veneer Hardboard Siding Plywood Siding And Vinyl Siding</p>	<p>Eaves & Soffits & Fascia: Open Style Painted Wood</p>	<p>Decks: Wood Rear</p>
<p>Walks & Patios: Standard Concrete</p>		

Inspection Items

Exterior

- ◆ PHOTOS INCLUDED ARE TYPICAL OF CONDITIONS FOUND THAT WE RECOMMEND BE ADDRESSED. IN CERTAIN CASES THE SPECIFIC PHOTO HAS BEEN INCLUDED DUE TO THE EXTENT OF DETERIORATION OR SAFETY CONCERN AND IS MARKED WITH THAT UNIT ADDRESS.

QUIET STREAM - EAST BUILDING - We recommend posting visible unit numbers, where needed, on all units to aid emergency responders.

2020 - Post visible address.

2022 - Post visible address. Siding damage at downspout on second floor. Minor siding damage at roof line.

2024 - No deficiencies observed.

2026 - No deficiencies observed.

2028 - Post visible address. Minor siding damage at roof line in front. Damaged siding at rear.

2030 - Front garden overgrown. Siding damage at roof. Rear yard is overgrown with standing water. 2032 - Post visible address.

2032 - No deficiencies observed.

2034 - Post visible address. Garage door is deteriorated. Lot is overgrown. Damaged siding trim.

2036 - Post visible address. Peeling paint on rear elevation was observed.

2038 - Post visible address. Rake fascia damage. Minor garage door damage. Siding damage at rear on chimney chase, siding and trim.

2040 - Peeling paint at rear. No fence in place.

2042 - Peeling paint at rear.

2044 - Rotted trim on side at rear elevation.

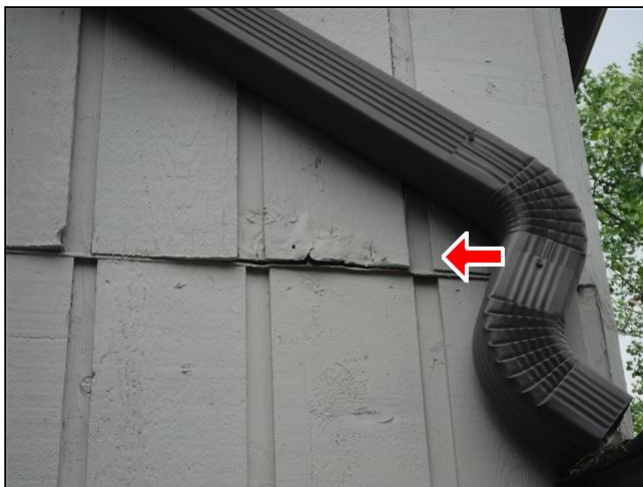
2046 - No deficiencies found.



Post visible numbers at all units where needed.



2022 - Minor decay to siding.



2022 - Siding damage.



2028 - Minor siding damage.



2028 - Damaged siding.



2030 - Minor siding damage.



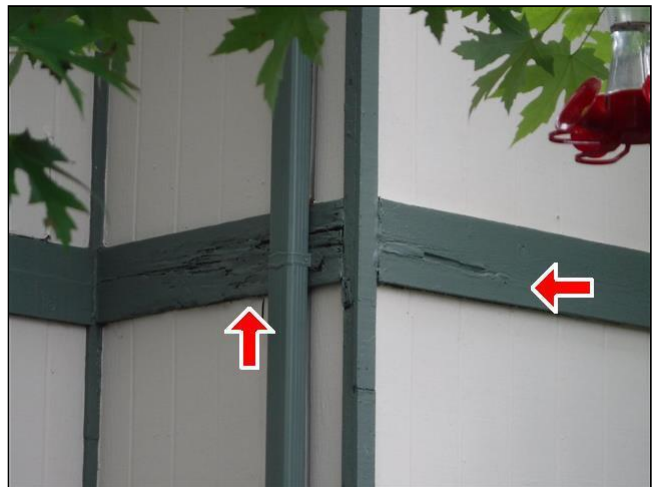
2030 - overgrown rear yard.



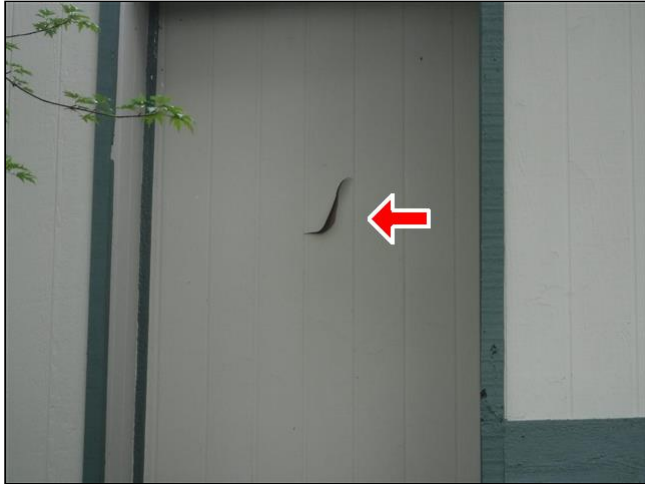
2030 - standing water rear yard.



2034 - Garage door deterioration.



2034 - Siding trim decay rear elevation



2036 - Peeling paint at rear.



2038 - Rake fascia damage.



2038 rear - Siding damage.



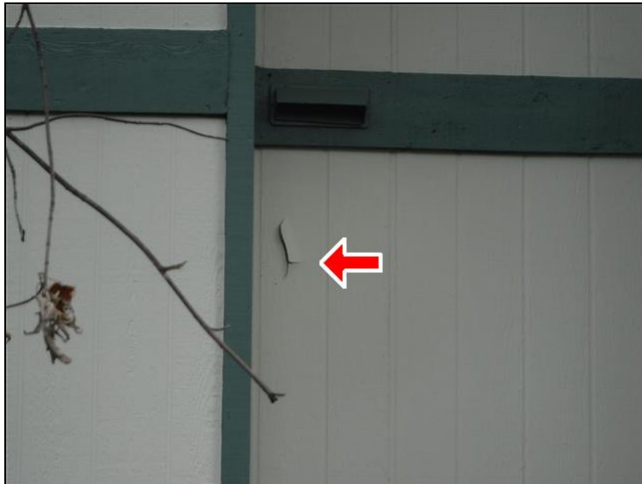
2038 rear - Chimney chase damage.



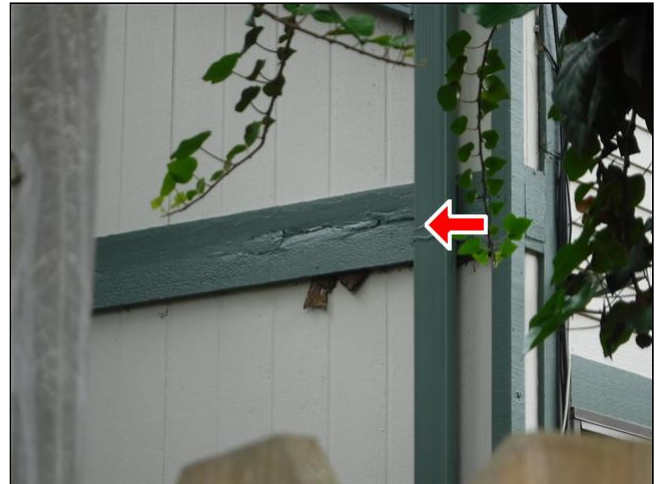
2038 rear - Chimney chase damage.



2038 rear - siding trim damage



2040 Rear - Peeling paint.



2044 rear - Rotted trim on siding.

- ◆ PHOTOS INCLUDED ARE TYPICAL OF CONDITIONS FOUND THAT WE RECOMMEND BE ADDRESSED. IN CERTAIN CASES THE SPECIFIC PHOTO HAS BEEN INCLUDED DUE TO THE EXTENT OF DETERIORATION OR SAFETY CONCERN AND IS MARKED WITH THAT UNIT ADDRESS.

QUIET STREAM - WEST BUILDING - We recommend posting visible unit numbers, where needed, on all units to aid emergency responders.

Settlement of the foundation on the south side of the building was observed. Rake fascia was damaged.

2025 - Damaged rake fascia board. Patio door at rear elevation is elevated above grade and poses a fall hazard.

2027 - Siding damage at roof line. Rear elevation had limited access however deck railing is damaged/missing.

2029 - Minor garage door deterioration.

2031 - Timber wall at rear is decayed.

2033 - The rear elevation of this unit was inaccessible due to vegetation overgrowth.

2035 - Garage door is damaged. Siding visibility is limited due to dense vegetation. Siding damage observed at rear.

2037 - Trip hazard at front sidewalk. Shared wall with 2039 at front is leaning.

2039 - Shared wall with 2037 at front is leaning.



Settlement of building on south side.



2025 - Elevated patio door.



2025 - Damaged rake fascia.

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FALLING BROOK - EAST BUILDING - We recommend posting visible unit numbers, where needed, on all units to aid emergency responders.

2026 - Add visible address. Rake fascia damage on side of building. Chimney chase siding damage. Elevated deck is unsafe and requires extensive repair or replacement.

2028 - Minor siding damage on siding above roof.

2030 - Rear yard is overgrown.

2032 - No deficiencies observed.

2034 - Trim board is decayed at roof line above 2032.

2036 - No deficiencies observed.

2038 - Rake decay noted. Siding damage on rear. Steps from rear yard are damaged.

2040 - Gate at rear needs repair/adjustment.

2042 - Yard/garden is overgrown at front and rear. No access to rear yard due to vegetation.

2044 - No access to rear yard due to vegetation.

2046 - No access to rear yard due to vegetation.

2048 - No access to rear yard due to vegetation.

- ◆ PHOTOS INCLUDED ARE TYPICAL OF CONDITIONS FOUND THAT WE RECOMMEND BE ADDRESSED. IN CERTAIN CASES THE SPECIFIC PHOTO HAS BEEN INCLUDED DUE TO THE EXTENT OF DETERIORATION OR SAFETY CONCERN AND IS MARKED WITH THAT UNIT ADDRESS.

FALLING BROOK - WEST BUILDING - We recommend posting visible unit numbers, where needed, on all units to aid emergency responders.

Missing and damaged siding on south side of this building.

2027 - No deficiencies observed.

2029 - Minor damage to garage door. Siding damage on chimney chase.

2031 - Minor damage to garage door. Siding damage on chimney chase.

2033 - Garage door deterioration observed. Siding damage at rear elevation.

2035 - Rake fascia is sagging at front. Siding damage on chimney chase.

2037 - Gate at rear needs adjustment/repair or replacement.

2039 - No house number. Add for emergency responders. Paint peeling and minor decay on siding at front. Siding damage on chimney chase at rear. Rear lot is overgrown.

2041 - Minor siding damage on chimney chase.

2043 - No deficiencies observed.

2045 - Siding damage at grade level.

2047 - No deficiencies observed.

2049 - Paint peeling at front elevation.

- ◆ PHOTOS INCLUDED ARE TYPICAL OF CONDITIONS FOUND THAT WE RECOMMEND BE ADDRESSED. IN CERTAIN CASES THE SPECIFIC PHOTO HAS BEEN INCLUDED DUE TO THE EXTENT OF DETERIORATION OR SAFETY CONCERN AND IS MARKED WITH THAT UNIT ADDRESS.

SILENT SPRING - EAST BUILDING - We recommend posting visible unit numbers, where needed, on all units to aid emergency responders.

2024 - Siding and trim decay was observed at the front elevation. Siding damage to chimney chase at rear. Missing balusters at rear deck and fence is leaning.

2026 - Minor garage door deterioration observed. Rear yard is overgrown.

2028 - No deficiencies observed.

2030 - No deficiencies observed.

2032 - No deficiencies observed.

2034 - Gate at rear requires repair or replacement.

2036 - No deficiencies observed.

2038 - Siding damage at roof line.

2040 - Fence is leaning.

2042 - Siding damage at roof line. Garage door requires painting. Siding damage at chimney chase. Fence repair needed.

2044 - Replace decayed wall caps shared with 2044. Fence is rotted and requires repair or replacement.

2046 - Replace decayed wall caps shared with 2044. Deck skirting is decayed.

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SILENT SPRING - WEST BUILDING - We recommend posting visible unit numbers, where needed, on all units to aid emergency responders.

2023 - No deficiencies observed.

2025 - Siding damage at roof line at front. Siding and trim damage at rear elevation.

2027 - Siding damage at roof line at front.

2029 - Siding damage at roof line at front. Rear yard is overgrown.

2031 - Siding damage at roof line at front. Fence gate needs repair or replacement.

2033 - No deficiencies observed.

2035 - Fence requires repair.

2037 - No deficiencies observed.

2039 - Garage door damage was observed as was siding damage/decay.

2041 - Garage door damage was observed. Rear yard is overgrown and fence requires repair.

2043 - Siding damage was observed at front elevation. Siding damage to chimney chase was observed. Fence repair is needed.

2045 - No deficiencies observed.

- ◆ PHOTOS INCLUDED ARE TYPICAL OF CONDITIONS FOUND THAT WE RECOMMEND BE ADDRESSED. IN CERTAIN CASES THE SPECIFIC PHOTO HAS BEEN INCLUDED DUE TO THE EXTENT OF DETERIORATION OR SAFETY CONCERN AND IS MARKED WITH THAT UNIT ADDRESS.

PAINTED LEAF - WEST BUILDING - We recommend posting visible unit numbers, where needed, on all units to aid emergency responders.

2026 - No deficiencies observed.

2028 - Siding damage at roof line.

2030 - No deficiencies observed.

2032 - Add visible house address. Fence requires repairs.

2034 - No deficiencies observed.

2036 - No deficiencies observed.

2038 - Deferred maintenance observed at rear deck.

2040 - Rear yard is overgrown.

2042 - No deficiencies observed.

2044 - Siding damage at roof line.

2046 - Siding damage at roof line. Garage door damage observed. At rear damaged siding was observed and deck has deferred maintenance.

2048 - Garage door deterioration. Siding damage observed at rear elevation.

- ◆ PHOTOS INCLUDED ARE TYPICAL OF CONDITIONS FOUND THAT WE RECOMMEND BE ADDRESSED. IN CERTAIN CASES THE SPECIFIC PHOTO HAS BEEN INCLUDED DUE TO THE EXTENT OF DETERIORATION OR SAFETY CONCERN AND IS MARKED WITH THAT UNIT ADDRESS.

SILENT SPRING - EAST BUILDING - We recommend posting visible unit numbers, where needed, on all units to aid emergency responders.

2025 - Siding damage at roof line.

2027 - Tree debris on deck.

2029 - Siding damage at roof line and trim boards.

2031 - Railing is missing at rear deck. This is a safety hazard.

2033 - No deficiencies observed.

2035 - No deficiencies observed. Garage door was open and could not be inspected.

- ◆ PHOTOS INCLUDED ARE TYPICAL OF CONDITIONS FOUND THAT WE RECOMMEND BE ADDRESSED. IN CERTAIN CASES THE SPECIFIC PHOTO HAS BEEN INCLUDED DUE TO THE EXTENT OF DETERIORATION OR SAFETY CONCERN AND IS MARKED WITH THAT UNIT ADDRESS.

RUSH CREEK WAY - We recommend posting visible unit numbers, where needed, on all units to aid emergency responders.

12106 - No deficiencies observed.

12108 - No deficiencies observed.

12110 - Minor siding damage above sliding door.

12112 - No deficiencies observed.

12114 - No deficiencies observed.

12116 - Garage door was open and not visible for inspection. No deficiencies observed.

12118 - No deficiencies observed.

12120 - No deficiencies observed.

12122 - Garage door was open and not visible for inspection. No deficiencies observed.

12124 - No deficiencies observed.

12126 - No deficiencies observed.

12128 - No deficiencies observed.

Doors

Windows

- ◆ If you notice condensation or cloudiness between the two layers of thermal glass in the future, you will know the window has a broken seal. Glass replacement will restore original thermal efficiency. Broken seals in many cases are difficult to see and can appear suddenly with a change in the weather. Check the windows carefully during your pre-closing walk through. BPG will not be responsible for broken seals noticed after this inspection.

Eaves, Soffits & Fascia

Balconey / Deck

Porches/ Balcony

Drainage

Paving | Parking

Landscaping

Walks | Patios | Terraces | Balconies

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