



**BPG Inspection, LLC**



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

Client(s): HOA  
Inspection Date: 8/26/2024  
Inspector: Mark Goodman ,

Cover Page .....	1
Table of Contents .....	2
Key Findings Introduction.....	3
Consideration Items .....	5
General Information .....	6
Opening Comments .....	7
Building Envelope .....	9

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: 1059442
  - Client's Last Name: 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. Reference Inspection Agreement. 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 been followed exactly and this report was not peer 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. Following are several non-scope considerations that users may want to assess in connection with commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters, Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FHA Requirements, Mold, Indoor Air Quality, Property Security Systems, Long Term Costs.

#### 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.

Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection, LLC

<b>Date:</b> 8/26/2024	<b>Time:</b> 09:00:00 AM	<b>Report ID:</b> 1059442
<b>Property:</b> Rush Creek subdivision, Quite Stream, Falling Brok, Silent Spring, Painted Leaf, Rush Creek Way, Maryland Heights, MO 63043		<b>Prepared By:</b> Mark Goodman

## 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.

**Exterior Inspection of all properties at Rush Creek Subdivision only.**

### 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).

<b>Design Style:</b> Rush Creek Residential Subdivision	<b>Age Of Building (Years):</b> 30 - 40 Years	<b>Temperature:</b> Between 70 - 80
<b>Client Present:</b> No	<b>Property faces:</b> North, East, West	<b>Office Phone Number:</b> 1 800 285 3001



<b>Commercial Real Estate Transaction:</b> No	<b>Purpose of This PCR:</b> Maintenance Inspection	
--	---	--

**1. Opening Comments**

**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 and should be referenced for the entire scope of this Property Condition Assessment (PCA). Section 11 of the ASTM E2018 - 15 contains a list of all out of scope considerations.

Per your request and in accordance with our proposal, a visual inspection was performed of the Exterior of all properties at Rush Creek Subdivision. 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. Uncertainty Not Eliminated—No inspection can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of a subject property’s building systems. This inspection and preparation of this report is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. There is also inherent subjective nature of a consultant’s opinions as to such issues as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. The guide recognizes a consultant’s suggested remedy may be determined under time constraints, formed without the aid of engineering calculations, testing, exploratory probing, the removal or relocation of materials, design, or other technically exhaustive means. Furthermore, there may be other alternative or more appropriate schemes or methods to remedy a physical deficiency. The consultant’s opinions generally are formed without detailed knowledge from those familiar with the component’s or system’s performance.

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.

Specific Point in Time—A user should only rely on the PCR for the point in time at which the consultant’s observations and research were conducted. Our best efforts were applied but this inspection did not reveal all defects. Additional testing and inspection might reveal defects that are not noted in this report.

Site-Specific—The PCA performed is site-specific in that it relates to the physical condition of real property improvements on a specific parcel of commercial real estate. Consequently, this report possible does not address many additional issues in real estate transactions such as economic obsolescence, the purchase of business entities, or physical deficiencies relating to off-site conditions.

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 move furniture, appliances, storage, or other items to conduct this inspection or otherwise 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.

Section 11 of the ASTM E2018 - 15 contains a list of all out of scope considerations.

Testing, measuring, or preparing calculations for any system or component to determine adequacy, capacity, or compliance with any standard is outside the scope of this guide.

The field observer should DID NOT take measurements and prepare calculations physically to determine gross area of the building or any component.


#### Deviations From The Guide (ASTM E2018-15)

-  ◆ Reference Inspection Agreement. 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 been followed exactly and this report was not peer 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


-  ◆ Following are several non-scope considerations that users may want to assess in connection with commercial real estate. No implication is intended as to the relative importance of inquiry into such non-scope considerations, and this list of non-scope considerations is not intended to be all-inclusive: Seismic Considerations, Design Consideration for Natural Disasters, Insect/Rodent Infestation, Environmental Considerations, ADA Requirements, FHA Requirements, Mold, Indoor Air Quality, Property Security Systems, Long Term Costs.

#### Environmental

-  ◆ 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



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

#### Opinion Of Probable Cost

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

#### Statement of Qualifications

- ◆ This report was not peer reviewed. The inspector has had the dual responsibility of the Field Observer and the Property Condition Report (PCR) reviewer.

#### Limiting Conditions

- ◆ Exterior vegetation, enclosed conditions, storage/furniture/equipment, lack of complete access such as in attics, crawl spaces and locked rooms prevented seeing various areas of the buildings and might of concealed items not noted in this report.

#### 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. Photographs should include as a minimum: front and typical elevations and exteriors, site work, parking areas, roofing, structural systems, plumbing, HVAC, and electrical systems, conveyance systems, life safety systems, representative interiors, and any special or unusual conditions present, provided that such building systems and components are within the scope of the PCA as defined between the user and consultant.

#### Consultant/Field Observer Relationship

- ◆ The Consultant/Field Observer is at an arms-length relationship with the Client.

#### Warranty, Guarantee, and Code Compliance

- ◆ By conducting a PCA and preparing a PCR, BPG merely is providing an opinion and does not warrant or guarantee the present or future condition of the subject property or its equipment and systems, nor may the PCA be construed as either a warranty or guarantee.

## 2. Building Envelope

Our inspection of the structure included a visual examination of the exposed, readily accessible portions of the structure. These items were examined for visible defects, excessive wear, and general condition. Many structural components are inaccessible because they are buried below grade or are behind finished surfaces. Therefore, much of the inspection was performed by looking for visible symptoms of movement, damage and deterioration. Where there are no symptoms, conditions requiring further review or repair may go undetected and identification is not possible without destructive testing. We make no representations as to the internal conditions or stability of soils, concrete footings and foundations, except as exhibited by their performance. We cannot predict when or if foundations or roofs might leak in the future. Identify the primary buildings, including parking structures, on the subject property, and identify the basic type of structure. Observe the building substructure, including the foundation system, building's superstructure or structural frame. Observations of the building's exterior generally are to be limited to vantage points that are on-grade or from readily accessible balconies or rooftops.

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

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

**Exterior Wall Covering - (Siding, Facade, Curtain Wall)**

- ◆ QUIET STREAM - EAST BUILDING - We recommend posting visible numbers, where needed, on all units to aid emergency responders when not present.

2020 - We noted some deterioration at the siding on the side of the garage, and the gutter board needs to be resecured to the roof rafters. There is also damaged wood at the chimney on the rear of the building.

2022 - The gutter board needs to be resecured to the roof rafters, and the garage door has some minor deterioration. There is also damaged wood at the chimney on the rear of the building.

2024 - The garage door is bent and damaged.

2026 - I recommend removing the form ties at the foundation. The paint on the garage door jamb and the rear of the building is deteriorated and peeling.

2028 - The garage door is bent and damaged.

2030 - The gutter board needs to be resecured to the roof rafters.

2032 - We noted peeling paint and damaged siding at the rear of the building. There is also deteriorated siding at the chimney.

2034 - We noted deterioration at the garage door and form ties at the foundation that should be removed. Noted peeling paint at the rear of the building.

2036 - I recommend repairs to the garage door, including fixing loose carriage bolts, replacing deteriorated wood, and painting. Noted peeling paint at the rear of the building.

2038 - I recommend removing the form ties at the foundation and painting the garage door and jamb. Noted peeling paint at the rear of the building and damaged siding at the chimney.

2040 - Noted deteriorated and damaged wood at the rear of the building.

2042 - We noted water-damaged siding near the grade level due to the proximity of the siding to the grade. There are also issues with the bricks on the side of the garage, including some sheared bricks. The garage door is water-damaged, and we noted deterioration at the gutter and rake boards. Noted wood decay and peeling paint at the back of the building.

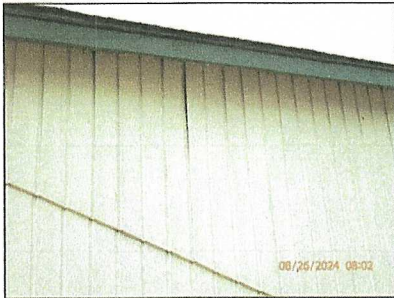
2044 - The soil is in contact with or above the bottom of the siding, which will result in water-damaged siding. The bottom edge of the siding has deteriorated at several locations, and there is some loose siding. The brick wing wall has settled, resulting in an open gap in the tuckpointing. There is a downspout that needs to be resecured to the siding. Noted wood decay and peeling paint at the back of the building.

2046 - No deficiencies found.

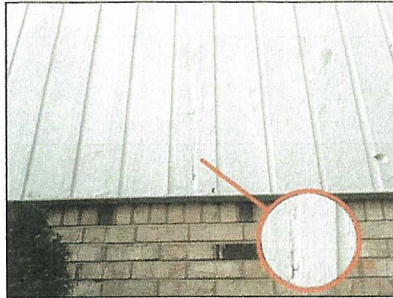


We noted peeling paint, some deteriorated siding, and gaps at the seams between portions of the siding at the north end of the building; we recommend repairs to eliminate gaps and painting.

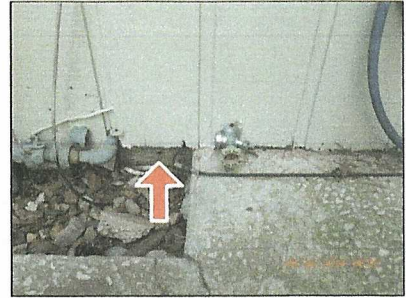
We noted peeling paint at the south end of the building.



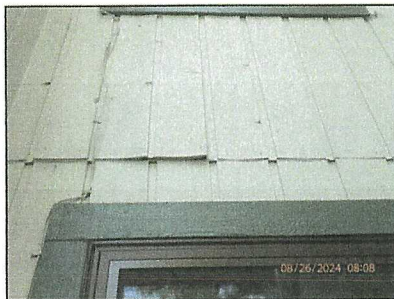
Gaps at south end of building.



Deterioration at siding at south end of building.



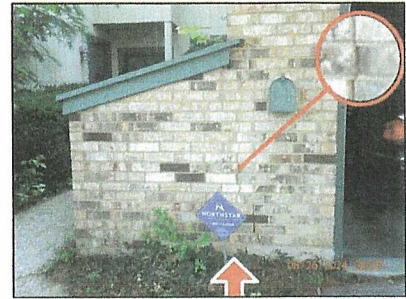
2044 - Deteriorated siding by hose spigot.



2044 Loose siding



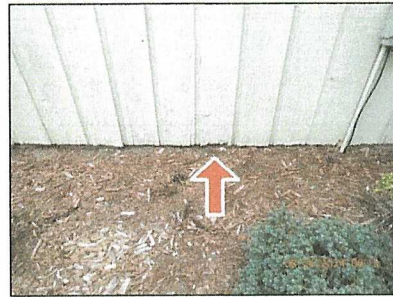
2044 - Loose downspout.



2044 - Settlement at the wing wall.



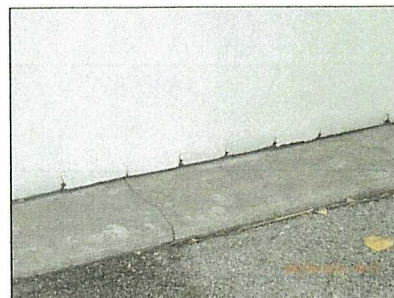
2042 - Sheared bricks at corner.



2044 - Deteriorated siding at grade level.



2044 - Deteriorated siding abutting concrete.



2044 - Water-damaged garage door.

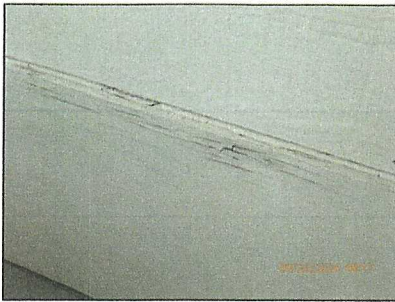


2044 - Gutter and rake boards.



2036 - Garage door.





2036 - Garage door.



2034 - remove concrete form ties.



2034 - garage door deterioration.



2030 - Loose gutter board.



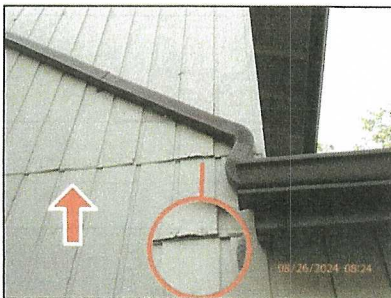
2028 Bent and damaged garage door.



2026 - Form ties.



2022 - Loose gutter board.



2020 - Siding deterioration.

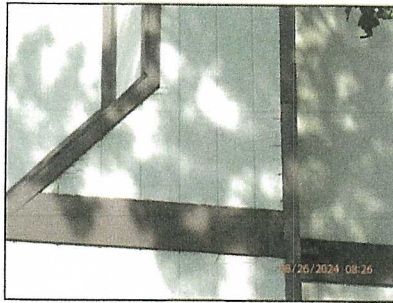


2020 - Loose gutter board.

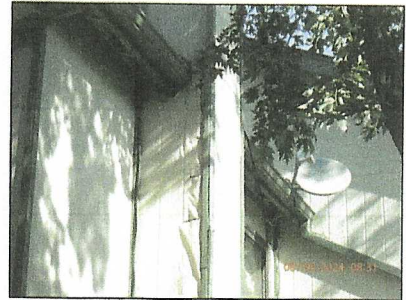




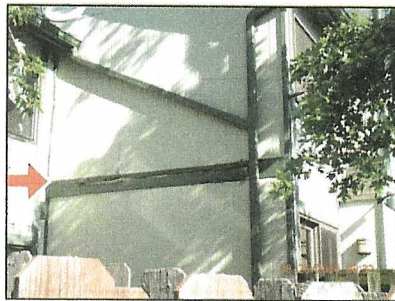
South end of building.



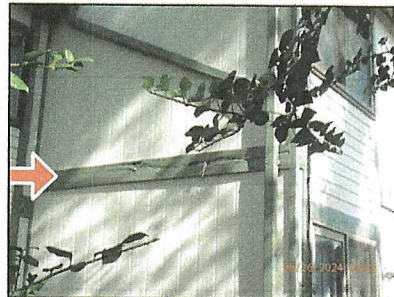
Damaged wood at chimneys.



2038 - Chimney



2040 - Wood decay.



2044 - Wood decay.

- ◆ **QUIET STREAM - WEST BUILDING - We recommend posting visible numbers, where needed, on all units to aid emergency responders when not present.**

2025 - Noted deteriorated siding and wood decay at the bottom edge of the siding near the grade level and above the roof line. The top cap of the wall in front of the entries is also cracked and deteriorating.

2027 - No deficiencies found.

2029 - Noted stair step cracking in the brick near the mailbox and at the side wall, possibly due to settlement; recommend tuckpointing.

2031 - No deficiencies found.

2033 - Noted wood deterioration at the bottom of the siding near the grade and at the garage door.

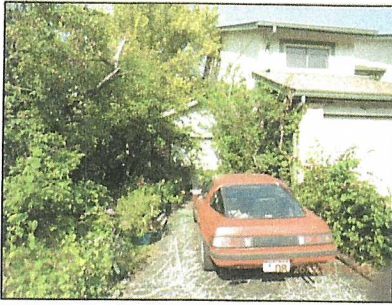
2035 - Noted heavy vegetation and recommend trimming vegetation away from the building.

2037 - Noted deteriorated wood at the chimney.

2039 - No deficiencies found.

At the south end of the building, there are foundation form ties that should be removed. Based on the displacement and stair step cracking in the brick, there is also significant evidence of settlement/movement. If foundation repairs have not been made, have a foundation repair contractor evaluate the wall and tuckpoint the brick as needed.

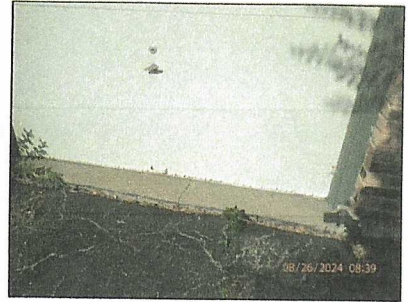




2035 - Heavy vegetation.



2033- Wood decay at the bottom of the siding.



2033 - Garage door.



2029 - Sheared and cracked brick.



2029 - cracked brick and tuckpointing.



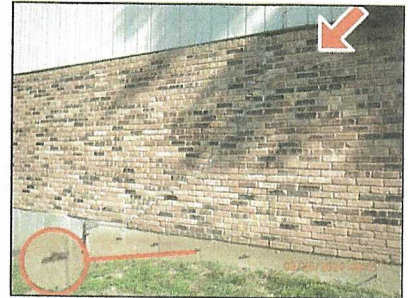
2025 - Deteriorated siding



2025 - Deteriorated siding.



2025 - Entry wall cap.



South end of building



South end of building



2037 - Chimney



Decks- potential safety issues.

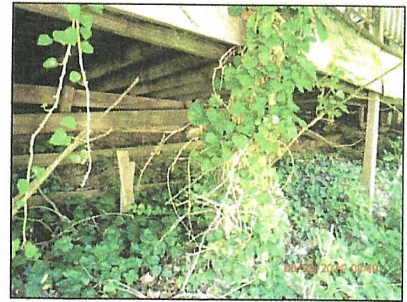




Decks- potential safety issues.



Decks- potential safety issues.



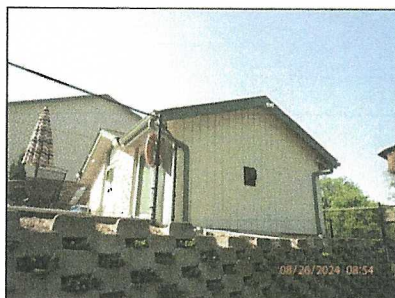
Decks- potential safety issues.



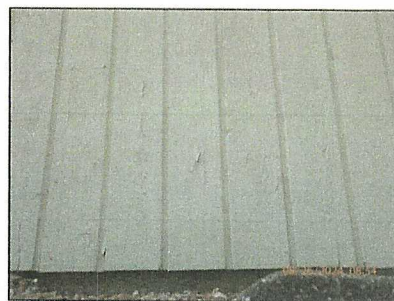
Decks- potential safety issues.

◆ **POOL HOUSE**

We noted peeling paint on the exterior of the pool house and recommend painting it.



Pool House



Pool House

◆ **FALLING BROOK - EAST BUILDING - We recommend posting visible numbers, where needed, on all units to aid emergency responders when not present.**

2026 - Post visible address. Garage door deteriorated. Stair step cracking in the brick at the right side of the garage door.

2028 - Noted deterioration and the garage door and paint finishes. The wing wall cap is warped loose, and the entry wall cap is damaged; both need to be replaced. there is also some deterioration at the bottom edge of the siding.

2030 - Noted peeling paint at the side of the garage on the siding.

2032 - Noted deteriorated caulking details at the garage door jamb and a cupped cap board with deteriorated paint at the entry wall. There is also some minor wood deterioration at the bottom edge of the siding.



2034 - Noted deteriorated paint at the entry wall cap

2036 - Noted deteriorated paint and caulking details at the garage door jamb and wing wall cap.

2038 - Noted damaged and deteriorated gutter board. Wood deterioration at the bottom edge of the siding above the roof line.

2040 - Caulk the crack in the wing wall cap.

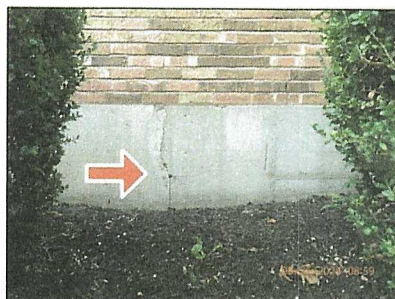
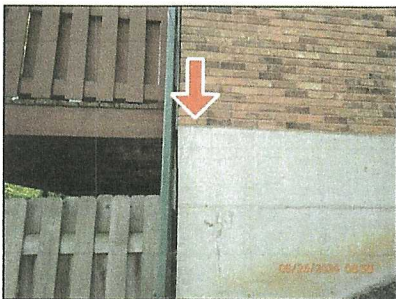
2042 - Heavy vegetation overgrowth, including ivy and/or vines growing on the exterior of the building. I recommend removing the ivy/vines and cutting the vegetation away from the building.

2044 - Some deteriorated paint at the garage door jamb.

2046 - No deficiencies found.

2048 - The wood cap on the brick wall at the entries needs to be replaced.

On the north end of the building, I noted horizontal to angular cracking in the foundation wall and stair step cracking in the brick, possibly due to settlement. We also noted common fractures at the exterior corners of the foundation. This inherent condition normally results from the differential expansion of the concrete foundation and the masonry exterior. A downspout is not attached to the underground leader pipe, which may result in erosion.



North end of building

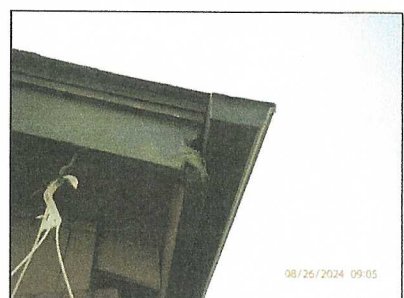
North end of building.



2048 - wood cap at entry wall.



2042 - Vegetation



2038 - Damaged gutter board.





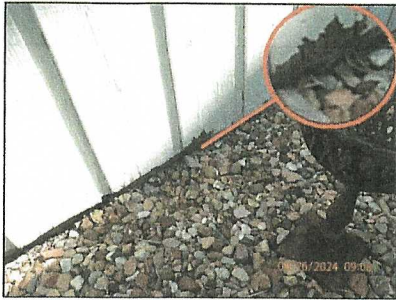
2036 - Deteriorated paint.



2034 -Entry wall cap deteriorated paint.



2032 - Entry wall cap.



2032 - Siding deterioration.



2030 - Peeling paint.



2028 - Garage door paint.



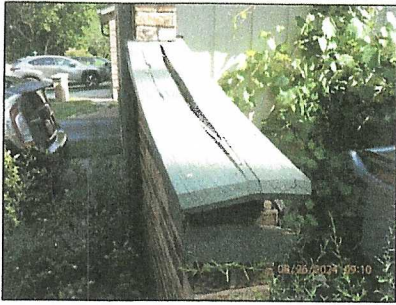
2028 - Deteriorated wood at garage door.



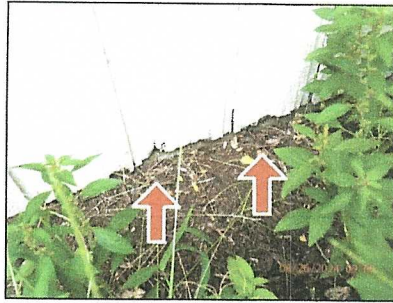
2028 - Wing wall cap.



2028 - Entry wall cap.



2028 - Wing wall cap.



2028 - siding deterioration.



2026 - Garage door deteriorated.



2026 - Brickwork.

◆ **FALLING BROOK - WEST BUILDING - We recommend posting visible numbers, where needed, on all units to aid emergency responders when not present.**

2027 - Damaged wood cap at entry wall.

2029 - No deficiencies found.

2031 - Form ties at the foundation wall should be removed. Deterioration at the garage door.

2033 - Deterioration at garage door.

2035 - No deficiencies found.

2037 - Deterioration at the bottom edge of the siding.

2039 - Post visible address. Remove ivy/vines from siding.

2041 - Peeling paint at the siding and wing wall cap.

2043 - Wood deterioration at the bottom edge of the siding above the roof line. Deteriorated siding at the chimney.

2045 - No deficiencies found.

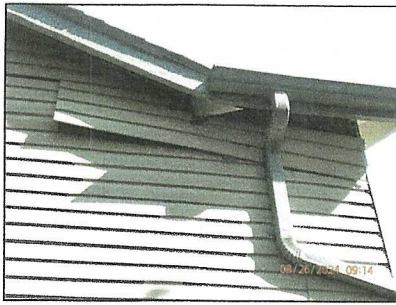
2047 - Peeling paint at the entry wall cap and wood rot at the trim.

2049 - No deficiencies found.

On the south end of the building there is loose, displaced, and missing siding. Patch concrete at foundation wall.

Noted loose, displaced and damaged fencing at the rear of the building.





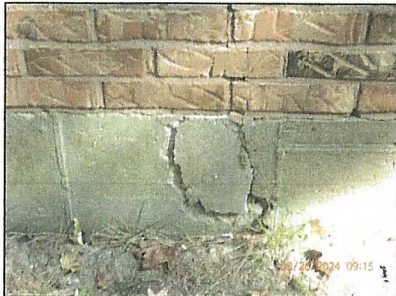
South end of building



South end of building



South end of building.



South end of building - patch concrete.



2027 - Damaged cap at entry wall.



2031 - Form ties.



2031 - Deterioration at the garage door.



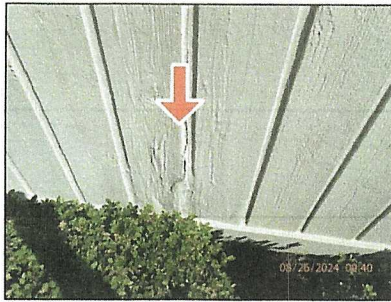
2031 - Garage door.



2023 - Garage door.



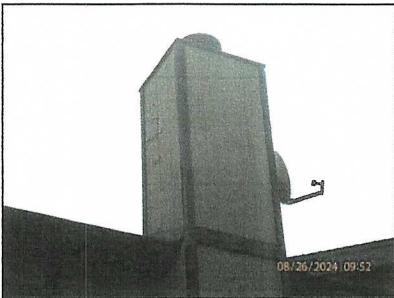
2037 Siding deterioration.



2041 - Siding.



2047 - Entry wall cap.



2043 - Siding at chimney.



Siding at chimney.



rear of building - fencing.

◆ **SILENT SPRING - EAST BUILDING - We recommend posting visible numbers, where needed, on all units to aid emergency responders when not present.**

2024 - No deficiencies found.

2026 - Deterioration at the garage door.

2028 - No deficiencies found.

2030 - Overgrown vegetation.

2032 - Wood decay/damaged at gutter and rake board.

2034 - Deteriorated paint and caulking details at garage door jamb. Broken/damaged brick at side of garage. 2036 -

2038 - No deficiencies found.

2040 - Post visible address. Damaged garage door. Smoke/fire damaged.

2042 - Fire damage

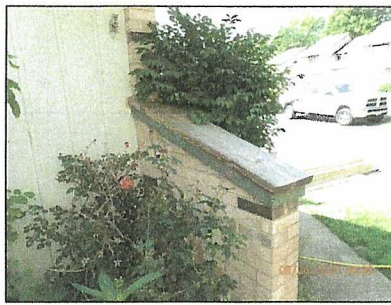
2044 - Unpainted wing wall cap. Fire damage

2046 - Deteriorated wood cap ant the entry wall.

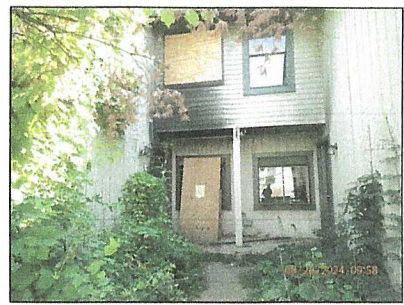




2046 - Entry wall cap.



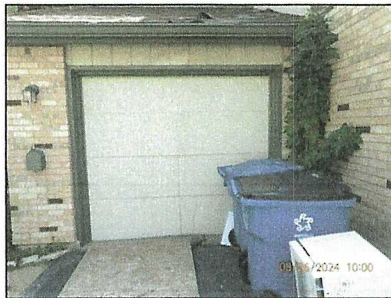
2044 - Wing wall cap.



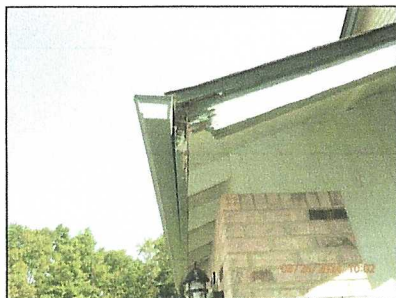
Fire damage



Fire damage



2040 - Damaged garage door.



2032 - Gutter/rake boards.



2030 - Overgrown vegetation.



2026 - Deterioration at garage door.

◆ **SILENT SPRING - WEST BUILDING - We recommend posting visible numbers, where needed, on all units to aid emergency responders when not present.**

2023 - Noted deterioration at the wood entry wall cap.

2025 - Deterioration at the bottom edge of the wood siding. Deterioration at the garage door.

2027 - No deficiencies found.

2029 - No deficiencies found.

2031 - Post visible address.

2033 - Loose and deteriorated siding along the bottom edge and caulking details.

2035 - Minor damage at the overhead garage door jamb.

2037 - No deficiencies found.



2039 - Deterioration/damaged garage door. Deterioration at the wing wall cap. Deterioration along the bottom edge of the siding.

2041 - Deterioration at the entry wall cap. Damaged siding/trim at chimney.

2043 - There is minor damage to the garage door, minor deterioration at the wing wall cap, and deterioration along the bottom edge of the siding. Damaged siding at the rear of the building and chimney.

2045 - Deterioration at the trip above the roof line. Damaged siding at the chimney.



2023 - Entry wall cap.



2025 - Siding deterioration.



2025 - Garage door deterioration.



2033 - Siding issues.



2033 - Siding issues.



2039 - Garage door deterioration.



2039 - Deterioration at the wing wall cap.

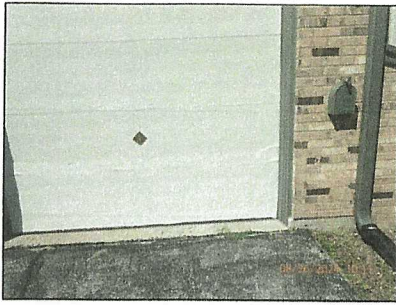


2039 - Bottom edge of siding deterioration.



2041 - Entry wall cap deterioration.

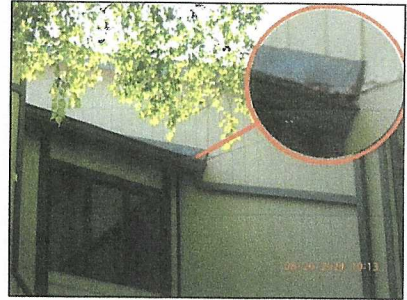




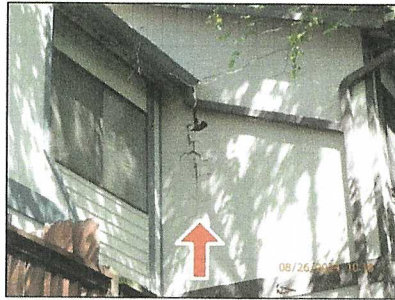
2043 - Garage door damage.



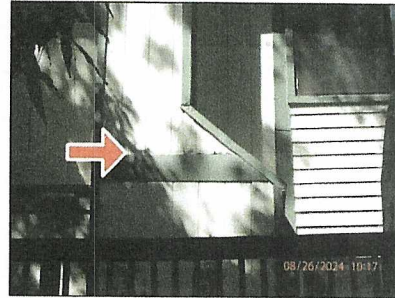
2043 - Deterioration at the bottom of the siding.



2045 - Deterioration at trim.



2043 - Damaed siding at rear of building.



2041 - Damaged siding/trim at chimney.

◆ **PAINTED LEAF - WEST BUILDING - We recommend posting visible numbers, where needed, on all units to aid emergency responders when not present.**

2026 - I noted a horizontal crack in the foundation wall with exposed rebar at the side of the garage that a foundation repair contractor should repair.

2028 - Minor deterioration at the bottom edge of the siding.

2030 - No deficiencies found.

2032 - No deficiencies found.

2034 - No deficiencies found.

2036 - Bent and damaged gutter. Deteriorated entry wall cap.

2038 - No deficiencies found.

2040 - Cupped wing wall cap with some deterioration and peeling paint.

2042 - No deficiencies found.

2044 - Patched entry wall cap that needs to be painted. Wood decay at wing wall cap.

2046 - Deterioration at the garage door.

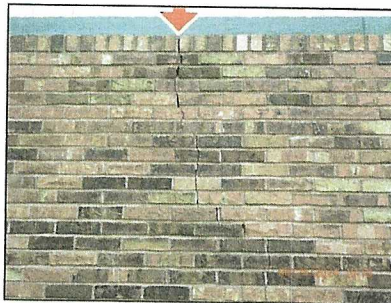
2048 - Deterioration at the garage door. Deterioration at the entry wall cap.



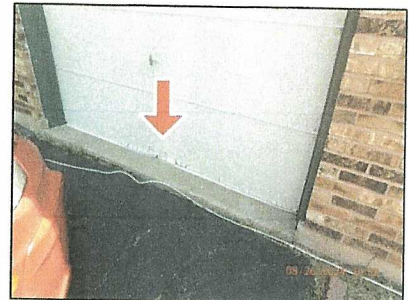
Sheared brick and stair step cracking at the north and south ends of the building possible due to settlement or foundation issues.



North end of building - sheared bricks



North end of building - sheared bricks



2048 - Garage door deterioration.



2048 - Entry wall cap deterioration.



2046 - Garage door deterioration.



2044 - Paint entry wall cap.



2044 - Wing wall cap wood decay.



2036 - Bent/damaged gutter.



2036 - Entry wall cap deteriorated.





2028 - Minor deterioration at the bottom of the siding.



2026 - Cracked foundation wall.



2026 - Exposed rebar in foundation.



2026 - Cracked foundation wall.



South end of building - stair step cracks in brick work.

◆ **SILENT SPRING - EAST BUILDING - We recommend posting visible numbers, where needed, on all units to aid emergency responders when not present.**

2025 - Minor damage to the garage door jamb.

2027 - Deteriorated wood cap at the entry wall and peeling paint at the wing wall.

2029 - No deficiencies observed.

2031 - Deterioration at the bottom edge of the siding and the wing wall cap.

2033 - Deteriorated wood cap at the entry wall.

2035 - Remove the foundation ties. Noted a horizontal and vertical cracks in the foundation wall in need of repairs.

We noted sheared and cracked bricks with evidence of active movement/settlement at the end of the building, which has potential foundation issues. There is also exposed rebar protruding from the foundation wall. I recommend a foundation repair contractor to evaluate the conditions further.

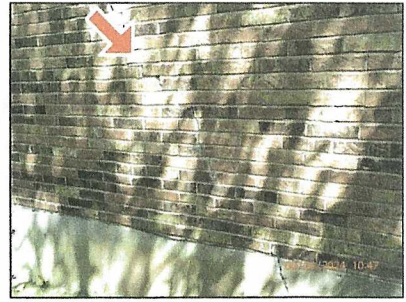




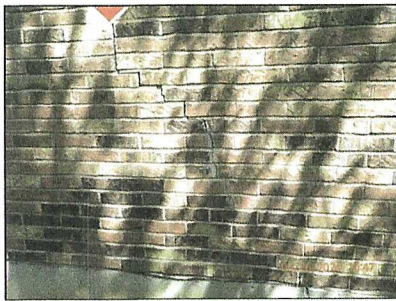
2025- Garage door jamb damage.



End of building cracked bricks - possible foundation issues.



End of building cracked bricks - possible foundation issues.



End of building cracked bricks - possible foundation issues.



End of building cracked bricks - possible foundation issues.



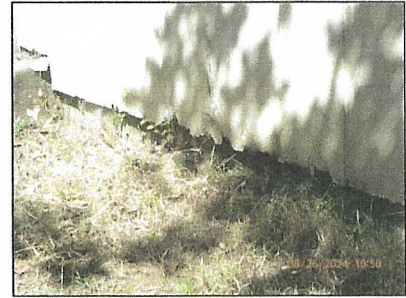
End of building cracked bricks - possible foundation issues.



Exposed rebar in foundation wall.

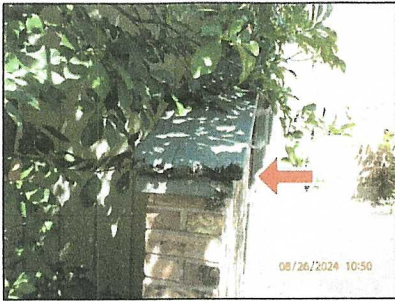


2027 - Deteriorated wood cap.

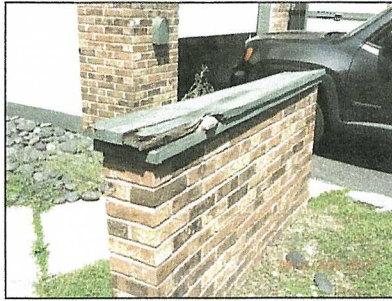


2031 - Deterioration at the bottom of the siding.

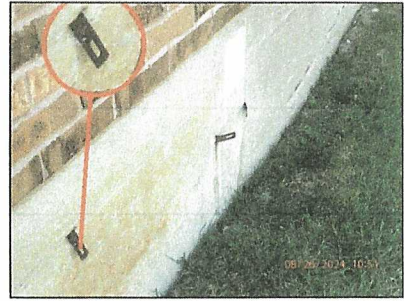




2031 - Deterioration at wing wall cap.



2033 - Deteriorated entry wall cap.



2035 - Foundation wall form ties.



2035 - Cracks in foundation wall.



2035 - Cracks in foundation wall.

◆ **RUSH CREEK WAY - We recommend posting visible numbers, where needed, on all units to aid emergency responders when not present.**

12106 - Peeling paint at the rear of the building. Deteriorated paint at the entry wall cap.

12108 - No deficiencies observed.

12110 - There is damaged brick at the entry wall and deteriorated paint finishes at the entry wall cap.

12112 - Peeling paint at the rear of the building.

12114 - No deficiencies observed.

12116 - Wood rot at the the trim at the rear of the building.

12118 - Deterioration at the garage door.

12120 - No deficiencies observed.

12122 - No deficiencies observed.

12122 - No deficiencies observed.

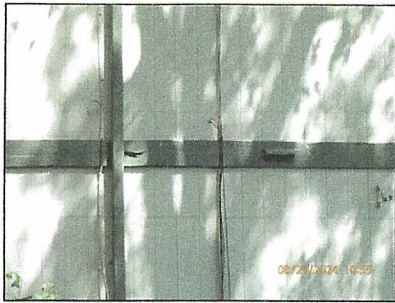
12124 - No deficiencies observed.

12126 - Deteriorated paint at the garage door. Bent and damaged gutter.

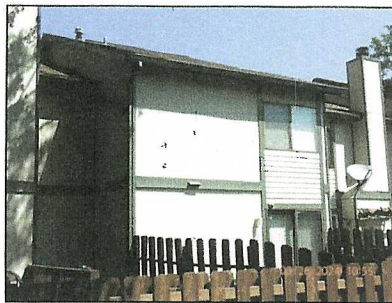
12128 - No deficiencies observed.

At the west end of the building the re is some cupped siding and foundation ties that should be removed.





12116 - Wood rot at trim boards.



Peeling paint at the rear of the building



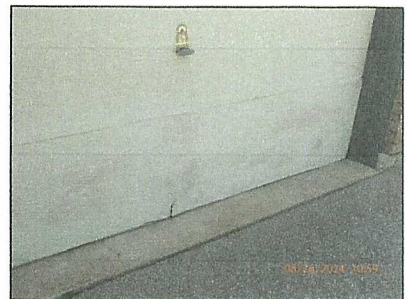
Peeling paint at the rear of the building



12110 - Entry wall damaged bricks.



12110 - Entry wall cap.



12118 - Deterioration at the garage door.



12126 - Deteriorated paint at the garage door.



12126 - Bent and damaged gutter.



West end of building cupped siding.

- ◆ We noted a good number of chimneys with damaged siding all chimneys with damaged siding were not noted by address.

**Windows**

- ◆ The windows were dirty at this inspection which hindered our ability to discover broken thermal seals. Once windows are cleaned if you discover fogged glass, replacement of the glass is the only solution and might be desired. Replacement of the glass is somewhat expensive.
- ◆ 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. There were blinds, furniture, and other items blocking some windows preventing a full inspection.

**Entry Doors**

- ◆ Entries not protected with a roof often leak at the trim joints and threshold surrounding the doorway during certain weather conditions. Check these joints regularly and caulk and seal as necessary. Chronic leaks can cause wood decay at the trim above the door and the bandboard/joists below the threshold. Concrete patio slabs can also move because of frost action, creating a gap at the door threshold and possible wood decay. Monitor and seal as needed.



**Eaves, Soffits & Fascia**

**Balconies/Decks**

- ◆ We did not evaluate the decks at the rear of this building or any other building; however, several of them are in very bad shape and may not be safe for use. I recommend that all of the decks be evaluated for deficiencies and to determine whether they are safe for use.

*Prepared Using HomeGauge <http://www.homegauge.com> : Licensed To BPG Inspection, LLC*