



Your Best & Safest Choice

Foreword

Your complete Property Inspection report includes the full **FIVE STAR REPORT**, your signed Five Star Agreement, and site-specific information in a PDF file that you will receive by email.

We have created **FIVE STAR REPORTING** in an effort to make the complete report less cumbersome for you and your Realtor when creating the list of requested repairs. While I have tried to be helpful by listing site-specific areas of concern in the PDF file, the background knowledge provided in **FIVE STAR REPORTING** can provide you with a better understanding of the type and condition of the property. Much of the information in the full **FIVE STAR REPORT** is relevant to you because it explains possible conditions at the time of the inspection that could adversely affect the job that I am trying to do for you. For example, within the full **FIVE STAR REPORT** you will discover what I do and don't do during the course of my inspections (e.g., as not walking on roofs), what I can and cannot do (e.g., seeing through walls or behind storage or furnishings), and, when it comes to possible property damage or personal injury, what I will and will not do (such as turning gas and water valves on or off, lighting gas pilot lights, turning circuit breakers on, unplugging equipment, etc). So although I understand that you are most interested in site-specific areas of concern which you might use to negotiate a better purchase price, in some cases those negotiations might be affected by specific conditions at the time of the inspection. Therefore, if you don't take time to peruse the full **FIVE STAR REPORT** now, make sure that you at least read through those sections that are specific referenced in your PDF email before your home inspection contingency period expires.

While many Realtors will only casually peruse **FIVE STAR REPORT Summary** and, in the interest of time, go straight to the site-specific areas of concern to begin preparing a list of requested repairs for you, I will emphasize again that you should read through the full **FIVE STAR REPORT** before any home inspection time contingency period expires and certainly BEFORE CLOSE OF ESCROW.

Remember that I am a generalist home inspector in a profession that has no licensing or regulations in the State of Missouri, but Illinois does. As such, I know something about everything but everything about nothing, so I am limited in some areas concerning what I can do for you. However, the State of Illinois considers a licensed professional more knowledgeable and more of an expert than a generalist home inspector. Therefore, I can only do so much without intruding into those licensed professions and possibly be subject to civil penalties for practicing a profession without a license. So if you have any questions about anything that I have, or have not, attempted to do for you, or if I can help in any way at any time, please [contact me](#). I'm here to help you, and I want to help you.

Your investment in real estate in St. Louis or the metro east is a big one, and if you'll take some time to read through [FIVE STAR REPORT](#), combined with your related links, you'll have a better understanding of real estate in general and your home in particular.

Throughout [FIVE STAR REPORTING](#), I attempt to answer many of the typical questions that arise after the home inspection or after you move in. If you have any questions or concerns, though, or if I can help in any way at any time, please always feel free to [contact me](#) directly.

Some of the items in the related links will not be areas of concern that can be repaired or replaced but might simply be general safety or maintenance information. Lack of such information can impact the safety of people on the property or can affect regular homeowner monitoring and maintenance.

“Too many” numbered items in the related links doesn't necessarily mean that there are “too many” problems; it only means that there is site-specific information that needs to be conveyed to you to protect your interests—from safety, maintenance, and financial standpoints. Often, what looks like a serious defect can be corrected at minimal expense. On the other hand, sometimes a trivial-sounding item can be very expensive to repair, or not repairing it could result in significant property deterioration, injury, or death, usually because of additional problems related to the so-called trivial item. If you have any questions or concerns, though, please always feel free to [contact me](#) directly.

I have created the full [FIVE STAR REPORT](#) and your related links using generally accepted [standards of practice](#) of the home inspection industry. As such, there are reasons why I say what I say, so if you have any questions about the information contained in your full [FIVE STAR REPORT](#) or in your related links, or any perceived lack of information, [contact me](#). And if I can help in any way at any time in the future, please feel free to [contact me](#) then, too.

If you have any questions about anything, simply [contact me](#).