

# ***C. & D. Construction Consultants***

breeseinspection@gmail.com

Bland, MO 65014

(314) 580 - 3797



CERTIFIED INSPECTOR

Inspector Name: Bob Reese; ASHI Member 205092  
Inspection No: 24100212  
Inspection Date: 10/2/2024  
Client: Robin Mennel & Sidney Rens  
Address: 5874 Birch Hollow  
St. Louis, MO 63129



## 10 GENERAL CONDITIONS

We attempt to give the client a comprehensive, clear cut and unbiased view of the home. The inspection is based on the condition of the property and visually accessible areas at the time of inspection only. The inspection is performed to the ASHI (American Society of Home Inspectors) Standards of practice.

The purpose of the report is to identify major problems and safety concerns and does not reflect cosmetic imperfections (nail holes, nicks and scratches etc.) The pictures in the report do not reflect all areas of concern or issues noted.

When repairs are recommended, we suggest using a licensed professional (contractor) in the specific field. We do not perform verification of repairs, so we suggest client(s) obtain verification to repairs at or prior to the final walk through. If the client(s) have any questions about the report, please call immediately.

INSPECTOR:

Bob Reese. ASHI Certified Inspector #205092

PRESENT:

Buyers. Buyer's agent.

OCCUPANCY:

Occupied (Storage of household goods/furniture/personal belongings prevents complete review of some areas).

HOME:

The home is a single-family residence.

LEVELS:

1 1/2 story structure.

ESTIMATED AGE:

The estimated age of the home is 42 years.

WEATHER:

Warm. Clear.

TABLE OF CONTENTS:

Main body pages 1-14

Summary pages 15-41

COMMENTS:

None.

## 20 EXTERIORS

**The exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Normal wear is associated with all structures.**

### DRIVEWAY:

Concrete. Asphalt. Asphalt requires periodic coating or sealing to prevent deterioration. Recommend sealing all cracks and voids and coating the driveway with the proper sealer.

### WALKWAYS:

Concrete. Cracking was noted at the rear patio. Recommend sealing cracks and voids to prevent damage from water penetration.

### FENCE/GATES:

Chain link. Appears serviceable.

### SIDING:

Vinyl siding. The siding is in contact with the concrete pad at the rear patio. This area may be prone to water or insect entry. Recommend monitoring this area.

### TRIM:

Metal enclosed fascia and soffit, the area behind the enclosure could not be evaluated.

### WINDOWS:

Vinyl. Missing screens noted. Damaged trim or frame was noted at the exterior of the window(s) at the right-side 2nd floor bedroom.

### ELECTRICAL:

No GFCI protection noted at the rear patio. Recommend upgrading to GFCI near water sources. Reverse polarity noted rear patio outlet (hot and neutral wire reversed). Recommend review/repair as needed by a licensed electrician.

### GUTTERS:

Metal. Downspouts drain into the ground. We are unable to determine if the drains are blocked since they are buried underground. We suggest monitoring for blockage.

### WATER FAUCET:

Operated. Appears Serviceable.

### SPRINKLER:

None.

### EXTERIOR DOORS:

Metal clad door. Metal storm door. Appears serviceable.

### GRADE/DRAINAGE:

Home is built on a sloped lot. The lot pitch will direct water towards the foundation at the front of the house. We recommend measures be taken to ensure water drains away from the home's foundation. A drain was noted, unable to determine effectiveness of drainage. Recommend keeping drain clear of debris.

### GAS METER:

Located on the right side. Improper copper (water grade) pipe was used for the gas piping. Recommend replacement as needed.

## **20 EXTERIORS continued.....**

### **FOUNDATION:**

Concrete. Cracking was noted at the right side. Most foundations have some cracks. Vertical foundation cracks are common in concrete construction but are not usually considered structural significant. Cracks can be caulked from the exterior to prevent any water penetration. The area below grade however can be a source for moisture penetration. Recommend monitoring for future movement or leakage.

### **COMMENTS:**

Portions of this property appear to be an addition to the original structure. Per our inspection agreement, we do not verify building permits. Although unable to verify, no drain tile was noted behind the retaining wall at the rear of the house. The retaining wall cap stones have not been properly glued or secured. Recommend review/repair as needed.

## **40 PATIO /PORCH/DECK**

**Decks or porches should be periodically treated, and drainage monitored around concrete slabs to prevent damage/deterioration.**

### **TYPE/LOCATION:**

Porch.

### **COVER:**

See roof comments.

### **ENCLOSURE:**

Vinyl. Appears serviceable.

### **WINDOW/SCREENS:**

Broken or worn spring/rope control noted at the window(s) front left and right rear. The spring/rope balances the window so that it operates properly and stays up when opened. The windows are stuck shut at the right rear. Recommend review/repair as needed.

### **DECK SLAB:**

Appears serviceable.

### **STAIRS/STOOPS:**

None.

### **RAILING:**

None.

### **SUPPORT POSTS:**

The posts are mounted on top of the patio; no notable piers present to support the addition. Recommend review/repair as needed.

### **ELECTRICAL:**

Appears serviceable.

### **COMMENTS:**

None.

## 50 ROOF

**The evaluation of the roof is to determine any damage and/or deterioration. Portions of the underlayment and decking are hidden from view and cannot be evaluated by our visual inspection. Our inspection looks for evidence of possible defects. Our review is not a guarantee or certification against leaks.**

**LOCATION:**

The main structure. Garage. Porch.

**TYPE/MATERIAL:**

Sloped. Composition shingle. Observed from roof.

**FLASHING:**

Intact where visible.

**CONDITION:**

The roof was visually inspected from all accessible areas. The roof appears to be a single layer covering. The average life span for a roof of this type is 15-25 years. Roof does show signs of wear (cupping, curling, cracking and loss of granule material) indicating that the roof covering is in the later stages of its serviceable life. The estimated remaining life is less than 5-7 years. Some high/exposed nails were noted on the roof. The satellite is mounted to the roof. This area may require additional maintenance.

**SKYLIGHTS:**

None.

**COMMENTS:**

None.

## 60 ATTIC

**Water stains around roof penetrations such as chimneys, plumbing vents, and heating vents are very common. It is difficult to determine if these stains are active. Proper ventilation and adequate insulation is imperative for energy efficiency of the home. We recommend regular inspections of the attic.**

### ACCESS:

The attic was accessed. Limited access/evaluation due to low headroom.

### FRAMING:

Rafters. Trusses. Appears serviceable.

### SHEATHING:

Plywood. Appears serviceable.

### MOISTURE:

Dry at the time of the inspection.

### INSULATION:

Blown in. Where visible the approximate thickness is 6-10 inches. The insulation depth in the attic does not appear to be uniform or consistent. Recommend leveling the insulation for proper coverage.

### VENTILATION:

Gable vents. Ridge vents. Hooded roof vents.

### ELECTRICAL:

Household wiring present; most covered with insulation.

### HVAC DUCTS:

None.

### COMMENTS:

Due to the construction design of this house, we are unable to visually inspect all areas between the ceiling and roof deck. If the client has any concerns regarding these areas of the home, we suggest contacting a specialist for further evaluation and information.

## **70 GARAGE/CARPORT**

**Attached garages should be separated from common walls of the house by a proper firewall and fire door. Garage doors should be equipped with safety reverse devices and checked on a regular basis.**

**LOCATION:**

Attached.

**EXTERIOR:**

Vinyl.

**FLOOR SLAB:**

Concrete. Settling noted.

**ROOF**

See roof comments.

**GARAGE DOOR:**

Metal. Safety springs installed as a safety feature. Appears serviceable.

**DOOR OPENER:**

Operated. This door is an older model and does not appear to be equipped with a safety reverse device. Client may want to consider upgrading to a newer model. Recommend review/repair as needed.

**WINDOWS:**

Appears serviceable.

**ACCESS DOOR:**

None.

**FIRE DOOR:**

Appears intact.

**FIRE WALL:**

Appears intact.

**WALLS:**

Finished walls, unable to determine condition in finished areas.

**CEILING:**

Appears serviceable. Finished ceiling. Unable to determine condition in finished areas.

**ELECTRICAL:**

GFCI protection noted and operational in this area. No GFCI protection noted at the garage outlets right rear, recommend upgrading to GFCI near water sources.

**COMMENTS:**

Complete evaluation of all areas was limited due to the storage of household goods. Recommend review of hidden areas at final walk through.

## 80 LAUNDRY AREA

**Washing machines and dryers are not moved or operated during the inspection, therefore areas under and behind the appliances cannot be evaluated.**

LOCATION:

Located in basement.

FLOORS:

Concrete.

WALLS:

Appears serviceable.

CEILING:

Unfinished.

DOORS:

Appears serviceable.

WINDOWS:

None.

CABINETS:

None.

LAUNDRY TUB:

None.

ELECTRICAL:

No GFCI protection noted, recommend upgrading to GFCI near water sources for safety (this may not be a code requirement in some areas). Recommend review/repair as needed.

WASHER HOOK-UP:

Appears serviceable. Present. We do not disconnect supply hoses or operate valves.

DRYER HOOK-UP:

Appears serviceable. Both gas and electric service (220 volt) is furnished. Present.

COMMENTS:

None.

## 90 CHIMNEY/FIREPLACE

**Our evaluation of the fireplace and chimney is limited to the exterior portions. Due to factors such as cleanliness, flue offsets, dampers and raincaps it is a very limited view of the flue and liner. Our evaluation of the chimney does not include a smoke test. Some fireplaces emit smoke during use, if this occurs, contact a qualified chimney sweep for remedy.**

CHIMNEY:

Prefab. Metal. Spark arrestor installed. Rain cap installed.

FIREPLACE:

Located in the living room. The fireplaces are serviced with gas logs. Recommend review of the manufacturer recommendations for use and warnings. The damper was inoperable at the time of inspection. Recommend seasonal cleaning. Gas logs should have a gas damper block installed at the damper to allow any seeping gas to vent to the exterior. The pilot was off at the time of the inspection; we do not restore power or light pilots on appliances. Recommend having the unit operational prior to closing. Some minor cracking/deterioration was noted in the stone liner in the fire box. Replacement of the stone is recommended for safety.



## 100 BASEMENT

**Basements are checked for evidence of water penetration and unusual cracks. Virtually all basements are vulnerable to water seepage due to their location below grade. Based on a one-time review, obviously we cannot determine if a basement has ever leaked or will leak in the future. Changing soil conditions and severe weather can cause a previously dry basement to leak. Client should also consult disclosure statement and/or current owners to determine if the structure has had a previous leakage problem.**

### INTERIOR DOOR:

Located off kitchen.

### STAIRS:

Missing guard rail(s), possible safety hazard. Recommend review/repair as needed.

### EXTERIOR DOOR:

Appears serviceable.

### FLOOR:

Concrete. Appears serviceable. Unable to determine condition in finished areas.

### WALL:

Poured concrete. Framed and finished walls noted, unable to determine condition in finished areas.

### JOISTS:

2x12. Appears serviceable. Unable to determine condition in finished areas.

### SUBFLOOR:

Appears serviceable. Unable to determine condition in finished areas.

### SUPPORT POSTS:

Metal. Unable to determine condition in finished areas.

### BEAMS:

Metal. Unable to determine condition in finished areas.

### WINDOWS:

Appears serviceable.

### ELECTRICAL:

No GFCI protection noted at the basement outlets at the unfinished area, recommend upgrading to GFCI near water sources. Open junction box(es) noted at the laundry area. Recommend installing a cover plate. Recommend review/repair as needed by a licensed electrical contractor.

### INSULATION:

At sill. Unable to determine condition in finished areas. Styrofoam was noted on walls as insulation. When styrofoam burns it gives off toxic fumes and is considered a safety hazard.

### SUMP PIT:

None.

### COMMENTS:

Complete evaluation of all areas of basement was limited due to the storage of household goods. Client should review at final walk through for any hidden defects. Smoke detector present and responded when tested. Heat source present. When a basement is finished, access to the wall, floor, plumbing, electrical, beams, posts, ducts, joists and/or subfloor is unavailable. Unable to determine condition behind finished areas. A radon system was noted installed; unable to determine effectiveness of the system.

## 110 HEATING & A/C

The evaluation of the heating and air conditioning units is both visual and functional provided power and/or fuel is supplied to the component. Dismantling of any appliances, including heaters and heat exchangers, is beyond the scope of the inspection. The local fuel provider (i.e. Laclede Gas) generally performs an extensive safety inspection on all gas appliances. Additionally, we recommend annual cleaning and servicing of heating and cooling equipment as a routine maintenance effort.

### FURNACE:

Located in basement. Furnace was operated. Fuel: Gas. Type: Force air. Gas and electric disconnect noted near this unit.

### FILTER:

The filter size is 16x25x4 or electronic filter noted. Recommend replacing ensures proper operation and air flow.

### CONDITION:

Appears serviceable. A humidifying system is present on the furnace; humidifiers are beyond the scope of the inspection. The approximate age of the unit is 2 year(s) old. The flexible fuel line is improperly installed through the furnace frame. Recommend review and repair as needed.

### EXHUAUST VENT:

Appears serviceable.

### THERMOSTAT:

Located at hall. Appears serviceable.

### DUCTING:

Appears serviceable. Unable to determine condition in finished areas.

### A/C:

Operated. Return temp: 72. Supply temp: 56. The temperature drop was 16, which is within the acceptable cooling range. A normal temperature drop for this unit is between 16 and 23. The approximate age of the unit is 2 year(s) old.

### COMMENTS:

None.

## 120 PLUMBING

**Shut off valves are not turned or tested during the inspection due to the possibility of causing a leak. We do suggest that all shut off valves be turned on a regular basis to ensure free movement in case of an emergency.**

### SUPPLY PIPES:

Property has public water supply. Main water shutoff located at the front basement wall. Copper. Appears serviceable.

### WASTE PIPES:

Public waste system. PVC. Unable to determine condition in finished areas. The floor drain was noted in the basement at the water heater area. Due to the age of the house, we recommend the client perform a sewer lateral inspection to verify the condition of the underground pipe.

### WATER HEATER:

Located in the basement. Capacity 40 gallons. Fuel: Gas. Cold water shutoff noted. TRP valve installed. Discharge line installed. Gas shutoff noted. The approximate age of the unit is 2 year(s) old. No di-electric unions were noted installed on the water heater connections. Recommend installing as needed.

### EXHAUST VENT:

Appears serviceable.

### COMMENTS:

None.

## 130 ELECTRICAL

**Our evaluation of the electrical wiring throughout the house consists of all accessible lights and outlets, the service wires, the main panel, conductors, and sub-panel (if present). Electrical load and demand requirements are not performed during this inspection. Additionally we suggest that all receptacles near all water sources be upgraded to GFCI's and checked on a regular basis.**

### MAIN PANEL:

The main service panel is located in the basement at the left front. The main service panel is approximately 200 amps, 120/240 volts. The service entrance is underground. Overload protection is provided by breakers. Single main disconnect noted. Main service entry cable is aluminum, (Aluminum is acceptable for the main service entry cable). General lighting conductor is copper. Main service panel appears to be properly grounded. Sub-panel located garage. Damaged burnt wires, breakers or panel components were noted in the panel; arcing was noted at the bottom of the main breaker. Corrosion and deterioration was noted at the ground wires at the bottom of the panel. Some of the breakers in the panel are not the same manufacturer as the panel, unable to determine if they are compatible; this may be a safety hazard. The ground and neutral are not properly separated in the sub panel. The sub panel is mounted higher than allowed by most standards of 6'7" (79"). Recommend review/repair as needed by a licensed electrician.

### COMMENTS:

None.

## 140 KITCHEN

The kitchen is a combination of visual and functional. Appliances are tested just as any homeowner would use the device or appliance if power is supplied. Service lights, timers and testing of special features/options is beyond the scope of the inspection. Calibrations of thermostats are not evaluated, or remaining life expectancies of appliances estimated.

### FLOORS:

Appears serviceable.

### WALLS:

Paint. Appears serviceable.

### CEILING:

Paint. Appears serviceable.

### DOORS:

None.

### WINDOWS:

None.

### CABINETS:

Appears serviceable.

### COUNTER TOPS:

Appears serviceable.

### ELECTRICAL:

GFCI protection noted and operational in this area.

### SINKS:

Appears serviceable.

### DRAIN/SUPPLY:

Appears serviceable.

### DISPOSAL:

Appears serviceable.

### DISHWASHER:

Appears serviceable.

### STOVE:

Fuel: Gas. No anti tip device was noted installed on the range. No hand operated gas shut off was noted behind the range. Recommend review/repair as needed.

### OVEN

Fuel: Gas. Appears serviceable.

### HOOD/FAN:

Appears serviceable. Built into microwave.

### MICROWAVE:

Appears serviceable.

### REFRIGERATOR:

The refrigerator temperature was 39. The freezer temperature was 7. The ice maker and/or dispenser appear operational.

### COMMENTS:

Heat source present.

## 150 INTERIORS

**Our visual evaluation of the interior rooms does not include the removal or dismantling of walls, drop ceilings, carpet etc., nor include the moving of furniture and household goods. Therefore walls and floor coverings under these items cannot be inspected. We do recommend client(s) perform final walk through prior to closing to determine if any damage/defects exist in these areas. Cosmetic imperfections (nail holes, scratches, dings, nail pops etc) are not identified in this report.**

**Smoke detectors should be installed on all levels of the home and checked on a regular basis. It is also recommended that you develop escape plans in case of fire.**

**LOCATION:**

1st level. 2nd level. Basement.

**FLOORS:**

Appears serviceable.

**WALLS:**

Painted. Cosmetic cracking noted; this condition can usually be easily fixed with joint compound and touch up paint.

**CEILING:**

Painted. Hot/cold areas were noted with a FLIR camera on the interior walls and/or ceiling at the living/dining room area. Recommend additional insulation in this area.

**DOORS:**

Appears serviceable.

**ELECTRICAL:**

Reverse polarity noted at various outlets throughout the house; (hot and neutral wires reversed). No globes were noted on the closet light fixtures; this does not comply with some standards. Recommend review/repair as needed by a licensed electrician.

**WINDOWS:**

Appears serviceable.

**STAIRS:**

Appears serviceable.

**HOUSE FAN:**

None.

**COMMENTS:**

Smoke detector noted and responded when tested. Heat source present. No carbon monoxide detector was noted. Recommend installing as needed.

## 160 BATHROOM

**Our evaluation of the bathroom consists of the visible and accessible areas only. The drain, supply piping and drain stoppers are not always accessible and cannot be evaluated. Maintaining the caulk and grout in tub/shower areas is important to avoid leakage. We do not fill the tub to overflowing to check the overflow drain connection.**

**LOCATION:**

2nd level. Basement. Master bathroom.

**FLOORS:**

Appears serviceable.

**WALLS:**

Painted. Appears serviceable.

**CEILING:**

Painted. Appears serviceable.

**DOORS:**

Appears serviceable.

**ELECTRICAL:**

GFCI protection noted and operational in this area. The GFCI protection was not operational at the basement bathroom; reverse polarity noted. Recommend review and replacement as needed.

**WINDOWS:**

None.

**EXHAUST FAN:**

Inoperable at the time of inspection at the basement bathroom. Recommend repair/replace as needed.

**TUB/SURROUND:**

Appears serviceable.

**SHOWER:**

Appears serviceable.

**SINK:**

Appears serviceable.

**DRAIN/SUPPLY:**

Appears serviceable.

**TOILET:**

Appears serviceable.

**CABINETS:**

Appears serviceable.

**COMMENTS:**

Heat source present.

## SUMMARY PAGE

The summary is provided for quicker access to the information within the inspection report. It identifies any damaged item, defective item or maintenance efforts suggested in the report. It is not intended as a substitute for reading the entire inspection report.

### 20 EXTERIORS

#### DRIVEWAY:

Asphalt requires periodic coating or sealing to prevent deterioration. Recommend sealing all cracks and voids and coating the driveway with the proper sealer.



#### WALKWAYS:

Cracking was noted at the rear patio. Recommend sealing cracks and voids to prevent damage from water penetration.

SIDING:

The siding is in contact with the concrete pad at the rear patio. This area may be prone to water or insect entry. Recommend monitoring this area.





WINDOWS:

Missing screens noted. Damaged trim or frame was noted at the exterior of the window(s) at the right-side 2nd floor bedroom.



**ELECTRICAL:**

**DEFECT:** No GFCI protection noted at the rear patio. Recommend upgrading to GFCI near water sources. Reverse polarity noted rear patio outlet (hot and neutral wire reversed). Recommend review/repair as needed by a licensed electrician.



**GUTTERS:**

Downspouts drain into the ground. We are unable to determine if the drains are blocked since they are buried underground. We suggest monitoring for blockage.

**GRADE/DRAINAGE:**

The lot pitch will direct water towards the foundation at the front of the house. We recommend measures be taken to ensure water drains away from the home's foundation. A drain was noted, unable to determine effectiveness of drainage. Recommend keeping drain clear of debris.



GAS METER:

**DEFECT:** Improper copper (water grade) pipe was used for the gas piping.  
Recommend replacement as needed.





#### FOUNDATION:

Cracking was noted at the right side. Most foundations have some cracks. Vertical foundation cracks are common in concrete construction but are not usually considered structural significant. Cracks can be caulked from the exterior to prevent any water penetration. The area below grade however can be a source for moisture penetration. Recommend monitoring for future movement or leakage.



COMMENTS:

Portions of this property appear to be an addition to the original structure. Per our inspection agreement, we do not verify building permits. Although unable to verify, no drain tile was noted behind the retaining wall at the rear of the house. The retaining wall cap stones have not been properly glued or secured. Recommend review/repair as needed.



#### **40 PATIO /PORCH/DECK**

##### **WINDOW/SCREENS:**

Broken or worn spring/rope control noted at the window(s) front left and right rear. The spring/rope balances the window so that it operates properly and stays up when opened. The windows are stuck shut at the right rear. Recommend review/repair as needed.









#### SUPPORT POSTS:

The posts are mounted on top of the patio; no notable piers present to support the addition. Recommend review/repair as needed.



#### 50 ROOF

##### CONDITION:

The roof was visually inspected from all accessible areas. The roof appears to be a single layer covering. The average life span for a roof of this type is 15-25 years. The roof does show signs of wear (cupping, curling, cracking and loss of granule material) indicating that the roof covering is in the later stages of its serviceable life. The estimated remaining life is less than 5-7 years.

Some high/exposed nails were noted on the roof. The satellite is mounted to the roof. This area may require additional maintenance.











## 60 ATTIC

### INSULATION:

The insulation depth in the attic does not appear to be uniform or consistent.  
Recommend leveling the insulation for proper coverage.

## 70 GARAGE/CARPORT

### FLOOR SLAB:

Settling noted.



### DOOR OPENER:

This door is an older model and does not appear to be equipped with a safety reverse device. Client may want to consider upgrading to a newer model.  
Recommend review/repair as needed.

ELECTRICAL:

**DEFECT:** No GFCI protection noted at the garage outlets right rear, recommend upgrading to GFCI near water sources.



## 80 LAUNDRY AREA

### ELECTRICAL:

**DEFECT:** No GFCI protection noted, recommend upgrading to GFCI near water sources for safety (this may not be a code requirement in some areas). Recommend review/repair as needed.



## 90 CHIMNEY/FIREPLACE

### FIREPLACE:

The fireplaces are serviced with gas logs. Recommend review of the manufacturer recommendations for use and warnings. The damper was inoperable at the time of inspection. Recommend seasonal cleaning. Gas logs should have a gas damper block installed at the damper to allow any seeping gas to vent to the exterior. The pilot was off at the time of the inspection; we do not restore power or light pilots on appliances. Recommend having the unit operational prior to closing. Some minor cracking/deterioration was noted in the stone liner in the fire box. Replacement of the stone is recommended for safety.





## 100 BASEMENT

### STAIRS:

Missing guard rail(s), possible safety hazard. Recommend review/repair as needed.



### WALL:

Framed and finished walls noted, unable to determine condition in finished areas.

### ELECTRICAL:

**DEFECT:** No GFCI protection noted at the basement outlets at the unfinished area, recommend upgrading to GFCI near water sources. Open junction box(es) noted at the laundry area. Recommend installing a cover plate. Recommend review/repair as needed by a licensed electrical contractor.





**INSULATION:**

Styrofoam was noted on walls as insulation. When styrofoam burns it gives off toxic fumes and is considered a safety hazard.

**110 HEATING & A/C**

**FILTER:**

The filter size is 16x25x4 or electronic filter noted. Recommend replacing ensures proper operation and air flow.



**CONDITION:**

Appears serviceable. A humidifying system is present on the furnace; humidifiers are beyond the scope of the inspection. The approximate age of the unit is 2 year(s) old. The flexible fuel line is improperly installed through the furnace frame. Recommend review and repair as needed.

**120 PLUMBING**

**WASTE PIPES:**

Recommend the client perform a sewer lateral inspection to verify the condition of the underground pipe.

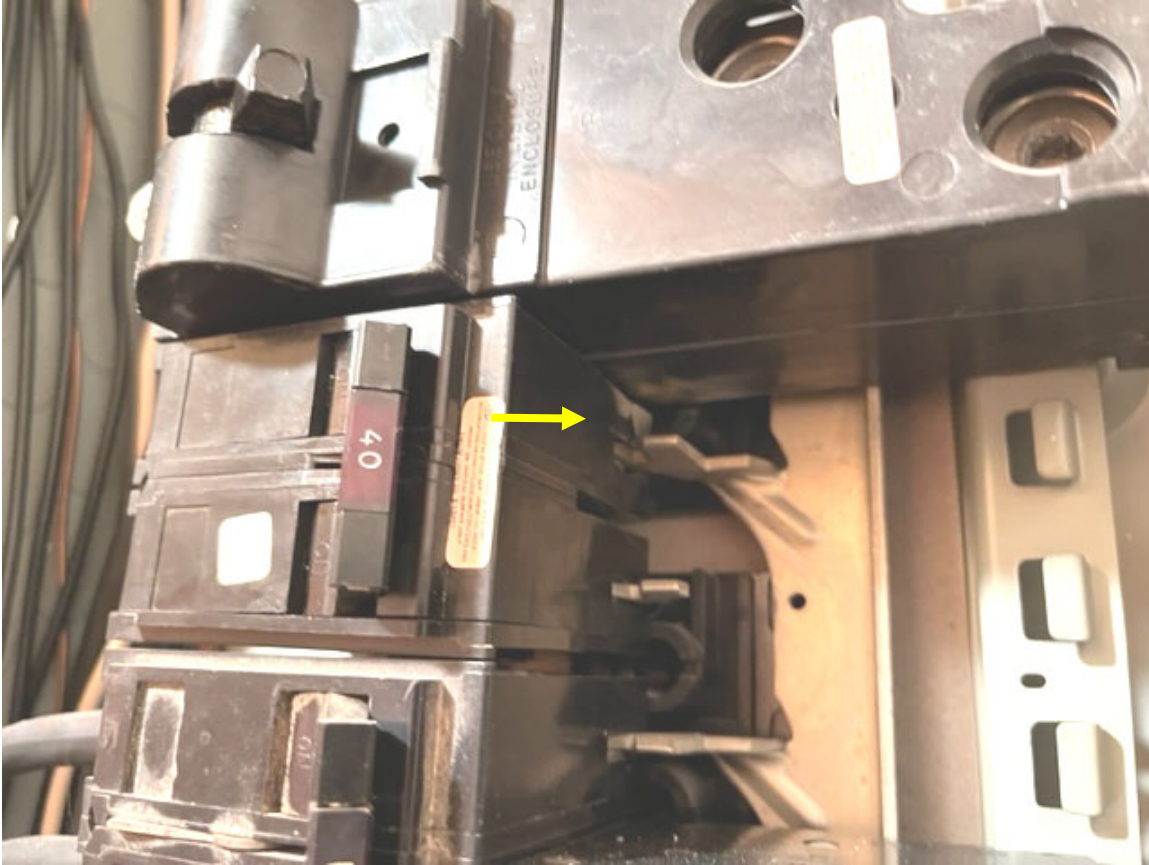
**WATER HEATER:**

No di-electric unions were noted installed on the water heater connections. Recommend installing as needed.

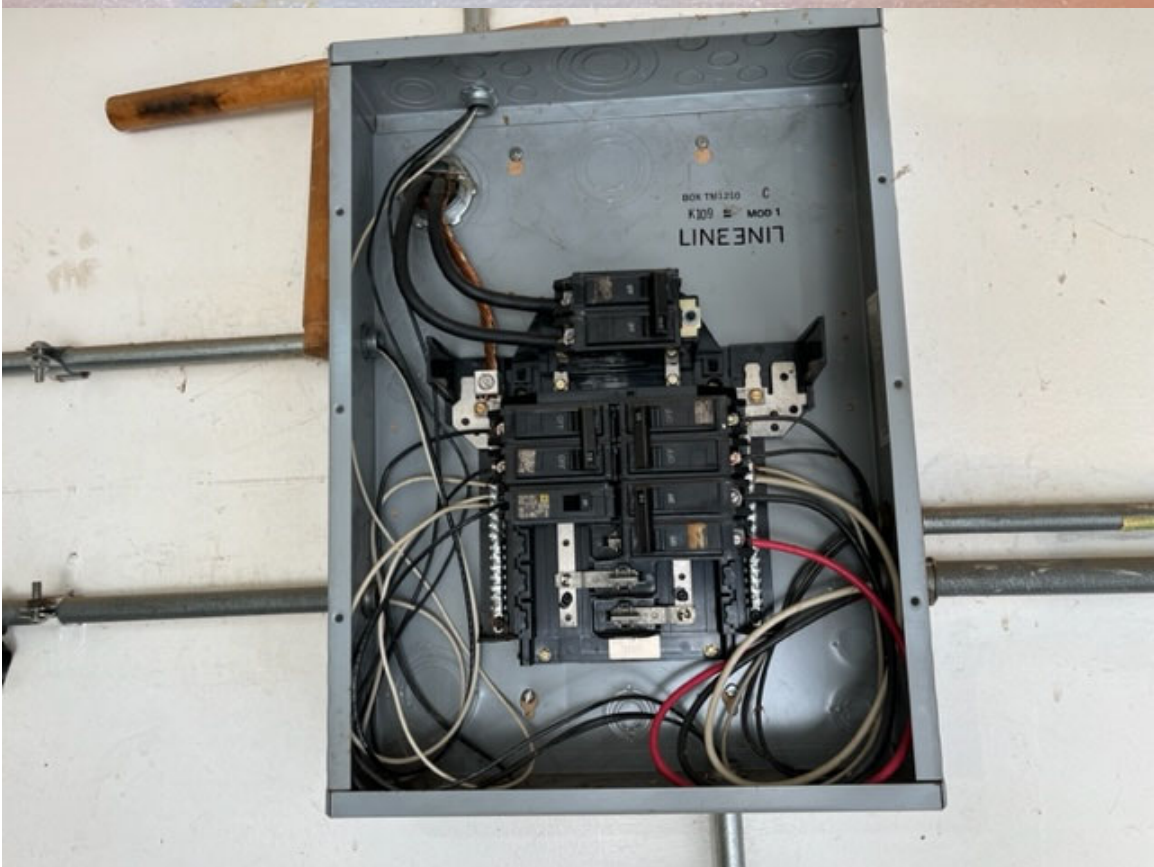
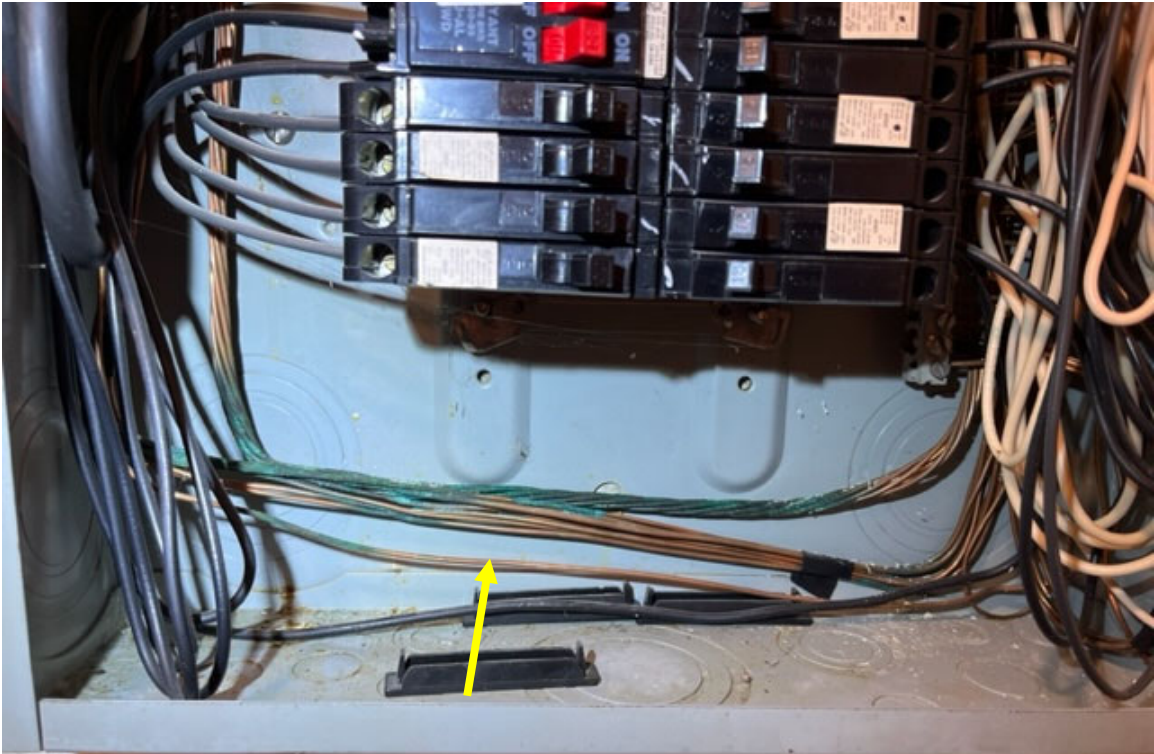
## 130 ELECTRICAL

### MAIN PANEL:

**DEFECT:** Damaged burnt wires, breakers or panel components were noted in the panel; arcing was noted at the bottom of the main breaker. Corrosion and deterioration was noted at the ground wires at the bottom of the panel. Some of the breakers in the panel are not the same manufacturer as the panel, unable to determine if they are compatible; this may be a safety hazard. The ground and neutral are not properly separated in the sub panel. The sub panel is mounted higher than allowed by most standards of 6'7" (79"). Recommend review/repair as needed by a licensed electrician.







## 140 KITCHEN

### STOVE:

No hand operated gas shut off was noted behind the range. No anti tip device was noted installed on the range. Recommend review/repair as needed.

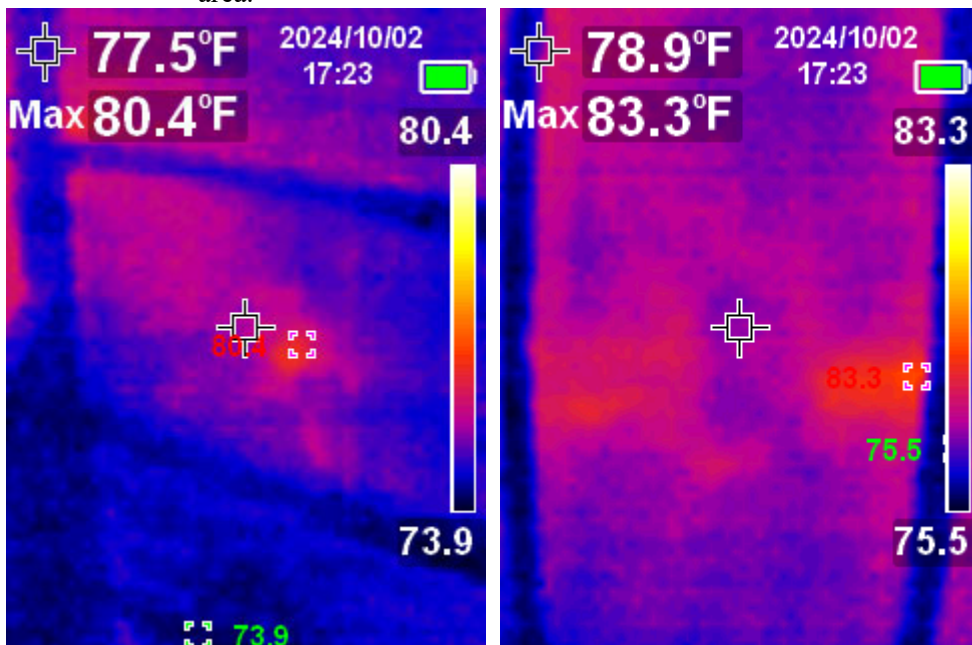
## 150 INTERIORS

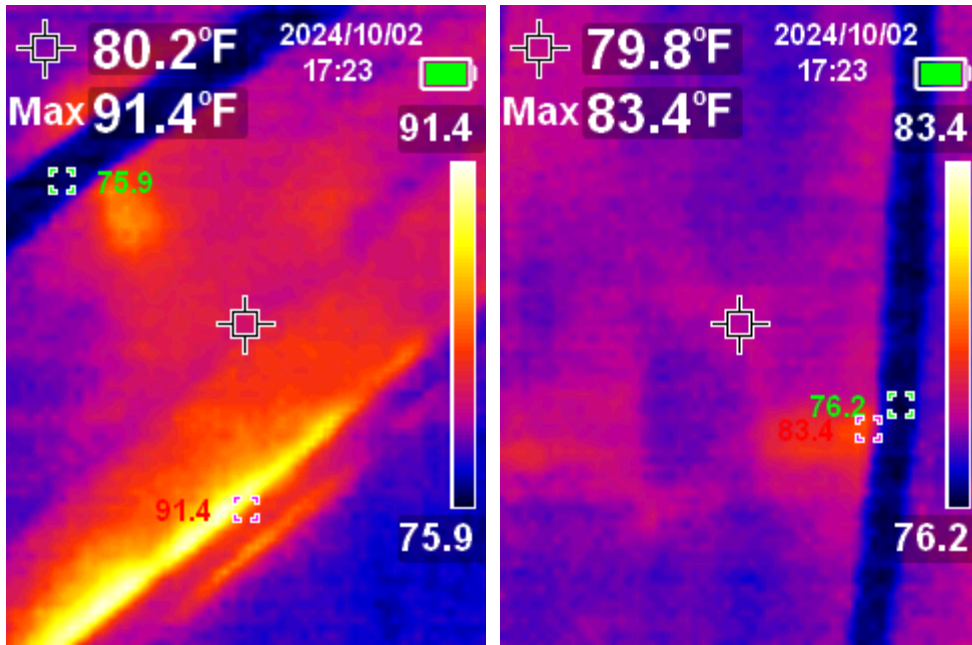
### WALLS:

Cosmetic cracking noted; this condition can usually be easily fixed with joint compound and touch up paint.

### CEILING:

Hot/cold areas were noted with a FLIR camera on the interior walls and/or ceiling at the living/dining room area. Recommend additional insulation in this area.





**ELECTRICAL:**

**DEFECT:** Reverse polarity noted at various outlets throughout the house; (hot and neutral wires reversed). No globes were noted on the closet light fixtures; this does not comply with some standards. Recommend review/repair as needed by a licensed electrician.





COMMENTS:

No carbon monoxide detector was noted. Recommend installing as needed.

**160 BATHROOM**

ELECTRICAL:

**DEFECT:** The GFCI protection was not operational at the basement bathroom; reverse polarity noted. Recommend review and replacement as needed.





EXHAUST FAN:

Inoperable at the time of inspection at the basement bathroom. Recommend repair/replace as needed.

