

# Your Inspection Report

105 northview drive  
Rhineland, MO 65069

**PREPARED FOR:**

JOHN BROOKS

**INSPECTION DATE:**

Thursday, June 12, 2025

**PREPARED BY:**

Kurt Lampert, ASHI #263929



**KDL**  
Home Inspection

KDL Home Inspection  
420 Highway W  
Foristell, MO 63348

314-497-7371

[www.kdlhomeinspection.com](http://www.kdlhomeinspection.com)  
[kurt@kdlhomeinspection.com](mailto:kurt@kdlhomeinspection.com)



June 12, 2025

Dear John Brooks,

RE: Report No. 3588  
105 northview drive  
Rhineland, MO  
65069

Thanks very much for choosing us to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. We encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection. If conditions change, we are available to revisit the property and update our report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing us to perform your home inspection.

Sincerely,

Kurt Lampert  
on behalf of  
KDL Home Inspection

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## INVOICE

June 12, 2025

Client: John Brooks

Report No. 3588  
For inspection at:  
105 northview drive  
Rhineland, MO  
65069  
on: Thursday, June 12, 2025

Building Inspection		\$400.00
	CreditCard Fee	\$12.00
	Total	<u>\$412.00</u>

PAID IN FULL - THANK YOU!

KDL Home Inspection  
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Foristell, MO 63348  
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# AGREEMENT

105 northview drive, Rhineland, MO June 12, 2025

Report No. 3588

[www.kdlhomeinspection.com](http://www.kdlhomeinspection.com)

## PARTIES TO THE AGREEMENT

### Company

KDL Home Inspection  
420 Highway W  
Foristell, MO 63348

### Client

John Brooks

**Total Fee: \$412.00**

This is an agreement between John Brooks and KDL Home Inspection.

## PLEASE READ CAREFULLY BEFORE SIGNING.

The Inspection of this property is subject to the Limitations and Conditions set out in this Agreement. It is based on a visual examination of the readily accessible features of the building. The Inspection is performed in accordance with the Standards of Practice of our national association.

The Home Inspector's report is an opinion of the present condition of the property. The Inspection and report are not a guarantee, warranty or an insurance policy with regards to the property.

The inspection report is for the exclusive use of the client named above. No use of the information by any other party is intended.

## LIMITATIONS AND CONDITIONS OF THE HOME INSPECTION

There are limitations to the scope of this Inspection. It provides a general overview of the more obvious repairs that may be needed. It is not intended to be an exhaustive list. The ultimate decision of what to repair or replace is yours. One homeowner may decide that certain conditions require repair or replacement, while another will not.

### 1) THE INSPECTION IS NOT TECHNICALLY EXHAUSTIVE.

The Home Inspection provides you with a basic overview of the condition of the property. Because your Home Inspector has only a limited amount of time to go through the property, the Inspection is not technically exhaustive.

Some conditions noted, such as foundation cracks or other signs of settling in a house, may either be cosmetic or may indicate a potential problem that is beyond the scope of the Home Inspection.

If you are concerned about any conditions noted in the Home Inspection Report, we strongly recommend that you consult a qualified Licensed Contractor or Consulting Engineer. These professionals can provide a more detailed analysis of any conditions noted in the Report at an additional cost

### 2) THE INSPECTION IS AN OPINION OF THE PRESENT CONDITION OF THE VISIBLE COMPONENTS.

The Home Inspector's Report is an opinion of the present condition of the property. It is based on a visual examination of the readily accessible features of the building.

A Home Inspection does not include identifying defects that are hidden behind walls, floors or ceilings. This includes wiring, heating, cooling, structure, plumbing and insulation that are hidden or inaccessible.

Some intermittent problems may not be obvious on a Home Inspection because they only happen under certain circumstances. As an example, your Home Inspector may not discover leaks that occur only during certain weather conditions or when a specific tap or appliance is being used in everyday life.

Home Inspectors will not find conditions that may only be visible when storage or furniture is moved. They do not remove wall coverings (including wallpaper) or lift flooring (including carpet) or move storage to look underneath or behind.

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## 3) THE INSPECTION DOES NOT INCLUDE HAZARDOUS MATERIALS.

This includes building materials that are now suspected of posing a risk to health such as phenol-formaldehyde and urea-formaldehyde based insulation, fiberglass insulation and vermiculite insulation. The Inspector does not identify asbestos roofing, siding, wall, ceiling or floor finishes, insulation or fireproofing. We do not look for lead or other toxic metals in such things as pipes, paint or window coverings.

The Inspection does not deal with environmental hazards such as the past use of insecticides, fungicides, herbicides or pesticides. The Home Inspector does not look for, or comment on, the past use of chemical termite treatments in or around the property.

## 4) WE DO NOT COMMENT ON THE QUALITY OF AIR IN A BUILDING.

The Inspector does not try to determine if there are irritants, pollutants, contaminants, or toxic materials in or around the building.

The Inspection does not include spores, fungus, mold or mildew that may be present. You should note that whenever there is water damage noted in the report, there is a possibility that mold or mildew may be present, unseen behind a wall, floor or ceiling.

If anyone in your home suffers from allergies or heightened sensitivity to quality of air, we strongly recommend that you consult a qualified Environmental Consultant who can test for toxic materials, mold and allergens at additional cost.

## 5) WE DON'T LOOK FOR BURIED TANKS.

Your Home Inspector does not look for and is not responsible for fuel oil, septic or gasoline tanks that may be buried on the property. If the building had its heating system converted from oil, there will always be the possibility that a tank may remain buried on the property.

If fuel oil or other storage tanks remain on the property, you may be responsible for their removal and the safe disposal of any contaminated soil. If you suspect there is a buried tank, we strongly recommend that you retain a qualified Environmental Consultant to determine whether this is a potential problem.

## 6) TIME TO INVESTIGATE

We will have no liability for any claim or complaint if conditions have been disturbed, altered, repaired, replaced or otherwise changed before we have had a reasonable period of time to investigate.

## 7) REPORT IS FOR OUR CLIENT ONLY

The inspection report is for the exclusive use of the client named herein. No use of the information by any other party is intended.

## 8) CANCELLATION FEE

If the inspection is canceled within 24 hours of the appointment time, a cancellation fee of 50% of the inspection fee will apply.

## 9) NOT A GUARANTEE, WARRANTY OR INSURANCE POLICY.

The inspection is not a guarantee, warranty or an insurance policy with regard to the condition of the property.

10) Inspection Fee: Payment is Due In Full at the appointment there will be a 3% convenience fee for cards. There are no fees for cash or checks.

I have read, understood, and accepted the above Limitations and Conditions of this Home Inspection.

# AGREEMENT

105 northview drive, Rhineland, MO June 12, 2025

Report No. 3588

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I, John Brooks (Signature)\_\_\_\_\_, (Date)\_\_\_\_\_, have read, understood and accepted the terms of this agreement.

# SUMMARY

105 northview drive, Rhineland, MO June 12, 2025

Report No. 3588

[www.kdlhomeinspection.com](http://www.kdlhomeinspection.com)

SUMMARY

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

REFERENCE

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

[Priority Maintenance Items](#)

## Exterior

### PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts

**Condition:** • [Rot](#)

The posts are rotten at the bottom and will need to be replaced.

**Implication(s):** Weakened structure | Chance of movement

**Location:** Front porch

**Task:** Repair

## Structure

### FLOORS \ Joists

**Condition:** • [Notches or holes](#)

Someone has notched out the floor joist too much and it will need to be properly repaired.

**Implication(s):** Weakened structure

**Location:** Joists under tub

**Task:** Repair

## Electrical

### OPTIONAL \ Electrical

**Condition:** • Other

There are several receptacles where the romex wiring is running down the wall and should be in conduit.

**Location:** Basement

**Task:** Repair

### DISTRIBUTION SYSTEM \ Outlets (receptacles)

**Condition:** • [Ungrounded](#)

**Implication(s):** Electric shock

**Location:** Living room

**Task:** Repair

**Condition:** • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

The receptacles aren't GFCI-protected. By code, any receptacle within 6' of a water source, garage, or unfinished basement area should be GFCI protected.

**Implication(s):** Electric shock

**Location:** Basement

**Task:** Repair

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## DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

**Condition:** • Missing

There are smoke detectors missing throughout the home. The smoke detectors should be installed with the NFPA standards. I recommend installing smoke detectors equipped with 10-year batteries.

**Implication(s):** Safety issue

**Location:** Second floor bedroom and hallway

**Task:** Provide

## Heating

### CHIMNEY AND VENT \ Masonry chimney cap (crown)

**Condition:** • [Rain cap missing or damaged](#)

The chimney is missing its proper rain cap. This must be installed to prevent water damage to the chimney's internal structure.

**Implication(s):** Chance of water entering building | Chance of pests entering building

**Location:** Chimney cap

**Task:** Repair

## Plumbing

### WASTE PLUMBING \ Drain piping - performance

**Condition:** • [Leak](#)

The drain is currently leaking and must be repaired to prevent further damage.

**Implication(s):** Sewage entering the building

**Location:** Bath tub drain

**Task:** Repair

### FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)

**Condition:** • [Pipe frozen or split](#)

The hose bibb is cracked and is currently leaking into the basement near this area.

**Implication(s):** Chance of water damage to structure, finishes and contents | No water

**Location:** Front right corner

**Task:** Repair

### FIXTURES AND FAUCETS \ Toilet

**Condition:** • [Loose](#)

The toilet is not correctly secured, loose, and caulked around the bottom of the toilet where the flooring meets the flooring.

**Implication(s):** Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

**Location:** Hallway bathroom

**Task:** Repair



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## Interior

### WALLS \ General notes

**Condition:** • Water damage

There is water damage to the surrounding area, and it will need to be repaired.

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

**Location:** Basement exterior walls

**Task:** Repair

### WINDOWS \ Glass (glazing)

**Condition:** • [Broken](#)

The glass of the windows is broken and will need to be replaced.

**Implication(s):** Chance of water entering building | Physical injury | Increased heating and cooling costs | Reduced comfort

**Location:** Kitchen

**Task:** Repair

### WINDOWS \ Sashes

**Condition:** • [Broken sash cord/spring](#)

The spring of the window is broken and will need to be repaired.

**Implication(s):** Nuisance | Reduced operability

**Location:** Main level front bedroom

**Task:** Repair

### APPLIANCES \ Microwave oven

**Condition:** • Inoperative

The Microwave/Exhaust Fan Combo is inoperative. Although there is power at the receptacle, the microwave doesn't function.

**Implication(s):** Equipment inoperative

**Location:** Microwave

**Task:** Repair or replace

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

# ROOFING

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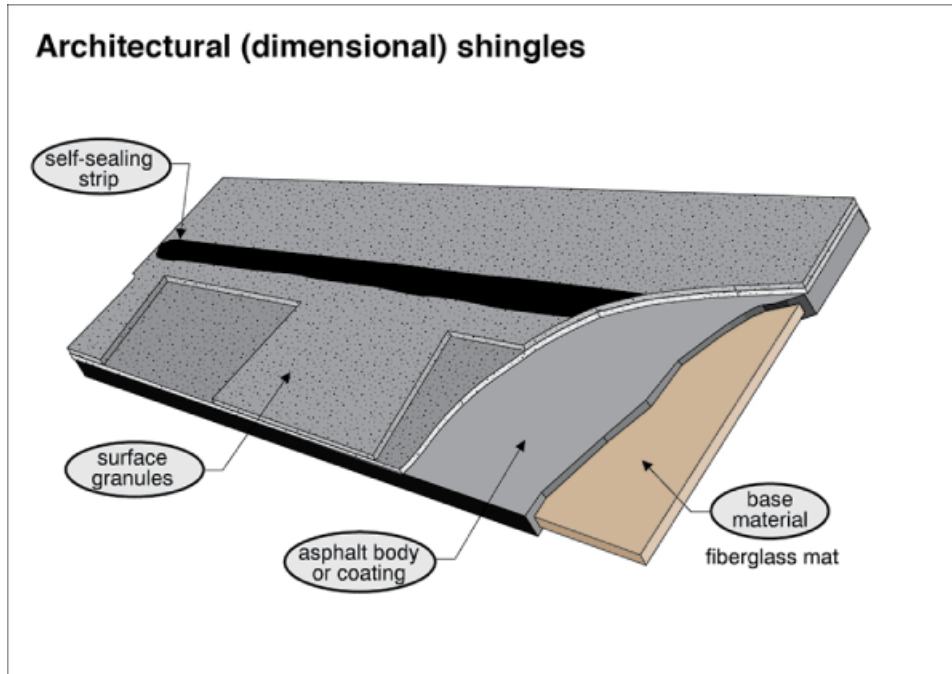
INTERIOR

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## Description

### Sloped roofing material:

- Architectural Shingles



1. Architectural Shingles



2. Architectural Shingles

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3. Architectural Shingles



4. Architectural Shingles



5. Architectural Shingles



6. Architectural Shingles

Sloped roof flashing material: • Metal

## Limitations

Inspection performed: • By walking on roof • With a drone

# EXTERIOR

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## Description

Gutter & downspout material: • [Aluminum](#)

Downspout discharge: • [Below grade](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • [Wood](#)

Wall surfaces and trim: • [Vinyl siding](#)

Walkway: • Concrete

Porch: • Concrete

Patio: • Concrete

## Recommendations

### OPTIONAL \ Exterior

1. Condition: • Other

The old dryer vent hole will need to be sealed.

Location: Right side near Ac unit

Task: Repair



7. Other

### DOORS \ General notes

2. Condition: • The trim around the door is missing.

Location: Basement door

Task: Repair



# EXTERIOR

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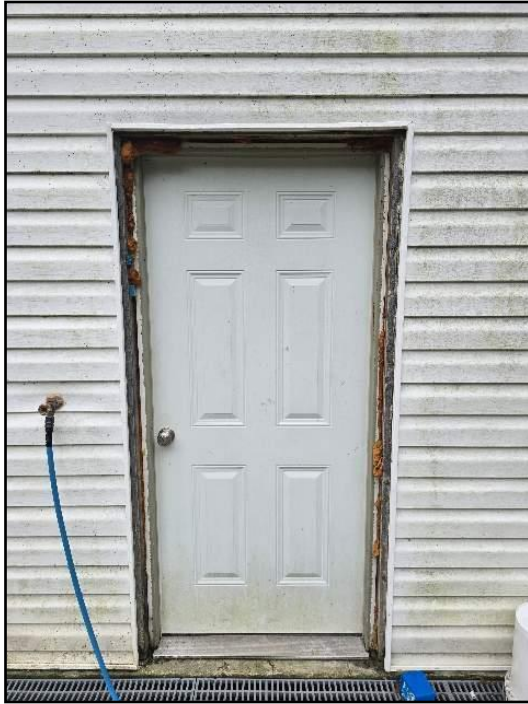
COOLING

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8.



9.



10.

## **PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Columns / Posts**

**3. Condition:** • [Rot](#)

The posts are rotten at the bottom and will need to be replaced.

# EXTERIOR

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**Implication(s):** Weakened structure | Chance of movement

**Location:** Front porch

**Task:** Repair



11. Rot



12. Rot



13. Rot

# STRUCTURE

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## Description

**Configuration:** • [Basement](#)

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

**Floor construction:** • [Joists](#) • Subfloor - plank

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

**Roof and ceiling framing:** • [Rafters/roof joists](#) • [Plank sheathing](#)

## Limitations

**Inspection limited/prevented by:** • Ceiling, wall and floor coverings • Storage • Insulation

## Recommendations

### FLOORS \ Joists

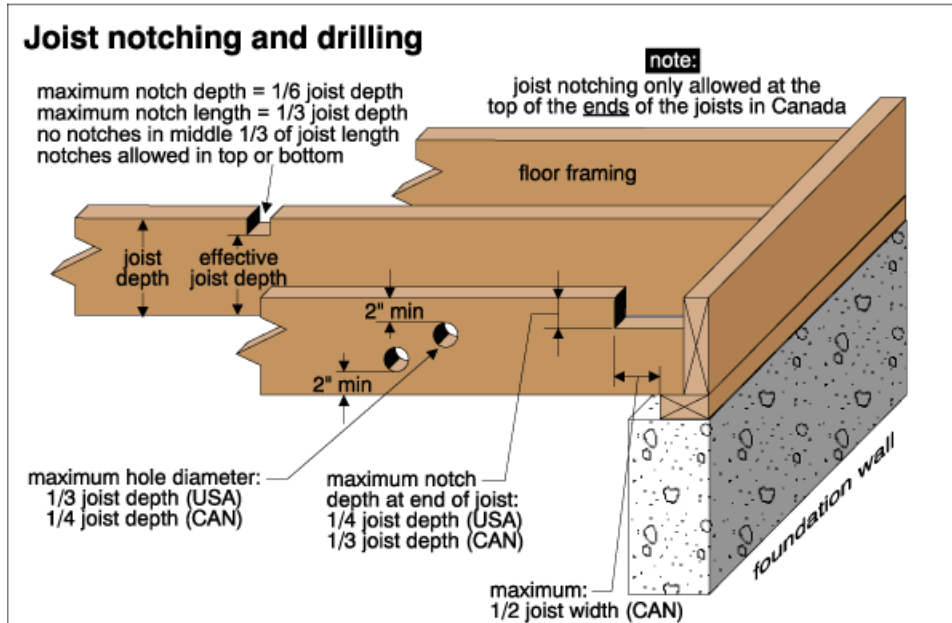
**4. Condition:** • [Notches or holes](#)

Someone has notched out the floor joist too much and it will need to be properly repaired.

**Implication(s):** Weakened structure

**Location:** Joists under tub

**Task:** Repair





# STRUCTURE

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14. Notches or holes



## Description

### Service entrance cable and location:

- [Underground aluminum](#)



15. *Underground aluminum*

Service size: • [200 Amps \(240 Volts\)](#)

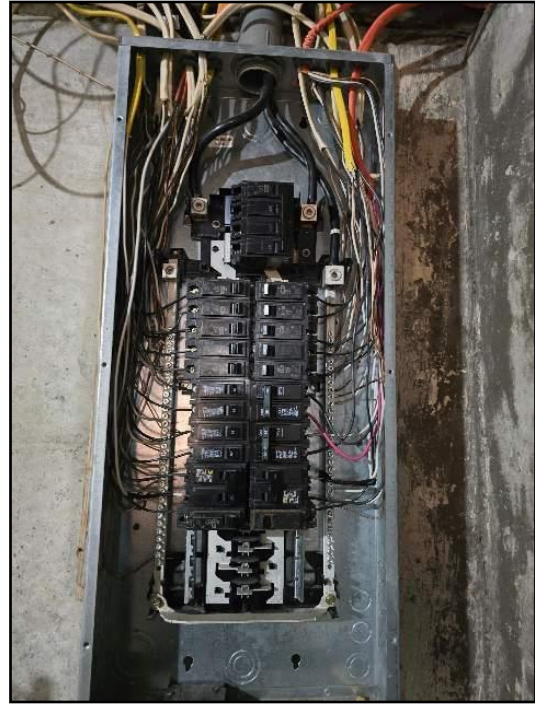
Main disconnect/service box rating: • [200 Amps](#)

Main disconnect/service box type and location:

- [Breakers - basement](#)



16. Breakers - basement



17. Breakers - basement

System grounding material and type: • [Copper - water pipe and ground rod](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • [GFCI - bathroom](#) • [GFCI - kitchen](#)

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

## Recommendations

### OPTIONAL \ Electrical

5. Condition: • Other

There are several receptacles where the romex wiring is running down the wall and should be in conduit.

Location: Basement

Task: Repair

# ELECTRICAL

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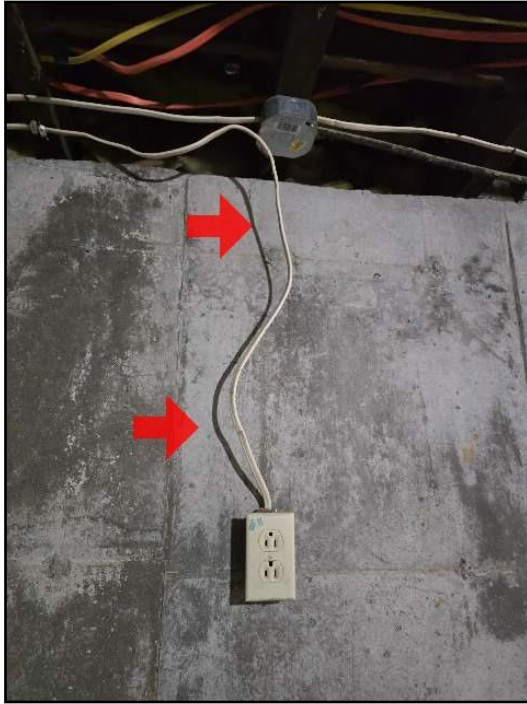
COOLING

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18. Other



19. Other

## DISTRIBUTION SYSTEM \ Outlets (receptacles)

6. Condition: • [Ungrounded](#)

Implication(s): Electric shock

Location: Living room

Task: Repair



# ELECTRICAL

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20. Ungrounded



21. Ungrounded



22. Ungrounded



23. Ungrounded

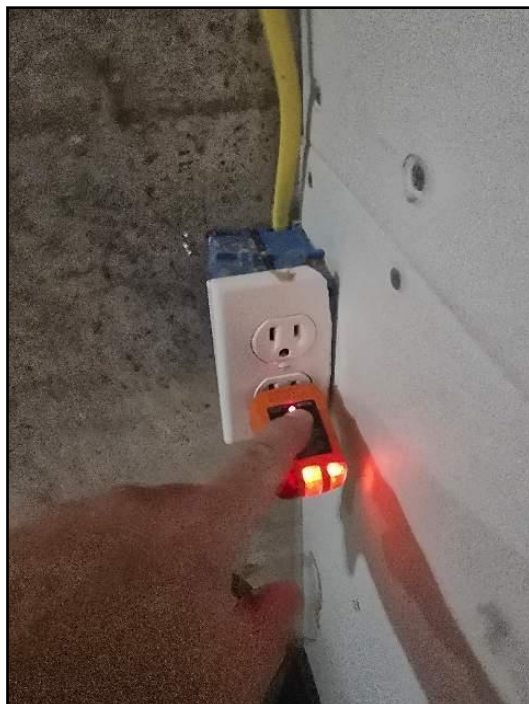
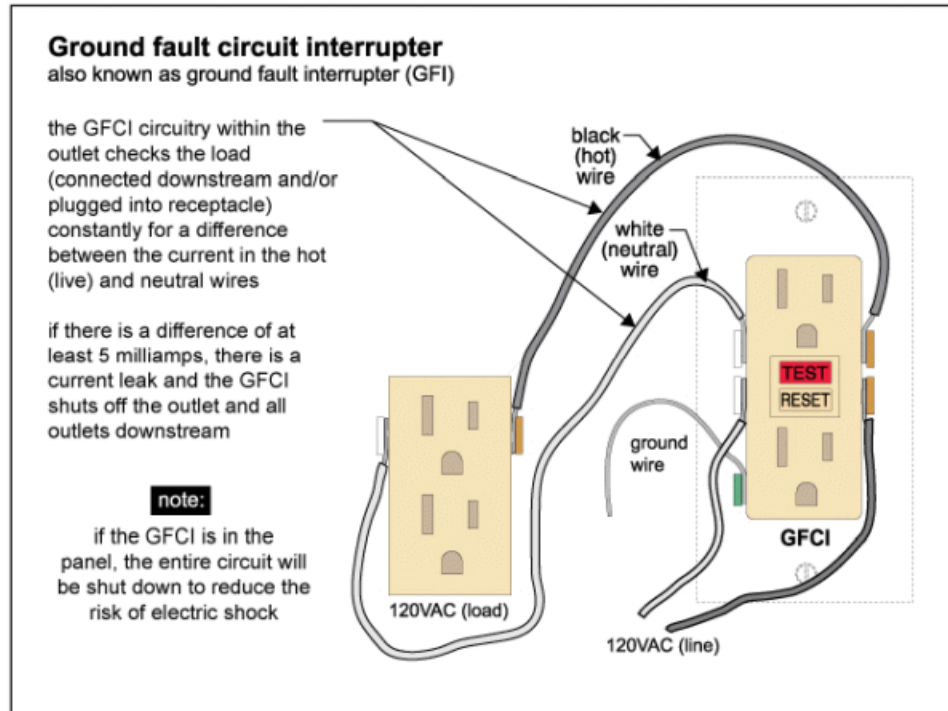
## 7. Condition: • [GFCI/GFI needed \(Ground Fault Circuit Interrupter\)](#)

The receptacles aren't GFCI-protected. By code, any receptacle within 6' of a water source, garage, or unfinished basement area should be GFCI protected.

**Implication(s):** Electric shock

**Location:** Basement

**Task:** Repair



24. GFCI/GFI needed (Ground Fault Circuit In



25. GFCI/GFI needed (Ground Fault Circuit In

# ELECTRICAL

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26. GFCI/GFI needed (Ground Fault Circuit In)



27. GFCI/GFI needed (Ground Fault Circuit In)



28. GFCI/GFI needed (Ground Fault Circuit In)

## DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

### 8. Condition: • Missing

There are smoke detectors missing throughout the home. The smoke detectors should be installed with the NFPA



# ELECTRICAL

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standards. I recommend installing smoke detectors equipped with 10-year batteries.

**Implication(s):** Safety issue

**Location:** Second floor bedroom and hallway

**Task:** Provide



29. Missing



30. Missing



31. Missing



32. Missing

# HEATING

105 northview drive, Rhineland, MO June 12, 2025

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## Description

Heating system type:

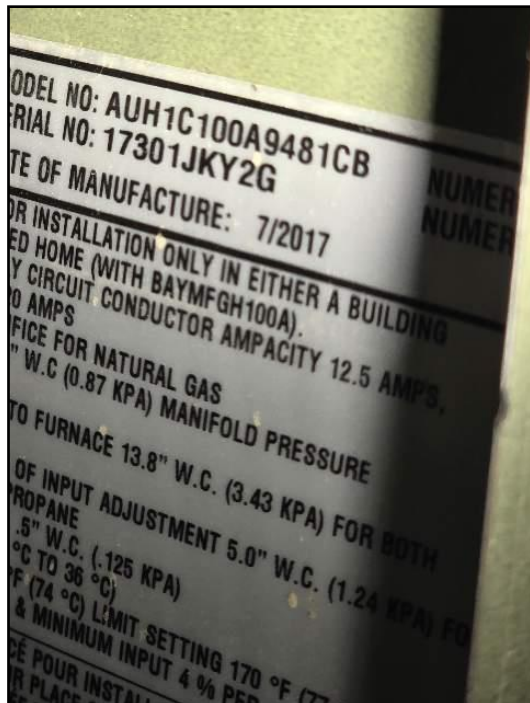
- [Furnace](#)



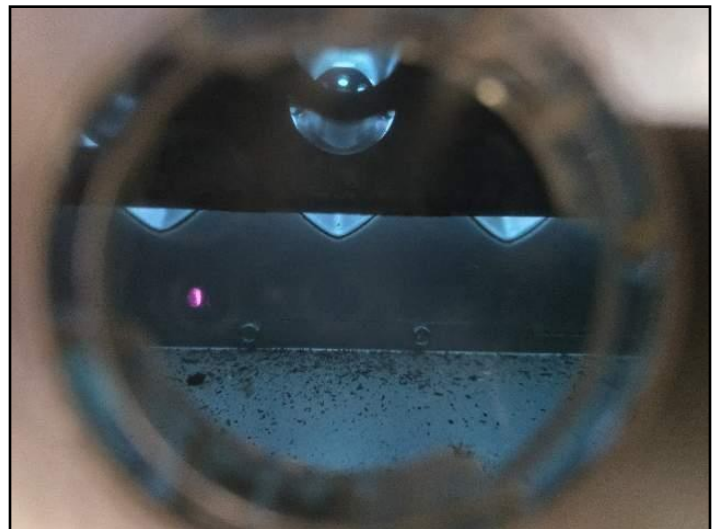
33. Furnace



34. Furnace



35. Furnace



36. Furnace



# HEATING

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**Fuel/energy source:** • Propane

**Furnace manufacturer:** • American Standard

**Heat distribution:** • [Ducts and registers](#)

**Efficiency:** • [High-efficiency](#)

**Approximate age:** • [8 years](#)

**Typical life expectancy:** • Furnace (high efficiency) 15 to 20 years

**Air filter:** • Disposable

## Limitations

**Safety devices:** • Not tested as part of a building inspection

**Heat loss calculations:** • Not done as part of a building inspection

## Recommendations

### CHIMNEY AND VENT \ Masonry chimney cap (crown)

**9. Condition:** • [Rain cap missing or damaged](#)

The chimney is missing its proper rain cap. This must be installed to prevent water damage to the chimney's internal structure.

**Implication(s):** Chance of water entering building | Chance of pests entering building

**Location:** Chimney cap

**Task:** Repair



37.

# COOLING & HEAT PUMP

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## Description

Air conditioning type:

- [Air cooled](#)



38. Air cooled



39. Air cooled



40. Air cooled

# COOLING & HEAT PUMP

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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- Manufacturer:** • American Standard
- Compressor approximate age:** • 8 years
- Typical life expectancy:** • 15 to 20 years
- Refrigerant type:** • R-410A



# INSULATION AND VENTILATION

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## Description

### Attic/roof insulation material:

- [Mineral wool \(rock wool\)](#)



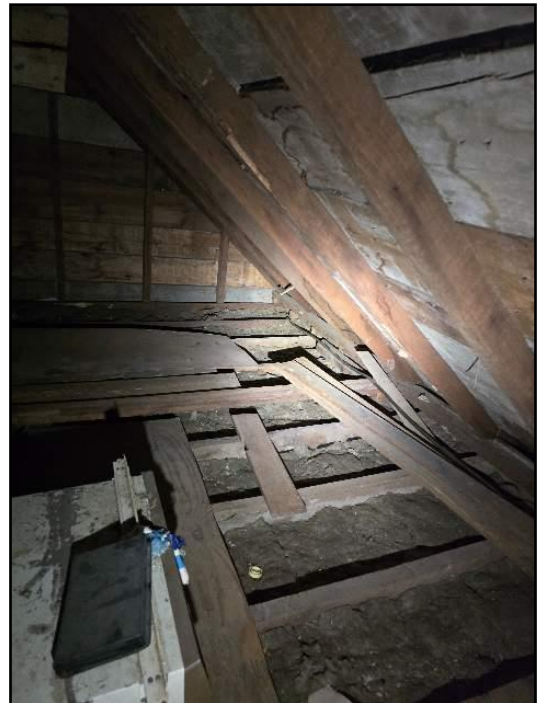
41. Mineral wool (rock wool)



42. Mineral wool (rock wool)



43. Mineral wool (rock wool)



44. Mineral wool (rock wool)

# INSULATION AND VENTILATION

105 northview drive, Rhineland, MO June 12, 2025

Report No. 3588

[www.kdlhomeinspection.com](http://www.kdlhomeinspection.com)

SUMMARY

ROOFING

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Attic/roof ventilation: • [None found](#)

## Limitations

Attic inspection performed: • By entering attic, but access was limited

# PLUMBING

105 northview drive, Rhineland, MO June 12, 2025

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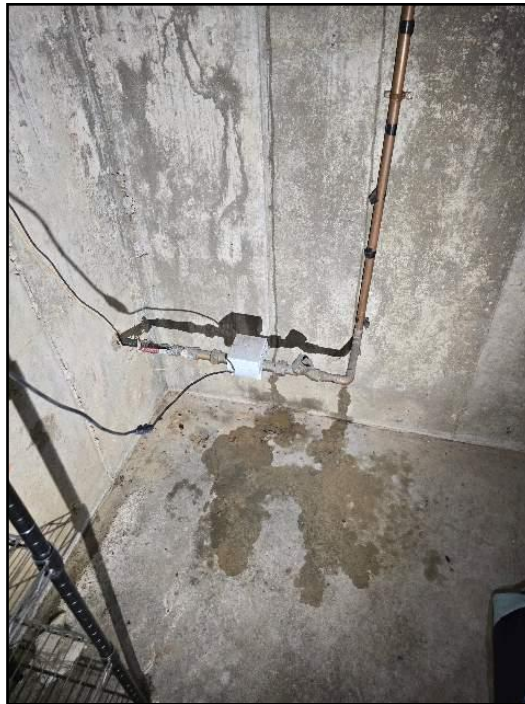
## Description

**Water supply source (based on observed evidence):** • Public

**Supply piping in building:** • [Copper](#)

**Main water shut off valve at the:**

- Front of the basement



45.

**Water heater type:**

- Tank

# PLUMBING

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46. Tank



47. Tank

**Water heater fuel/energy source:** • Propane

**Water heater manufacturer:** • Reliance

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

**Water heater approximate age:** • 4 years

**Water heater typical life expectancy:** • 10 to 20 years

**Hot water temperature (Generally accepted safe temp. is 120° F):**

• Hot water temperature



# PLUMBING

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48.

Waste disposal system: • [Public](#)

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

Pumps: • None

Main gas shut off valve location:

• Propane Tank



49. Propane Tank



# PLUMBING

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50. Propane Tank

Exterior hose bibb (outdoor faucet): • Present

## Recommendations

### WASTE PLUMBING \ Drain piping - performance

10. Condition: • [Leak](#)

The drain is currently leaking and must be repaired to prevent further damage.

**Implication(s):** Sewage entering the building

**Location:** Bath tub drain

**Task:** Repair

# PLUMBING

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51. Leak

## **FIXTURES AND FAUCETS \ Hose bib or bibb (outdoor faucet)**

**11. Condition:** • [Pipe frozen or split](#)

The hose bibb is cracked and is currently leaking into the basement near this area.

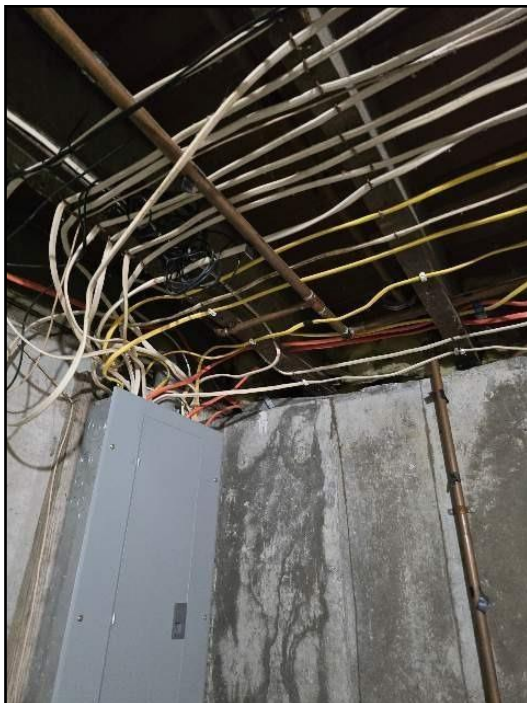
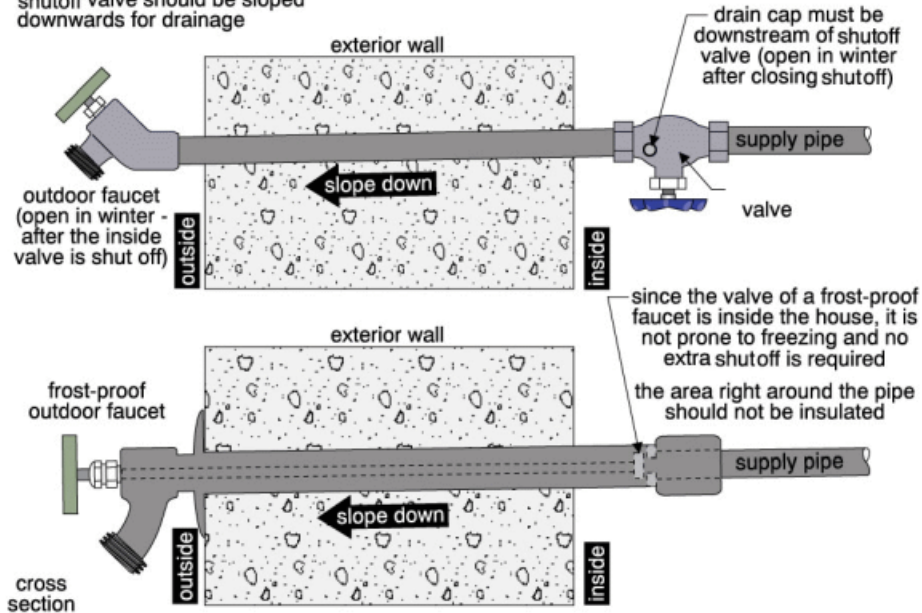
**Implication(s):** Chance of water damage to structure, finishes and contents | No water

**Location:** Front right corner

**Task:** Repair

## Shutoff valves for outside faucets

piping/faucets downstream of the shutoff valve should be sloped downwards for drainage



52.



53. Pipe frozen or split

## FIXTURES AND FAUCETS \ Toilet

### 12. Condition: • Loose

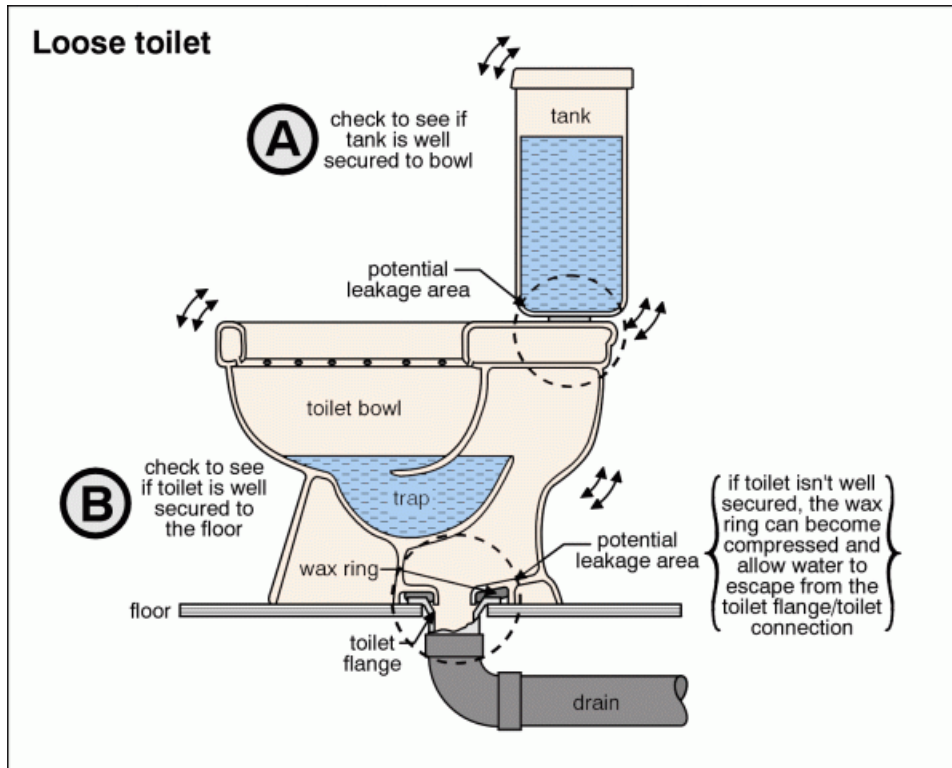
The toilet is not correctly secured, loose, and caulked around the bottom of the toilet where the flooring meets the

flooring.

**Implication(s):** Chance of water damage to structure, finishes and contents | Sewage entering the building | Possible hidden damage

**Location:** Hallway bathroom

**Task:** Repair





# PLUMBING

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54.

## Description

**Major floor finishes:** • [Hardwood](#) • [Laminate](#) • Vinyl

**Major wall and ceiling finishes:** • [Plaster/drywall](#)

**Windows:** • [Single/double hung](#) • Vinyl

**Exterior doors - type/material:** • Hinged • [Wood](#) • [Metal](#)

**Doors:** • Inspected

**Range fuel:** • Propane

**Appliances:**

• Refrigerator



55.

• Dishwasher

# INTERIOR

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56.

- Microwave/Exhaust Fan Combo



57.

- Range

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58.

- Garbage Disposal



59.

**Bathroom ventilation:** • Window



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Counters and cabinets: • Inspected

Stairs and railings: • Inspected

## Recommendations

### WALLS \ General notes

13. Condition: • Water damage

There is water damage to the surrounding area, and it will need to be repaired.

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

Location: Basement exterior walls

Task: Repair



60. Water damage



61. Water damage



62. Water damage



63. Water damage

## WINDOWS \ Glass (glazing)

### 14. Condition: • [Broken](#)

The glass of the windows is broken and will need to be replaced.

**Implication(s):** Chance of water entering building | Physical injury | Increased heating and cooling costs | Reduced comfort

**Location:** Kitchen

**Task:** Repair



64.



65.

## WINDOWS \ Sashes

### 15. Condition: • [Broken sash cord/spring](#)

The spring of the window is broken and will need to be repaired.

**Implication(s):** Nuisance | Reduced operability

**Location:** Main level front bedroom

**Task:** Repair

# INTERIOR

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66. Broken sash cord/spring



67. Broken sash cord/spring

## APPLIANCES \ Microwave oven

**16. Condition:** • Inoperative

The Microwave/Exhaust Fan Combo is inoperative. Although there is power at the receptacle, the microwave doesn't function.

**Implication(s):** Equipment inoperative

**Location:** Microwave

**Task:** Repair or replace



68.

INTERIOR

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SUMMARY	ROOFING	EXTERIOR	STRUCTURE	ELECTRICAL	HEATING	COOLING	INSULATION	PLUMBING	INTERIOR
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END OF REPORT



# REFERENCE LIBRARY

105 northview drive, Rhineland, MO June 12, 2025

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## REFERENCE

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS