

Occupancy Inspection Report

City of
Bellefontaine Neighbors, Mo.
9641 Bellefontaine Road; 63137
(314) 867-0076

Date: 8/27/09	Expires: 2/27/10
Inspector: TED STOCKER	
Single family <input checked="" type="checkbox"/> Apartment Unit () Commercial ()	

SALE - As Is

Building Address 1427 GOLDEN DRIVE 63137	Occupied () Vacant <input checked="" type="checkbox"/>	Utilities: On <input checked="" type="checkbox"/> Off <input checked="" type="checkbox"/> gas, water
Owner Representative Annette Szahnieski	Address 2 Shalfleet Court Black Jack, MO 63033	Phone 355 0495
Real Estate	Address	Phone

Occupants Allowed 5	No. rooms 1 ST floor 5	Bath 1	No. Bedrooms 3	Construction: MASON () FRAME <input checked="" type="checkbox"/> SIDING <input checked="" type="checkbox"/>
Garage 1	No. Rooms basement 2	Bath -	%AREA FINISHED 50	Heating system: GAS <input checked="" type="checkbox"/> OTHER () AGE _____
	Other floor	Bath	No. Bedrooms	Air conditioner: CENTRAL <input checked="" type="checkbox"/> WINDOW () AGE _____

Bedroom sizes	Bedroom 1 10'9"x9'2"	Bedroom 2 12'2"x9'10"	Bedroom 3 9'10"x9'	Bedroom 4
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The following are not in compliance with the property maintenance code:

Exterior Painting

Areas that need to be scraped and painted are:

1	2	3	
x			Rusty fencing, both surfaces & adjust gate
x			Basement windows Rear <input checked="" type="checkbox"/> Sides <input checked="" type="checkbox"/>
x			Basement window screens Rear <input checked="" type="checkbox"/> Sides <input checked="" type="checkbox"/> FRAMES
x			Gutter Flashing cap top of rear chimney
			Gutter boards () Fascia ()
x			Wrought iron railing (including underside)
x			Wood windows as needed () and re-putty as needed ()
x			Ductwork on roof Chimney flashing
x			Roof Eaves REar room woodwork and front woodwork
x			Awnings Garage door stops
x			Siding Crawlspace panel
x			Garage Door Replace dented sections (2)
x			Wood Trim Repair Apply Apply stain-sealer on utility pole border
x			Wood Trim Mailbox

Concrete

			Repair concrete foundation
x			Cement Caulk or cement patch concrete driveway & cover with sand
			Replace driveway
			Replace Sidewalk Side () Rear () Front ()

Carpentry

x			Elbows on downspouts Close up hole under kitchen sink
			Need handrail: Wrought Iron () Pipe () Wood ()
			5/8" Drywall type X Fire Code Fire Taped 1 coat needed at Garage Wall () Garage Ceiling ()
x			Repair cracked windows at House () Basement () Close up hole under bathroom vanity
x			Key turn dead bolt Check paint-stuck bedroom windows
x			Smoke alarms needed: Upstairs () Basement ()
x			Repair or replace bedroom door with holes
x			Replace screen at front door

Building Address

1427 GOLDEN DRIVE

x			Check leaking basement windows - stains on wall Repair garage door
			Need roof certification Tuckpointing Rake up and dispose of leaves

Mechanical

			Pressure release valve piping has to be same size and extend within 6" of floor at hot water heater
x			Gas valve shut off needed at: Hot Water Heater () Furnace () Dryer () Stove (x)
			Solid gas piping needed at: Furnace () Hot Water Heater ()
			Screw all fittings at flue pipe at: Furnace () Hot Water Heater ()
			Replace flue at: Furnace () Hot Water Heater ()
x			Documentation by Laclede Gas that all gas appliances are in good working order - "House Sale" inspection
X			Need metal flex dryer vent piping.
x			Clean out dryer vent piping

Electrical

Present Service Size:		Interior Service Size: 100	Exterior Service Size: 60
x			Need 20 AMP fuses maximum in fuse box
x			100 amp service required Need to upgrade electric-need licensed electrical contractor
x			Operative GFI needed at: (6) Garage (x) Bathroom (x) Kitchen (x) Basement () Exterior ()
x			Garage disposal needs electrical connection at base Check exterior light at rear entry
			Garage door opener needs to be wired to electrical box - no extension cord
			All electrical wiring on walls of garage need to be run in metal conduit or Greenfield
			All electrical wiring in basement must run through joist, not tacked to joist
			Exhaust fan needed: Kitchen () Upstairs Bathroom () Basement Bathroom ()
x			Need outlet plug at fixture over bathroom vanity
x			Check ceiling lights in basement
x			Wire to code rear spotlight at corner of house

Plumbing

x			Remove plastic water lines bathroom vanity
x			Faucets need washers WATER IS OFF
			Plumbing drain defective
x			Replace 4" plumbing stack Need licensed plumber & permit from St. Louis County
			Replace 2" plumbing stack Need licensed plumber & permit from St. Louis County
			Repair plumbing stack with epoxy soil pipe mender-make convex patch
x			Install shut off valves at faucets under bathroom vanity
			Install shut off valves at water closet
x			Install metal fire stopping at 4" plumbing stack with tight fit & use fire caulk if needed
x			Install metal fire stopping at tub piping with tight fit & use fire caulk if needed
x			Replace vertical tub drain piece & horizontal piping at same drain

x Clean out fireplace

x Recaulk at tub (mold)

x Clean gutters

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Signed By _____