RESIDENTIAL REPORT

1234 Main St.
Mountain Grove MO 65711

Buyer Name
03/01/2019 9:00AM

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1: INSPECTION DETAILS

Information

In Attendance
Home Owner

Occupancy
Furnished, Occupied

Style
Ranch

Temperature (approximate)
50 Fahrenheit (F)

Type of Building
Single Family

Weather Conditions
Clear, Recent Rain

2: ROOFING

		IN	NI	NP	D
2.1	Coverings	X			
2.2	Roof Drainage Systems	X			
2.3	Flashings	X			
2.4	Skylights, Chimneys & Roof Penetrations	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

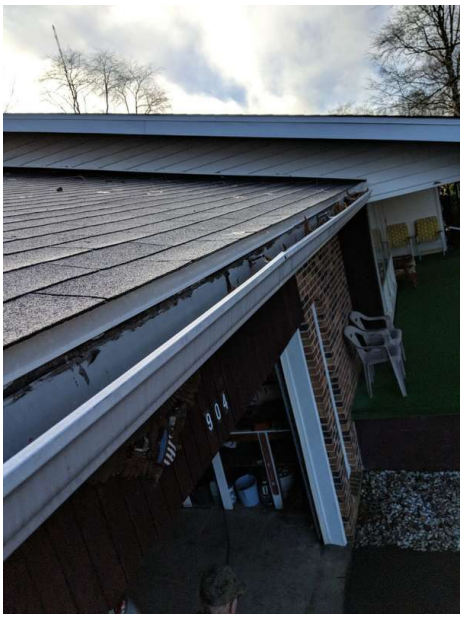
Information

Inspection Method
Roof

Roof Type/Style
Gable

Coverings: Material
Asphalt

Roof Drainage Systems: Gutter Material
Aluminum



Roof Drainage Systems: Guttering
Gutters only above garage. Nowhere else on the home

Flashings: Material
Aluminum

Observations

2.3.1 Flashings

WORN

Flashings showed signs of wear and tear. This is normal for a roof of this age. Recommend monitoring.

2.4.1 Skylights, Chimneys & Roof Penetrations

CHIMNEY COVERED UP

Chimney appeared to be covered up and no longer in use.
Recommend being checked it by a qualified chimney contractor.

Recommendation

Contact a qualified professional.

3: EXTERIOR

		IN	NI	NP	D
3.1	Siding, Flashing & Trim	X			
3.2	Exterior Doors	X			
3.3	Decks, Balconies, Porches & Steps	X			
3.4	Eaves, Soffits & Fascia	X			
3.5	Vegetation, Grading, Drainage & Retaining Walls	X			
3.6	Walkways, Patios & Driveways	X			

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Information

Inspection Method
Attic Access, Crawlspace Access

Siding, Flashing & Trim: Siding Style
Brick, Beveled

Decks, Balconies, Porches & Steps: Material
Concrete

Walkways, Patios & Driveways: Driveway Material
Asphalt

Siding, Flashing & Trim: Siding Material
Brick Veneer, Vinyl, Wood

Exterior Doors: **Exterior Entry Door**
Wood, Glass, Steel



Decks, Balconies, Porches & Steps: **Appurtenance**
Front Porch, Covered Porch


Observations

3.1.1 Siding, Flashing & Trim

VINYL SIDING BROKEN

Vinyl siding has broken sections. Recommend further evaluation by a qualified contractor

Recommendation

Contact a qualified professional.



3.4.1 Eaves, Soffits & Fascia

FASCIA - DAMAGED

One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.

3.6.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have driveway contractor patch/seal.

4: STRUCTURAL COMPONENTS

		IN	NI	NP	D
4.1	Foundation, Basement & Crawlspaces	X			
4.2	Floor Structure	X			
4.3	Wall Structure	X			
4.4	Ceiling Structure	X			
4.5	Roof Structure & Attic	X			

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Information

Inspection Method
Attic Access, Crawlspace Access

Foundation, Basement & Crawlspaces: Material
Masonry Block

Floor Structure: Basement/Crawlspace Floor
Dirt

Floor Structure: Material
Wood

Floor Structure: Sub-floor
Plank

Wall Structure: Material
Wood

Ceiling Structure: Material
Wood

Roof Structure & Attic: Material
Wood

Roof Structure & Attic: Type
Gable

Observations

4.1.1 Foundation, Basement & Crawlspaces

FOUNDATION CRACKS - MINOR

Minor cracking was noted at the foundation. This is common as concrete ages and shrinkage surface cracks are normal. Recommend monitoring for more serious shifting/displacement.

Here is an informational article on foundation cracks.

4.1.2 Foundation, Basement & Crawlspaces

HIGH MOISTURE LEVELS

High levels of moisture were noted in areas of the crawlspace. Recommend monitoring and finding source of moisture intrusion to prevent damage to structure.

4.1.3 Foundation, Basement & Crawlspaces

DISCOLORATION

Discoloration was observed in crawlspace. Had the possibility of being mold. Recommend further evaluation by a mold remediation professional

Recommendation

Contact a qualified professional.

5: INSULATION AND VENTILATION

		IN	NI	NP	D
5.1	Attic Insulation	X			
5.2	Vapor Retarders	X			
5.3	Ventilation	X			
5.4	Exhaust Systems	X			

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Information

Dryer Power Source
220 Electric

Dryer Vent
Metal

Flooring Insulation
None

Attic Insulation: Insulation Type
Blown

Ventilation: Ventilation Type
Soffit Vents, Passive

Exhaust Systems: Exhaust Fans
None

Observations

5.2.1 Vapor Retarders

NO VAPOR BARRIER

There is no vapor barrier beneath the flooring. This can result in unwanted moisture.

5.3.1 Ventilation

ROOF VENT LEAKING

Leaking around roof vent above garage area. Recommend further evaluation and repair by qualified roofer.

Recommendation

Contact a qualified professional.

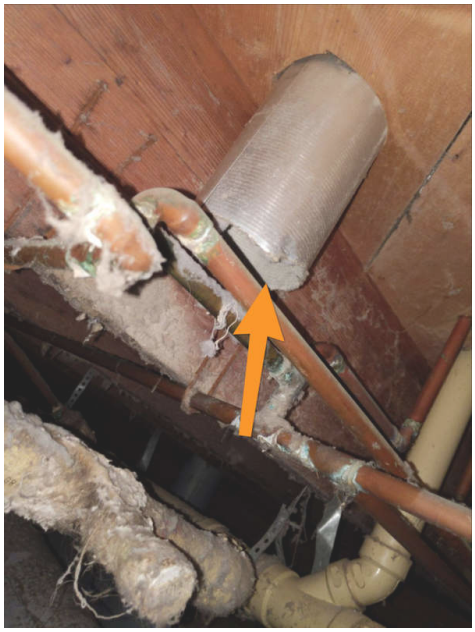
5.4.1 Exhaust Systems

DRYER VENTS INTO CRAWLSPACE

Dryer venting into crawlspace this can lead to higher moisture levels in the crawlspace. Recommend repair by qualified contractor/handyman.

Recommendation

Contact a qualified professional.



6: ELECTRICAL

		IN	NI	NP	D
6.1	Service Entrance Conductors	X			
6.2	Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels	X			
6.3	Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage	X			
6.4	Connected Devices and Fixtures	X			
6.5	Polarity and Grounding of Receptacles	X			
6.6	GFCI & AFCI	X			
6.7	Smoke Detectors	X			
6.8	Carbon Monoxide Detectors	X			

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Information

Branch Wire 15 and 20 AMP
Copper

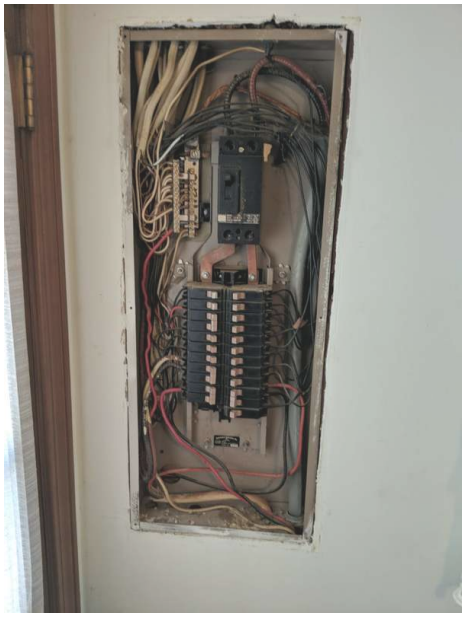
Wiring Method
Conduit

Service Entrance Conductors: Electrical Service Conductors
Below Ground, 220 Volts

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Capacity
125 AMP

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Locations
Interior

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Manufacturer
Cutler Hammer



Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels: Panel Type
Circuit Breaker

Observations

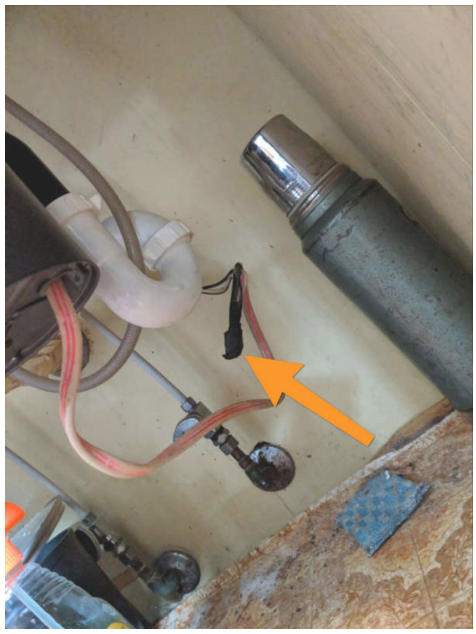
6.3.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

EXPOSED ENDS & SPLICES

ATTIC, KITCHEN

All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.





6.4.1 Connected Devices and Fixtures

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

6.4.2 Connected Devices and Fixtures

OPEN JUNCTION BOX

CRAWLSPACE

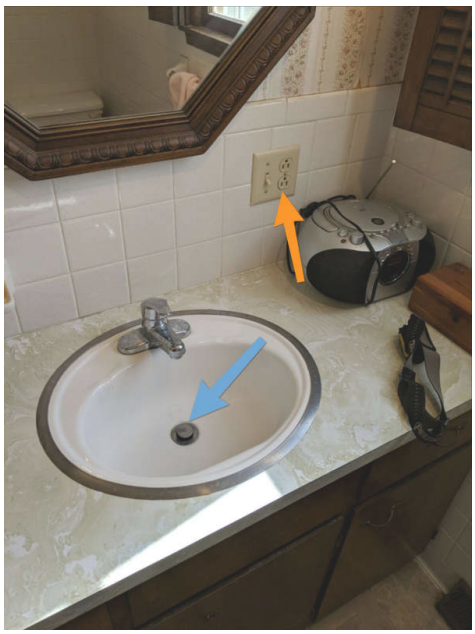
Open junction box observed. Recommend concealing or replacing.

6.6.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

No GFCI protection present in one or more locations. Recommend licensed electrician upgrade by installing ground fault receptacles in all locations.

Here is a link to read about how GFCI receptacles keep you safe.



7: AIR CONDITIONING

		IN	NI	NP	D
7.1	Cooling Equipment	X			
7.2	Distribution System	X			

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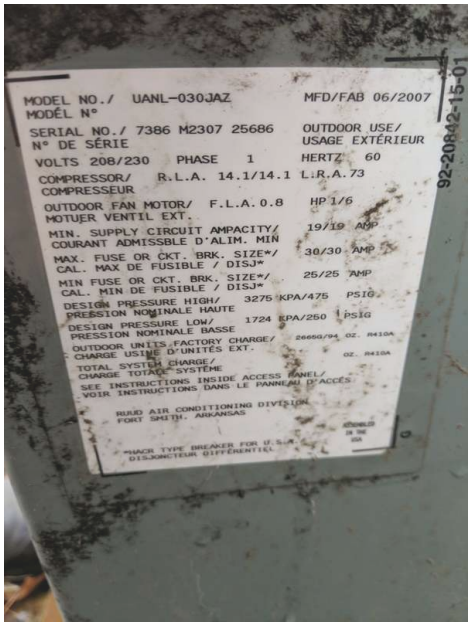
Information

Type
Air Conditioner

Cooling Equipment: Location
Exterior East

Distribution System: Configuration
Central

Cooling Equipment: Brand
Ruud



Cooling Equipment: **Energy Source/Type**

Electric

8: HEATING

		IN	NI	NP	D
8.1	Heating Equipment	X			
8.2	Distribution Systems	X			
8.3	Vents, Flues & Chimneys	X			

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Information

Heating Equipment: Filter Size
14x30x1

Heating Equipment: Filter Type
Disposable

Heating Equipment: Heat Type
Gas-Fired Heat

Distribution Systems: Ductwork
Non-insulated, Insulated

AFUE Rating

AFUE (Annual fuel utilization efficiency) is a metric used to measure furnace efficiency in converting fuel to energy. A higher AFUE rating means greater energy efficiency. 90% or higher meets the Department of Energy's Energy Star program standard.

Heating Equipment: **Brand**
Carrier

Heating Equipment: **Energy Source**
Natural Gas

Limitations

Distribution Systems

DUCT INSULATION

Return duct in the attic is insulated but supply duct in crawlspace appears to be non-insulated.

Observations

8.2.1 Distribution Systems

RETURN GRILLE

Main return in hallway has filter grille. There's also a grile on return duct in laundry room that is not filtered and shouldn't be in laundry room with gas water heater. Recommend having removed and return air checked by qualified HVAC technician for adequate sizing.

Recommendation

Contact a qualified professional.

8.3.1 Vents, Flues & Chimneys

FURNACE FLUE BROKEN

Furnace fresh air intake pipe broken at elbow. Recommend replacing by qualified HVAC technician.

Recommendation

Contact a qualified professional.

9: PLUMBING

		IN	NI	NP	D
9.1	Fixtures / Faucets	X			
9.2	Drain, Waste, & Vent Systems	X			
9.3	Water Heater	X			
9.4	Vents, Flues, & Chimneys	X			
9.5	Sump Pumps / Sewage Ejectors			X	
9.6	Fuel Storage & Distribution Systems	X			

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Information

Filters
None

Main Fuel Shut-Off (Location)
Exterior

Main Water Shut-Off Device (Location)
None

Material - Distribution
Copper

Material - Water Supply
Poly

Source
Public

Drain, Waste, & Vent Systems: Drain Size
1 1/2", 2"

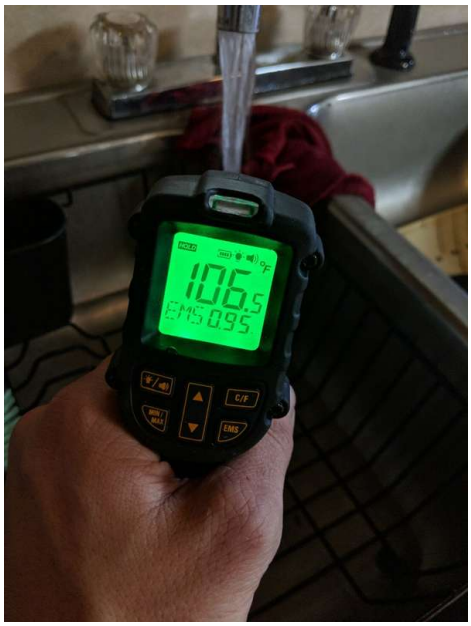
Drain, Waste, & Vent Systems: Material
PVC

Water Heater: Capacity
40 Gallons

Water Heater: Location
Utility Room, Washer/Dryer Area

Water Heater: Power Source
Gas

Water Heater: **Manufacturer**
Rheem



Observations

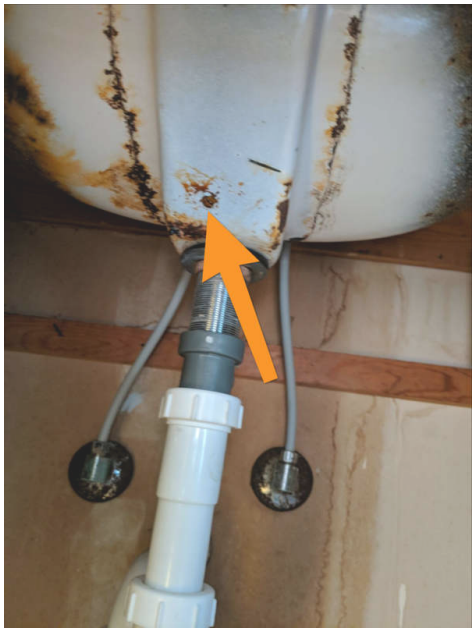
9.1.1 Fixtures / Faucets

RUSTED SINK

Sink has a rust spot that leaks when filling sink. Recommend repair or replace by a qualified plumber.

Recommendation

Contact a qualified professional.



9.1.2 Fixtures / Faucets

CAULK FAILING

Caulking around tubing failing. Recommend repair by a qualified handy man.

Recommendation

Contact a qualified professional.

9.2.1 Drain, Waste, & Vent Systems

POOR/SLOW DRAINAGE

KITCHEN

Poor/slow drainage was observed at time of inspection. Recommend a qualified plumber evaluate and repair.

9.2.2 Drain, Waste, & Vent Systems

DRAIN LEAKING

Observed drain for washing machine leaking. Recommend repair by a qualified plumber.

Recommendation

Contact a qualified professional.

9.2.3 Drain, Waste, & Vent Systems

VENT LINE DISCONNECTED

Vent line in Attic was disconnected. Visible signs of water around insulation in that area. Recommend repair by a qualified plumber and water intrusion be further evaluated by a qualified roofer.

Recommendation

Contact a qualified professional.

10: INTERIORS

		IN	NI	NP	D
10.1	Walls	X			
10.2	Ceilings	X			
10.3	Floors	X			
10.4	Steps, Stairways & Railings	X			
10.5	Countertops & Cabinets	X			
10.6	Doors	X			
10.7	Windows	X			
10.8	Garage Door	X			

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Information

Walls: Wall Material
Paneling, Drywall

Ceilings: Ceiling Material
Drywall

Floors: Floor Coverings
Linoleum, Carpet

Countertops & Cabinets: Cabinetry
Wood

Countertops & Cabinets: Countertop Material
Laminate

Windows: Window Manufacturer
Unknown

Garage Door: Material
Metal, Insulated

Garage Door: Type
Sliding

Observations

10.1.1 Walls

MINOR CORNER CRACKS

Minor cracks at the corners of doors and windows in walls. Appeared to be the result of long-term settling. Some settling is not unusual in a home of this age and these cracks are not a structural concern.

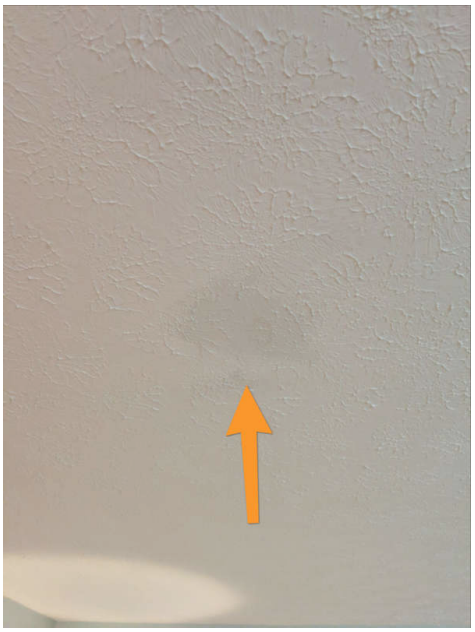

10.2.1 Ceilings

WATER PRESENT

Ceiling had signs of water spots in one or more areas. Recommend further evaluation by a qualified contractor.

Recommendation

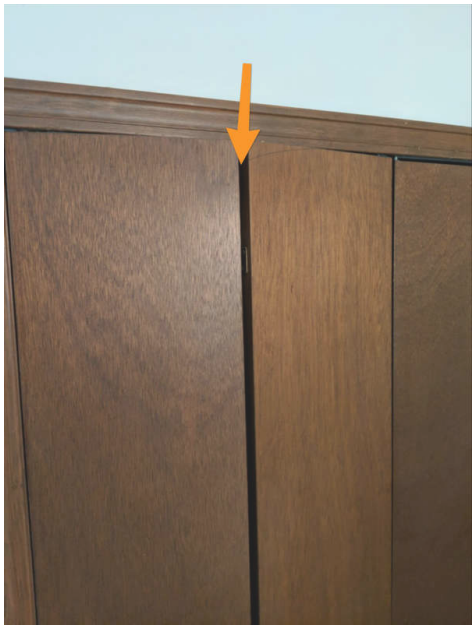
Contact a qualified professional.




10.6.1 Doors

DOOR DOESN'T LATCH

Door doesn't latch properly. Recommend handyman repair latch and/or strike plate.



10.7.1 Windows

BROKEN GLASS

LIVING ROOM, GARAGE

One or more Windows had broken glass. Recommend repair by a qualified window contractor.

Recommendation

Contact a qualified professional.

11: BUILT-IN APPLIANCES

		IN	NI	NP	D
11.1	Dishwasher	X			
11.2	Refrigerator	X			
11.3	Range/Oven/Cooktop	X			
11.4	Garbage Disposal	X			

IN = Inspected NI = Not Inspected NP = Not Present D = Deficiency

Information

Dishwasher: Brand
Kitchenaid

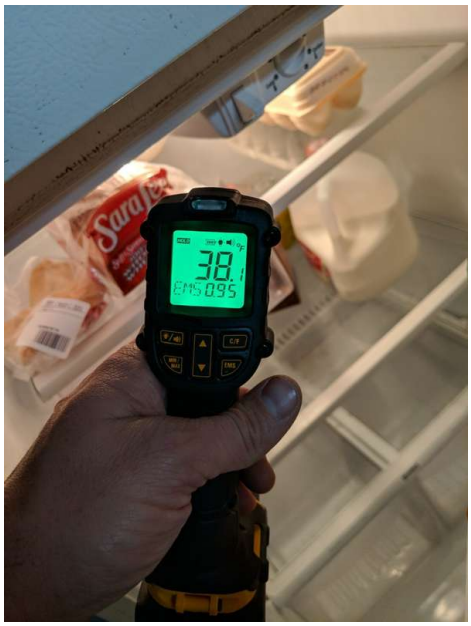
Range/Oven/Cooktop: Exhaust Hood Type
Vented

Range/Oven/Cooktop: Range/Oven Brand
Kenmore

Range/Oven/Cooktop: Range/Oven Energy Source
Electric

Refrigerator: Brand
Kenmore





Observations

11.1.1 Dishwasher

INOPERABLE

Dishwasher was inoperable at the time of inspection. Recommend checking with seller and confirming functionality before closing.

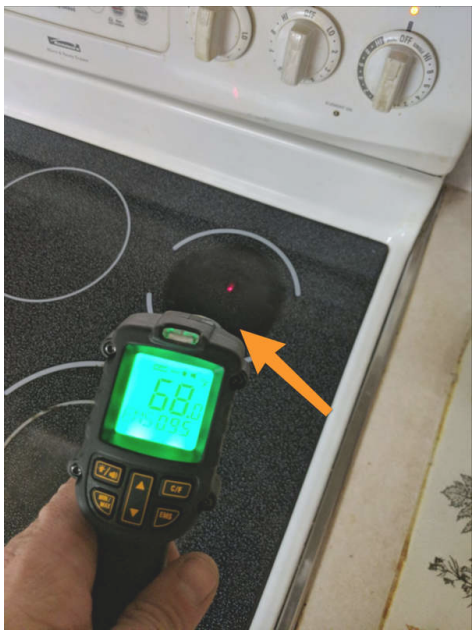
11.3.1 Range/Oven/Cooktop

PARTIALLY INOPERABLE

Range cooktop has one burner not working at time of inspection. Recommend checking with owner and confirming.

Recommendation

Contact a qualified professional.



12: FIREPLACES AND FUEL-BURNING APPLIANCES

		IN	NI	NP	D
12.1	Fireplaces, Stoves & Inserts	X			
12.2	Fuel-buring Accessories			X	
12.3	Chimney & Vent Systems	X			

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Information

Type
Wood

Observations

12.1.1 Fireplaces, Stoves & Inserts

RUSTY FIRE BOX

Firebox had a lot of rust buildup and signs of age. Recommend further evaluation by a chimney and fireplace contractor before use.

Recommendation

Contact a qualified professional.

STANDARDS OF PRACTICE

Roofing
5.1 The inspector shall: A. inspect: 1. roofing materials. 2. roof drainage systems. 3. flashing. 4. skylights, chimneys, and roof penetrations. B. describe: 1. roofing materials. 2. methods used to inspect the roofing. 5.2 The inspector is NOT required to inspect: A. antennas. B. interiors of vent systems, uses, and chimneys that are not readily accessible. C. other installed accessories.

Exterior
4.1 The inspector shall: A. inspect: 1. wall coverings, flashing, and trim. 2. exterior doors. 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings. 4. eaves, soffits, and fascias where accessible from the ground level. 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building. 6. adjacent and entryway walkways, patios, and driveways. B. describe wall coverings. 4.2 The inspector is NOT required to inspect: A. screening, shutters, awnings, and similar seasonal accessories. B. fences, boundary walls, and similar structures. C. geological and soil conditions. D. recreational facilities. E. outbuildings other than garages and carports. F. seawalls, break-walls, and docks. G. erosion control and earth stabilization measures.

Structural Components
3. STRUCTURAL COMPONENTS 3.1 The inspector shall: A. inspect structural components including the foundation and framing. B. describe: 1. the methods used to inspect under floor crawlspaces and attics. 2. the foundation. 3. the floor structure. 4. the wall structure. 5. the ceiling structure. 6. the roof structure. 3.2 The inspector is NOT required to: A. provide engineering or architectural services or analysis. B. offer an opinion about the adequacy of structural systems and components. C. enter under floor crawlspace areas that have less than 24 inches of vertical clearance between components and the ground or that have an access opening smaller than 16 inches by 24 inches. D. traverse attic load-bearing components that are concealed by insulation or by other materials.

Insulation and Ventilation
11.1 The inspector shall: A. inspect: 1. insulation and vapor retarders in unfinished spaces. 2. ventilation of attics and foundation areas. 3. kitchen, bathroom, laundry, and similar exhaust systems. 4. clothes dryer exhaust systems. B. describe: 1. insulation and vapor retarders in unfinished spaces. 2. absence of insulation in unfinished spaces at conditioned surfaces. 11.2 The inspector is NOT required to disturb insulation.

Electrical
7.1 The inspector shall: A. inspect: 1. service drop. 2. service entrance conductors, cables, and raceways. 3. service equipment and main disconnects. 4. service grounding. 5. interior components of service panels and subpanels. 6. conductors. 7. overcurrent protection devices. 8. a representative number of installed lighting fixtures, switches, and receptacles. 9. ground fault circuit interrupters and arc fault circuit interrupters. B. describe: 1. amperage rating of the service. 2. location of main disconnect(s) and subpanels. 3. presence or absence of smoke alarms and carbon monoxide alarms. 4. the predominant branch circuit wiring method. 7.2 The inspector is NOT required to: A. inspect: 1. remote control devices. 2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices. 3. low voltage wiring systems and components. 4. ancillary wiring systems and components not a part of the primary electrical power distribution system. 5. solar, geothermal, wind, and other renewable energy systems. B. measure amperage, voltage, and impedance. C. determine the age and type of smoke alarms and carbon monoxide alarms.

Air Conditioning
9.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. central and permanently installed cooling equipment. 2. distribution systems. C. describe: 1. energy source(s). 2. cooling systems. 9.2 The inspector is NOT required to: A. inspect electric air cleaning and sanitizing devices. B. determine cooling supply adequacy and distribution balance. C. inspect cooling units that are not permanently installed or that are installed in windows. D. inspect cooling systems using ground source, water source, solar, and renewable energy technologies.

Heating
8.1 The inspector shall: A. open readily openable access panels. B. inspect: 1. installed heating equipment. 2. vent systems, uses, and chimneys. 3. distribution systems. C. describe: 1. energy source(s). 2. heating systems. 8.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. heat exchangers. 3. humidifiers and dehumidifiers. 4. electric air cleaning and sanitizing devices. 5. heating systems using ground-source, water-source, solar, and renewable energy technologies. 6. heat-recovery

and similar whole-house mechanical ventilation systems. B. determine: 1. heat supply adequacy and distribution balance. 2. the adequacy of combustion air components.

Plumbing

6.1 The inspector shall: A. inspect: 1. interior water supply and distribution systems including fixtures and faucets. 2. interior drain, waste, and vent systems including fixtures. 3. water heating equipment and hot water supply systems. 4. vent systems, flues, and chimneys. 5. fuel storage and fuel distribution systems. 6. sewage ejectors, sump pumps, and related piping. B. describe: 1. interior water supply, drain, waste, and vent piping materials. 2. water heating equipment including energy source(s). 3. location of main water and fuel shut-off valves. 6.2 The inspector is NOT required to: A. inspect: 1. clothes washing machine connections. 2. interiors of vent systems, flues, and chimneys that are not readily accessible. 3. wells, well pumps, and water storage related equipment. 4. water conditioning systems. 5. solar, geothermal, and other renewable energy water heating systems. 6. manual and automatic re-extinguishing and sprinkler systems and landscape irrigation systems. 7. septic and other sewage disposal systems. B. determine: 1. whether water supply and sewage disposal are public or private. 2. water quality. 3. the adequacy of combustion air components. C. measure water supply low and pressure, and well water quantity. D. fill shower pans and fixtures to test for leaks.

Interiors

10.1 The inspector shall inspect: A. walls, ceilings, and floors. B. steps, stairways, and railings. C. countertops and a representative number of installed cabinets. D. a representative number of doors and windows. E. garage vehicle doors and garage vehicle door operators. F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: A. paint, wallpaper, and other finish treatments. B. floor coverings. C. window treatments. D. coatings on and the hermetic seals between panes of window glass. E. central vacuum systems. F. recreational facilities. G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or confirm the operation of every control and feature of an inspected appliance.

Built-in Appliances

10.1 The inspector shall inspect: F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function. 10.2 The inspector is NOT required to inspect: G. installed and free-standing kitchen and laundry appliances not listed in Section 10.1.F. H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance. I. operate, or con rm the operation of every control and feature of an inspected appliance.

Fireplaces and Fuel-Burning Appliances

12.1 The inspector shall: A. inspect: 1. fuel-burning replaces, stoves, and replace inserts. 2. fuel-burning accessories installed in replaces. 3. chimneys and vent systems. B. describe systems and components listed in 12.1.A.1 and .2. 12.2 The inspector is NOT required to: A. inspect: 1. interiors of vent systems, uses, and chimneys that are not readily accessible. 2. fire screens and doors. 3. seals and gaskets. 4. automatic fuel feed devices. 5. mantles and replace surrounds. 6. combustion air components and to determine their adequacy. 7. heat distribution assists (gravity fed and fan assisted). 8. fuel-burning replaces and appliances located outside the inspected structures. B. determine draft characteristics. C. move fireplace inserts and stoves or firebox contents.