



SUMMARY
1234 Main St. Mountain Grove MO
65711
Buyer Name
03/01/2019 9:00AM

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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.



3.1.1 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

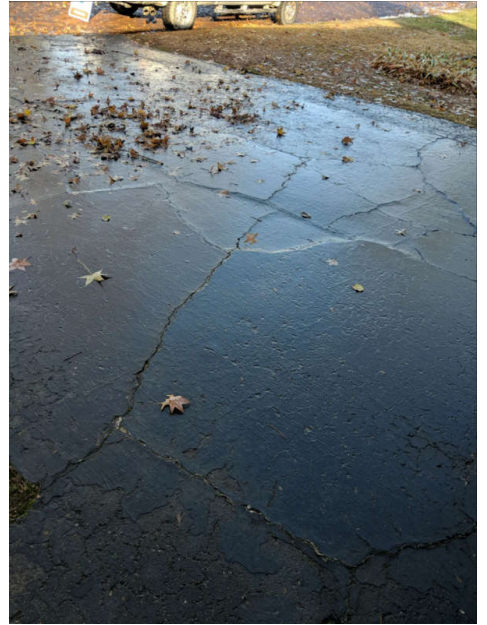
One or more sections of the fascia are damaged. Recommend qualified roofer evaluate & repair.



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.



4.1.1 Foundation, Basement & Crawlspace

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 & Crawlspace

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 & Crawlspace

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.



5.2.1 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.



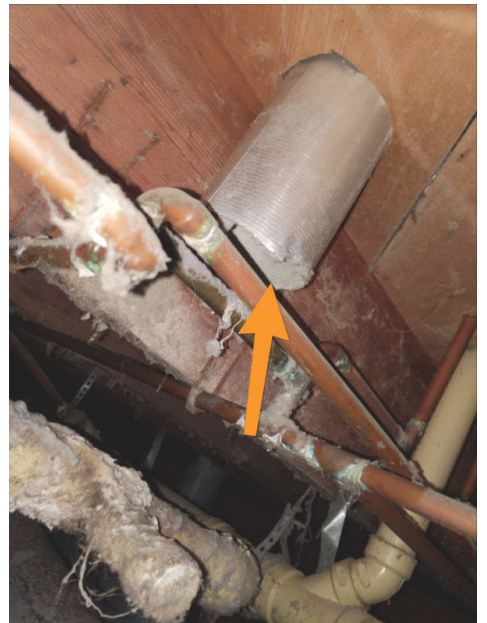
5.4.1 Exhaust Systems

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.

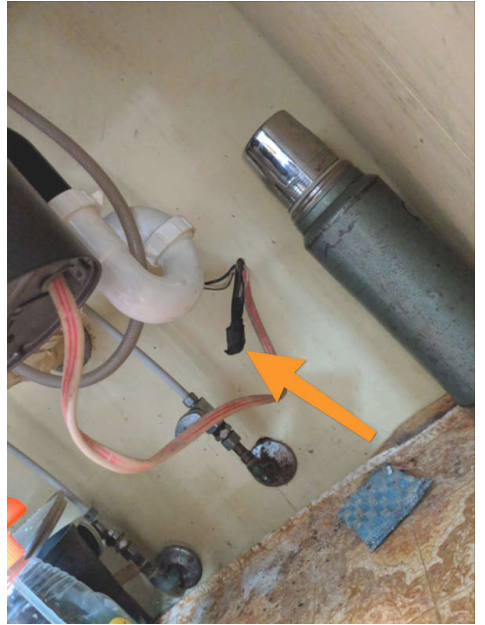


6.3.1 Branch Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage & Voltage

EXPOSED ENDS & SPLICES

ATTIC, KITCHEN

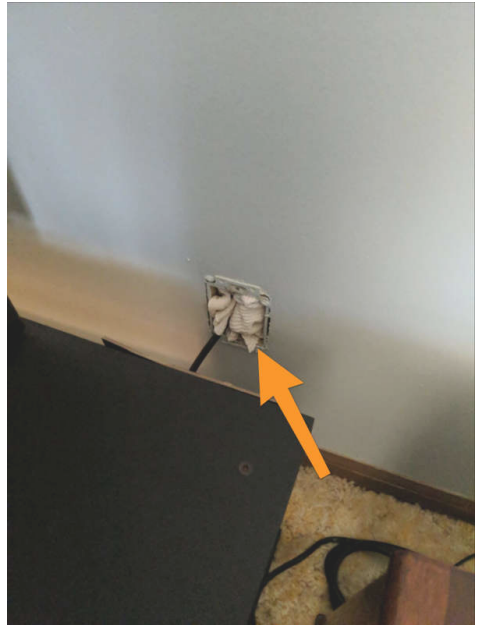
All wire connections & charged wires with exposed ends and splices should be covered in junction boxes for safety. Recommend a qualified electrician correct.



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.

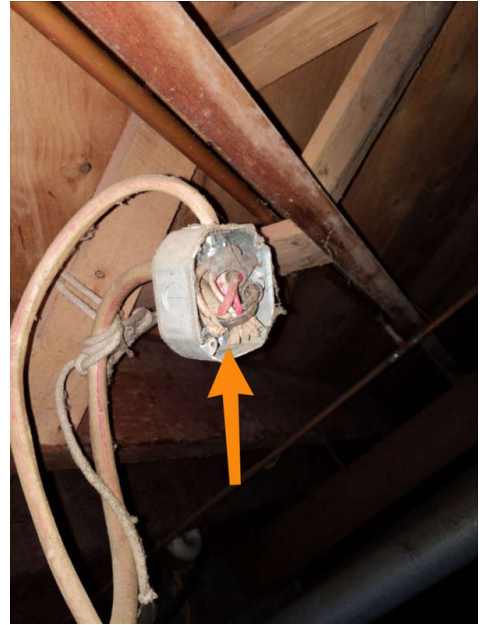


6.4.2 Connected Devices and Fixtures

OPEN JUNCTION BOX

CRAWLSPACE

Open junction box observed. Recommend concealing or replacing.

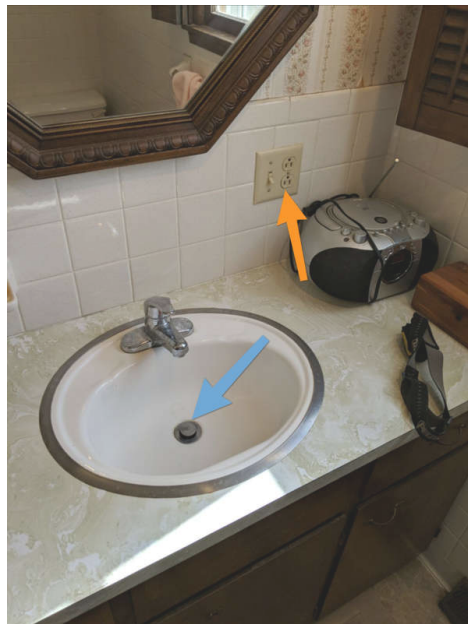


6.6.1 GFCI & AFCI

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.



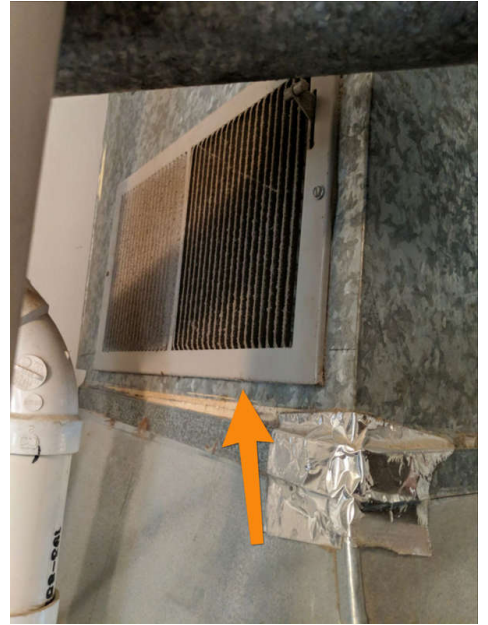
8.2.1 Distribution Systems

RETURN GRILLE

Main return in hallway has filter grille. There's also a grille 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.



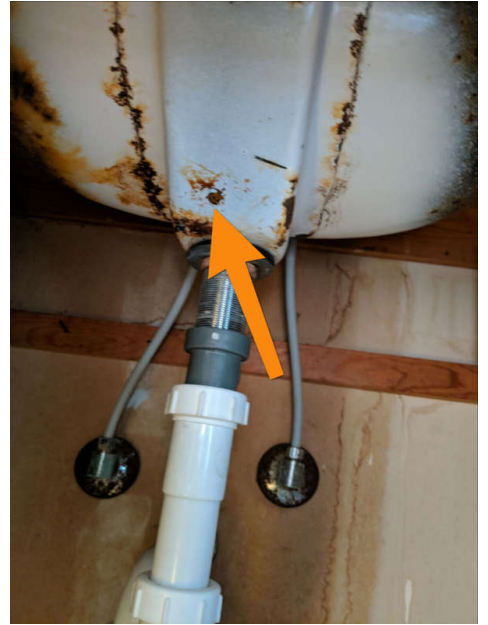
9.1.1 Fixtures / Faucets

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.

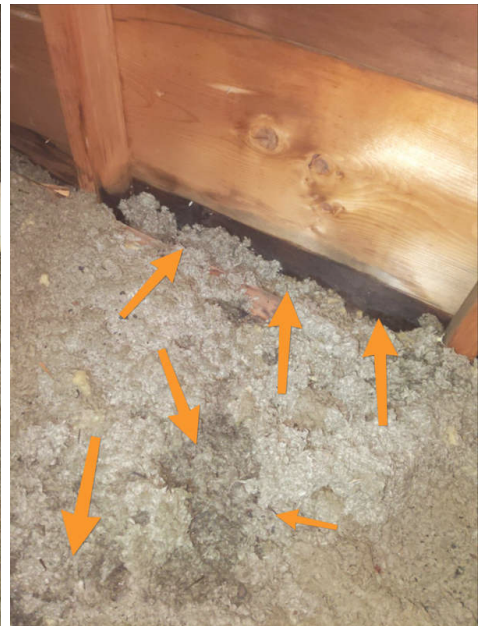
Recommendation
Contact a qualified professional.



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.





10.1.1 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.

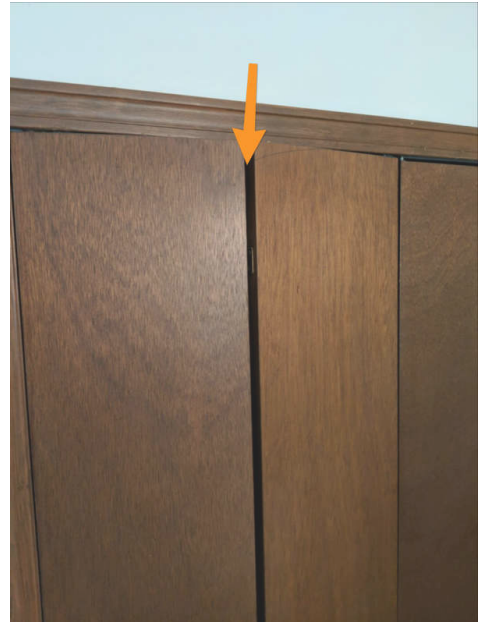
Recommendation
Contact a qualified professional.



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.



11.1.1 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.



12.1.1 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.

