



SUMMARY
1234 Main St. Mountain Grove MO
65711
Buyer Name
01/06/2019 9:00AM

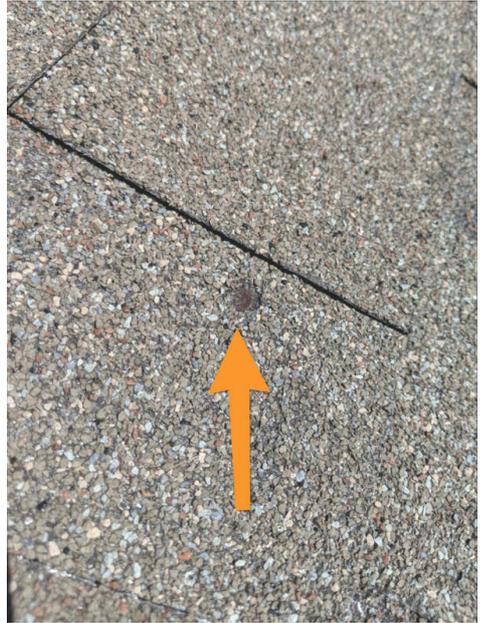
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2.1.1 Coverings

EXPOSED NAILS

Under-driven or exposed nails were found in one or more roof coverings. Recommend a qualified roofer evaluate and correct.



2.1.2 Coverings

TILES CRACKED/BROKEN

Roof had cracked/broken tiles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.



3.1.1 Siding, Flashing & Trim

CRACKING - MINOR

Siding showed cracking in one or more places. This is a result of temperature changes, and typical as homes with brick age. Recommend sealing to prevent water intrusion and further monitoring.



3.2.1 Exterior Doors

DOOR JAM ROTTING/DAMAGE

Exterior garage door jam was observed damaged. Recommend repair by a qualified contractor

Recommendation

Contact a qualified professional.



3.5.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

Grading is sloping towards the home in some areas. This could lead to water intrusion and foundation issues. Recommend qualified landscaper or foundation contractor regrade so water flows away from home.

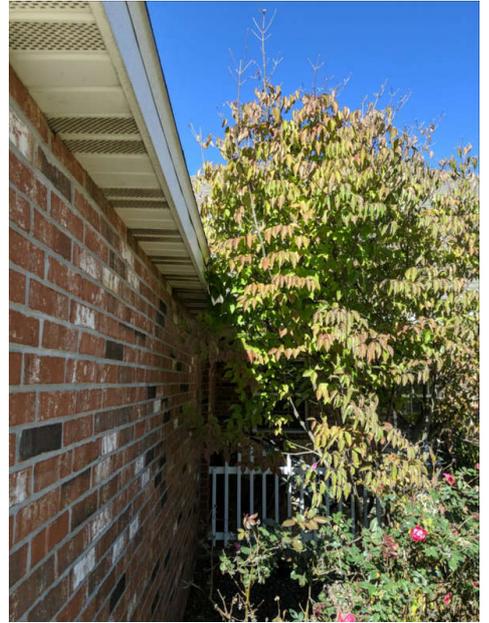
[Here is a helpful article](#) discussing negative grading.



3.5.2 Vegetation, Grading, Drainage & Retaining Walls

TREE OVERHANG

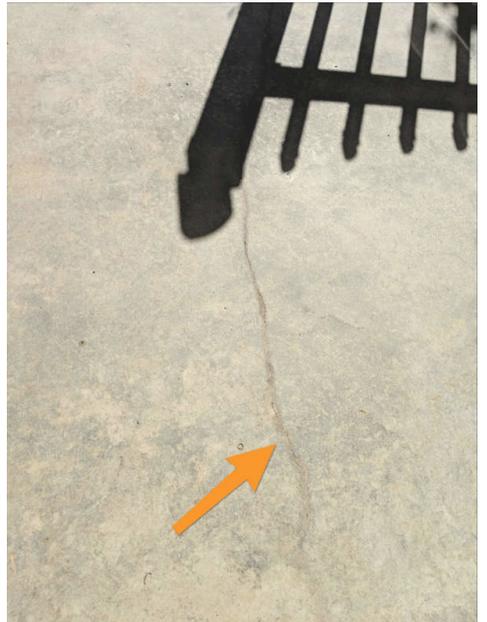
Trees observed overhanging the roof. This can cause damage to the roof and prevent proper drainage. Recommend a qualified tree service trim to allow for proper drainage.



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.





5.3.1 Ventilation

ATTIC FAN INOPERABLE

Attic fan was observed on the roof but interior portion and controls were in a part of the Attic that appears inaccessible. Recommend consulting current owner for further information



5.4.1 Exhaust Systems

BATHROOM VENTS INTO ATTIC

Bathroom fan vents into the attic, which can cause moisture and mold. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.



5.4.2 Exhaust Systems

UPSTAIRS BATHROOM EXHAUST VENT

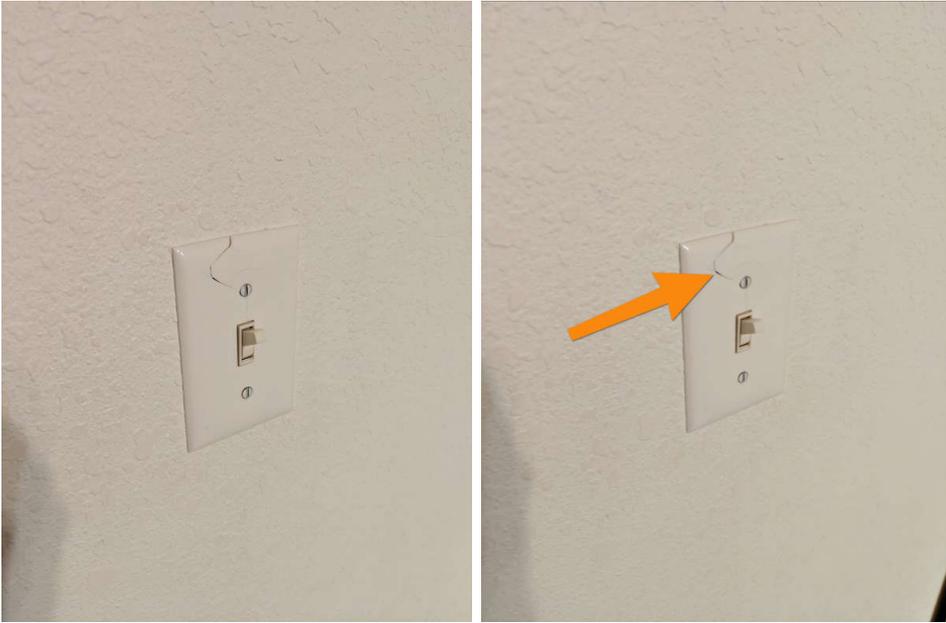
The upstairs bathroom exhaust fan was disconnected at time of inspection. Recommend consulting current owner about condition.



6.4.1 Connected Devices and Fixtures

COVER PLATES DAMAGED

One or more receptacles have a damaged cover plate. Recommend replacement.



6.4.2 Connected Devices and Fixtures

CEILING FAN INOPERABLE

1ST FLOOR BEDROOM NORTHEAST

One or more ceiling fan did not operate at the time of the inspection

Recommendation

Contact a qualified professional.



6.6.1 GFCI & AFCI

NO GFCI PROTECTION INSTALLED

KITCHEN

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.



6.7.1 Smoke Detectors

DEFECTIVE

2ND FLOOR NORTHEAST

Smoke detector is connected, but not functioning properly.
Recommend replacement.



6.7.2 Smoke Detectors

LOW BATTERY

1ST FLOOR EAST

Smoke detector failed to respond when tested. Recommend battery
be replaced.



8.1.1 Fixtures / Faucets

FAILED CAULKING AROUND TUB/SHOWER

1ST FLOOR BATHROOM

One or more sections of failed caulking observed around tub/shower. Recommend repairing to keep any water intrusion from happening.

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.



10.1.2 Walls

POOR PATCHING

2ND FLOOR NORTHWEST

Sub-standard drywall patching observed at time of inspection. Recommend re-patching.



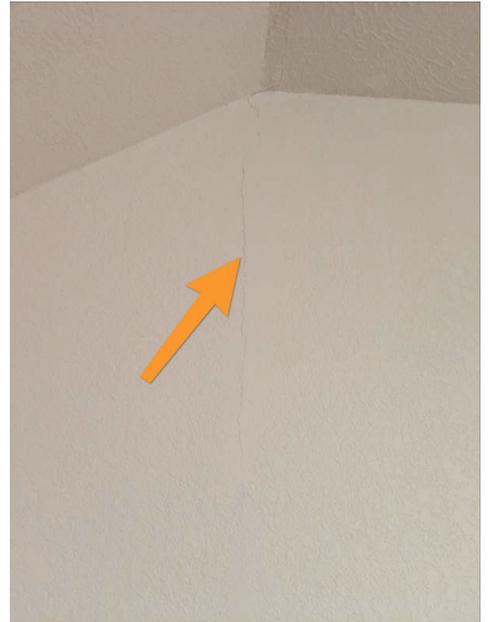
10.1.3 Walls

MINOR DRYWALL CRACKING

Cracking was observed at one or more locations on drywall. Can be a result of slight settling and normal seasonal changes. Recommend monitoring and patching but may come back in the future with temperature and humidity changes.

Recommendation

Contact a qualified professional.



10.3.1 Floors

LINOLEUM LOOSE/PEELING

2ND FLOOR BATHROOM

One or more sections of linoleum coming loose from floor

Recommendation

Contact a qualified professional.



10.3.2 Floors

LOOSE CARPET

Carpet showed signs wear. Recommend flooring professional evaluate for possible restretching or replacing

Recommendation

Contact a qualified professional.



10.5.1 Countertops & Cabinets

WATER EVIDENCE

Signs of previous moisture was present inside cabinet under kitchen sink. No leaks were found during inspection. Recommend cleaning to keep from molding.



10.7.1 Windows

DAMAGED SCREEN

Found one damaged screen at garage window. Recommend replacing.

Recommendation

Contact a qualified professional.



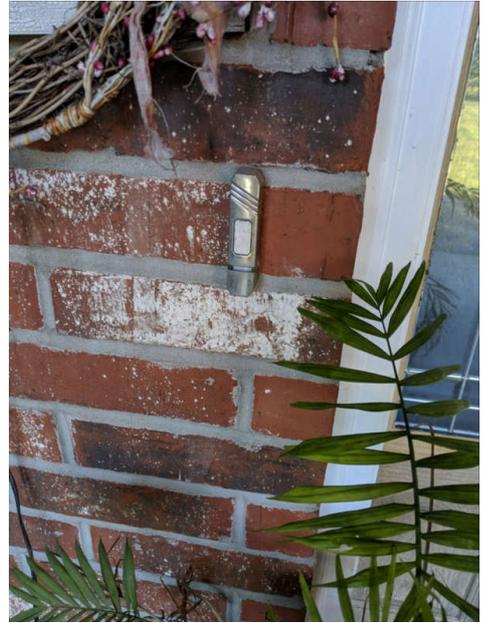
10.9.1 Doorbell

DOORBELL INOPERABLE

Doorbell did not operate at time of inspection. Recommend further evaluation by a qualified professional.

Recommendation

Contact a qualified professional.



10.10.1 Whole House Vacuum
VACUUM INOPERABLE

Whole house vacuum did not operate at time of inspection. Recommend further evaluation by a qualified professional.

Recommendation
Contact a qualified professional.

