

Vico Home Inspection

Property Inspection Report



198 Brace Hill Road, Kissee Mills, MO 65680
Inspection prepared for: Victoria Wyman & Darren Wyman
Real Estate Agent: Tim Burson - Realty Company of the Ozarks

Date of Inspection: 3/3/2017 Time: 10:00 a.m.

Age of Home: 47 years Size: <1,400'

Weather: clear

Home Inspection \$240.00, Termite Report \$25.00 -10% discount = \$238.50

Paid in Full with Check

Inspector: Vincent Chinell
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Dear Victoria Wyman,

I inspect to identify items and situations, in your new;y about to be purchased home, that could be a safety or worn issue that you need to be aware. This inspection is NOT a pass or fail inspection. It gives you the potential buyer the information you need to make an educated decision about the purchase of this residence. You are not required to repair anything that I bring to your attention. My inspection is a notification that some items need attention but if you feel that for some reason it is not an issue, than it is up to you to determine what direction you need to take. I inspect your future investment as if I were buying the house myself and I would want to know about these exact items myself.

Thank you for hiring Vico Home Inspection to inspect the property at 198 Brace Hill Road.

I appreciate the confidence in your decision of hiring my service and I look forward to the day I might once again help you again. Please if you have any questions, now or in the future, please do not hesitate to e-mail or call me about questions you my have about this property.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

1. Attendance

In Attendance: Client present • Selling Agent present • Fully Participated

2. Home Type

Home Type: Detached • Single Family Home • Ranch Style

3. Occupancy

Occupancy: Vacant • The utilities were on at the time of inspection.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X	X			

Observations:

- The ceiling fan did not operate when tested, near fireplace.



fan did not operate properly

2. Doors

Good	Fair	Poor	N/A	None
X				

3. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- No Arc-Fault Circuit Interrupter (AFCI) protection was installed to protect electrical circuits in bedrooms.

Although AFCI protection was not required at the time the home was originally constructed, as general knowledge of safe building practices has improved with the passage of time, building standards have changed to reflect current understanding. Consider updating the existing electrical to provide AFCI protection.

Arc-fault protection can be provided using either of two methods:

1. Arc Fault Circuit Interrupters (AFCI's) electrical outlets which have this capability built in.
2. AFCI circuit breakers installed at the main electrical panel which provide this protection to all non-AFCI outlets on the circuit controlled by that AFCI breaker.

- No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:

- Bathrooms
- Outside Outlets
- Kitchens
- Laundry rooms
- Within 6 feet of all plumbing fixture

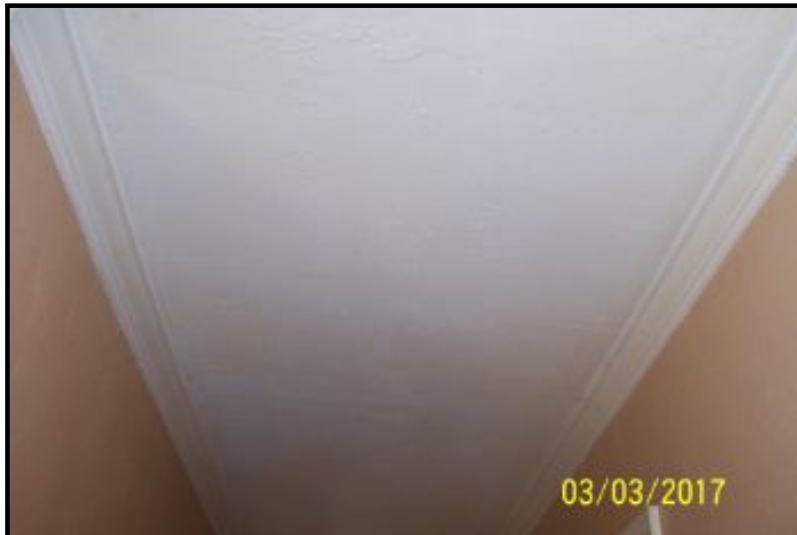
- Open junction boxes were observed, which is a safety concern. Recommend installing proper covers, as needed, for safety, (near fireplace).

4. Smoke Detectors

Good	Fair	Poor	N/A	None
	X			

Observations:

- **MAINTENANCE:** Periodic testing and changing batteries yearly to ensure proper Smoke Alarm operation is required.
- There were no visible smoke detectors.
- **IMPROVE:** Recommend installing one in each bedroom to bring up to modern safety standards



none in hallway

5. Ceiling Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: There are drywall ceilings noted.

Observations:

- Install drywall ceiling in sun room. monitor drywall tape in living room pulling from ceiling.



in sun room, not finished



sunroom ceiling not finished, light hanging?



tape spiting in livingroom most likely settling

6. Wall Condition

Good	Fair	Poor	N/A	None
	X			

Materials: Drywall walls noted.

Observations:

- Missing drywall noted in sun room.

7. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: Masonry fireplace noted.

Observations:

- Damper was opened and closed several times.
- Metal chimney.



flue had some soot fall when damper operated



outlet did not operate, use cover plate

8. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl/metal framed double hung window noted.



double hung windows

Master Bedroom

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Ceiling Fans

Good	Fair	Poor	N/A	None
X				

Observations:
• None present.

2. Closets

Good	Fair	Poor	N/A	None
	X			

Observations:
• The closet doors are missing.



no doors

3. Doors

Good	Fair	Poor	N/A	None
				X

Observations:
• Missing

4. Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:
• Bedroom circuits are NOT protected by an arc fault circuit interrupter type breaker. An arc fault interrupter will shut itself off if it detects a short, thus preventing an electrical fire.

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Flooring Types: Ceramic tile is noted.

6. Smoke Detectors

Good	Fair	Poor	N/A	None
				X

Observations:
• There were no smoke detectors present in the bedroom(s).

7. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

8. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl/metal framed single hung window noted.



single hung window

9. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

2. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

3. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- To sun room.

5. Microwave

Good	Fair	Poor	N/A	None
				X

6. Cook top condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Electric cook top noted.
- All heating elements operated when tested.

7. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:

- Oven(s): Electric Convection (2)
- All heating elements operated when tested.



convection oven

8. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:
• No garbage disposal.



area under sink

9. Vent Condition

Good	Fair	Poor	N/A	None
X				

Materials: Recirculating

10. Window Condition

Good	Fair	Poor	N/A	None
				X

11. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.



step up into kitchen

12. Plumbing

Good	Fair	Poor	N/A	None
X				

13. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

14. Electrical

Good	Fair	Poor	N/A	None
	X			

15. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.

16. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted. • Walls are clad in ceramic tile.

Laundry

1. Dryer Vent

Good	Fair	Poor	N/A	None
	X			

Observations:

- The dryer vent is missing the exterior cover.



cover missing, replace

2. Electrical

Good	Fair	Poor	N/A	None
	X			

3. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- The receptacles near laundry machines are polarized and should be GFCI

4. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

5. Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- Prior water issue, leak, repaired.



main water cut-off, water filter system

6. Wall Condition

Good	Fair	Poor	N/A	None
X				

Materials: Drywall walls noted.

7. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

8. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Door missing.

9. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl/metal framed double hung window noted.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

Materials: The furnace is located in the laundry room

Materials: Electric forced hot air.

Observations:

- Electric Furnace: Last service date is unable to be determined. Although this unit appears to be operating properly from controls, there are areas which cannot be seen without specialized equipment and training. Furnace specialists recommend a complete inspection annually; consider having unit inspected by certified HVAC technician.



plenum and vent, vapor barrier

2. Heater Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The heater base appears to be functional.

3. Enclosure

Good	Fair	Poor	N/A	None
	X			

Observations:

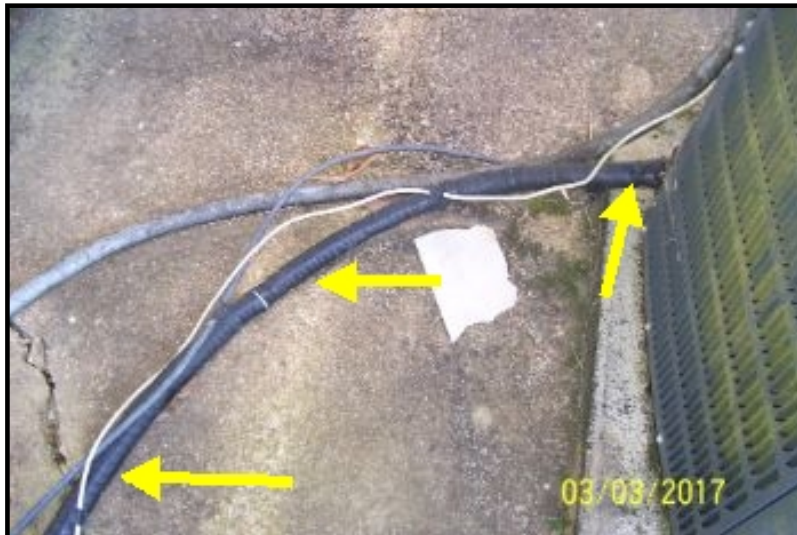
- IMPROVE: The furnace is dirty and there are no records of prior service. Recommend an HVAC contractor perform a system Clean-and-Check. HVAC systems require yearly maintenance.

4. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:

- No defects found.



suction line insulated properly

5. AC Compress Condition

Good	Fair	Poor	N/A	None
X				

Compressor Type: Electric

Location: The compressor is located on the rear exterior grounds.

Observations:

- Appeared functional at the time of inspection.
- Annual HVAC service contract is recommended.



keep level

6. Air Supply

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.



return air vent

7. Registers

Good	Fair	Poor	N/A	None
X				

Observations:

- The return air supply system appears to be functional.

8. Filters

Good	Fair	Poor	N/A	None
		X		

Location: Located inside heater cabinet but no filter is currently being used.

Observations:

- **MAINTENANCE:** The air filter(s) should be inspected at least monthly and cleaned or replaced as required. There are two types of filters commonly used: (1) Washable filters, (constructed of aluminum mesh, foam, or reinforced fibers) these may be cleaned by soaking in mild detergent and rising with water. Or (2) Fiberglass disposable filters that must be **REPLACED** before they become clogged. Remember that dirty filters are the most common cause of inadequate heating or cooling performance.



none being used

9. Thermostats

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Digital -Non programmable type.
- IMPROVE: Non-programmable thermostats have no energy saving capabilities as do digital setback-type thermostats. Recommend an upgrade to a modern, digital programmable thermostat.

Water Heater

1. Base

Good	Fair	Poor	N/A	None
X				

Observations:

- The water heater base is functional and covered with a insulated blanket.

2. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Electric

Location: The heater is located in the laundry room.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.

3. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears to be in satisfactory condition -- no concerns.

4. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 40 gallons

5. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: PVC

Observations:

- No deficiencies observed at the visible portions of the supply piping.

6. Overflow Condition

Good	Fair	Poor	N/A	None
				X

Materials: None

Observations:

- We recommend that the overflow line extend to the exterior of the enclosure.



no overflow pipe

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X	X			

Location: Main Location: laundry room

Location: No Sub Panels located.

Observations:

- No major safety or function concerns noted at time of inspection at main panel box. Panel cover should be replaced and circuits correctly labled.



circuits should be identified with labels on inside of cover

cover had been removed prior to inspection

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:

- 200 amp

3. Breakers in off position

Good	Fair	Poor	N/A	None
X				

Observations:

- 0

4. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:

- There is an overhead service drop noted.

5. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper non-metallic sheathed cable noted.

Observations:

- All of the circuit breakers appeared serviceable.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Materials: Inspected from ground level.
Materials: Asphalt architectural shingles noted.

2. Flashing

Good	Fair	Poor	N/A	None
X				

3. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:
• No system safety or function concerns noted at time of inspection.

4. Gutter

Good	Fair	Poor	N/A	None
		X		X

Observations:
• Gutter missing over entranceway(s); potential ice hazard.
• No gutters or downspouts. Installation recommended. Be sure to install splashblocks or extensions to carry water away from foundation.



Gutters missing



missing

Attic

1. Access

Good	Fair	Poor	N/A	None
X				

Observations:

- Scuttle Hole located in: laundry room.

2. Structure

Good	Fair	Poor	N/A	None
X				



plank sheeting



plank sheeting



3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Under eave soffit inlet vents noted.
- Gable louver vents noted.



soffit vents



soffit vents



gable vent

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

5. Duct Work

Good	Fair	Poor	N/A	None
X				

6. Electrical

Good	Fair	Poor	N/A	None
			X	

Observations:

- Most areas not accessible due to insulation.

7. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in cellulose insulation noted.

Depth: Insulation averages about 10-12 inches in depth

Observations:

- Insulation appears adequate.



blown

8. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

- Chimney is metal type

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
	X			

Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.
- Auto closure device is missing on right side screen door.
- Front door may need to be replaced as repairs may be too expensive as compared to a new door.



right side screen door does not automatically close, torn screen



rear door shows water damage



front door needs weather proofed and sealed



front door window seal deteriorated



right side door jam needs caulking

2. Window Condition

Good	Fair	Poor	N/A	None
	X			

Observations:

- Deteriorated frame(s) at window(s) on left side of house.



window sill shows signs of decay, replace



left side water damage

3. Siding Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Plaster type siding.

Observations:

- Some areas need scraped and repainted in rear.
- Fresh paint was observed. Although it improves the appearance, it may conceal any possible defects or prior repairs.
- Caulk several holes in siding and touch up with paint.



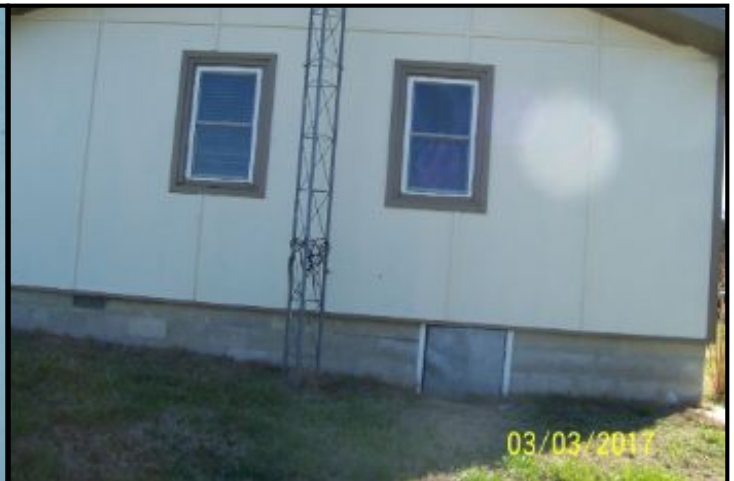
right rear of house



paint chipping from siding, negative grade toward house



hole in siding needs filled



Left sside of house



rear view of house

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

5. Exterior Paint

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Suggest caulking around doors and windows as necessary.
- Peeling paint observed, suggest scraping and painting as necessary.
- Exposed wood surfaces observed. Wood rot & deterioration can occur. Prep, prime and paint wood trim surface where paint or stain is missing.

Foundation

1. Foundation Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Normal settlement.
- Evidence of past water penetration observed.

2. Cripple Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete block/wood piers support floor above.

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:

- Screened openings noted.

4. Vent Screens

Good	Fair	Poor	N/A	None
X				

Observations:

- Vent screens noted as functional.

5. Access Panel

Good	Fair	Poor	N/A	None
X	X			

Observations:

- The foundation access panel installed and functional during the inspection one hinge not connected.

6. Sub Flooring

Good	Fair	Poor	N/A	None
X				

Observations:

- Plywood sheathing sub floor.

7. Foundation Electrical

Good	Fair	Poor	N/A	None
X				

8. Foundation Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:

- PVC
- Appears Functional at time of inspection.

9. Ducting

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

Grounds

1. Driveway and Walkway Condition

Good	Fair	Poor	N/A	None
X	X			

Materials: Gravel driveway noted.

Observations:

- Gravel driveways need ongoing maintenance. Repair as needed.



gravel



wood near concrete showing signs of deterioration, seal

2. Grading

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Lot grading and drainage have a significant impact on the building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water be adequately diverted away from the home. Lot grading should slope away and fall a minimum of one (1) inch every foot for a distance of six (6) feet around the perimeter of the building.



water needs to drain away from house

3. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:

- Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

4. Patio and Porch Deck

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Appeared functional at time of inspection.
- MAINTENANCE: Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a high quality deck sealant.



Right side of house



Some cracking of patio deck, seal cracks



wood needs stain or paint to extend life of wood



needs paint or stain

5. Stairs & Handrail

Good	Fair	Poor	N/A	None
X	X			

Observations:

- Appeared functional at time of inspection.
- Missing handrails and balusters, not required but would be a safety update

6. Grounds Electrical

Good	Fair	Poor	N/A	None
	X			

Observations:

- Incomplete installation light in sun room.

7. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- No Ground Fault Circuit Interrupter (GFCI) protection of home electrical outlets was provided in the home at the time of inspection. Although GFCI protection may not have been required at the time the home was built, for safety reasons, consider upgrading the electrical system to include GFCI protection at the following locations:
 - Bathrooms
 - Outside
 - Crawlspace (at or below grade)
 - Kitchens
 - Laundry rooms
 - Within 6 feet of all plumbing fixtures

8. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: PVC piping noted.

Observations:

- Sewer line— Enters septic tank. Sludge level approximately 6" No need to have tank pumped.

9. Water Pressure

Good	Fair	Poor	N/A	None
X				

Observations:

- 45 psi. Water pressure tank is shared by three houses. Contact Maggard well service if water issues occur.

10. Pressure Regulator

Good	Fair	Poor	N/A	None
X				

Observations:

- None observed

11. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
	X			

Location: Front of structure, does not operate properly, check cut off in crawl space. • Right rear of house.

Observations:

- Not operational at: front of house.



front did not operate properly

12. Balcony

Good	Fair	Poor	N/A	None
				X

13. Patio Enclosure

Good	Fair	Poor	N/A	None
	X			X

Observations:

- **MAINTENANCE:** Whether treated or not, it is important to keep a wood deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. Recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite (bleach) and Tri-Sodium-Phosphate (TSP) deck wash and then rinsing with a pressure washer. Finally, a wood deck should be recoated with a good-quality deck sealant.
- Concrete area showing signs of settling, seal and or paint to protect concrete surface.

Basement/Crawlspace

1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Crawlspace noted.

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home.

2. Insulation

Good	Fair	Poor	N/A	None
	X			

Observations:

- Recommend adding insulation to floor either fiberglass or foam, this will make house heating and cooling more efficient.

3. Plumbing Materials

Good	Fair	Poor	N/A	None
X				

Materials: Appears Functional.

Observations:

- PVC

4. Basement Electric

Good	Fair	Poor	N/A	None
	X			

5. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- There is no GFCI protection at the kitchen, garage, bathrooms and exterior. These areas are now required to have GFCI protection. Recommend a licensed electrician evaluate installing GFCI'S.

6. Access

Good	Fair	Poor	N/A	None
X				

Materials: Exterior hatch door.

Observations:

- Exterior entrance is in serviceable condition.

7. Slab Floor

Good	Fair	Poor	N/A	None
X				

Observations:

- Dirt covered with a vapor barrier.

8. Finished Floor

Good	Fair	Poor	N/A	None
				X

9. Drainage

Good	Fair	Poor	N/A	None
X				

Observations:

- Past water marks show water issue in past, adding gutters and splash guards may eliminate foundation water problem.



prior water drainage marks, may be gutter issue

10. Sump Pump

Good	Fair	Poor	N/A	None
				X

11. Framing

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears Functional.

12. Subfloor

Good	Fair	Poor	N/A	None
X				

13. Columns

Good	Fair	Poor	N/A	None
				X

14. Piers

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies were observed at the visible portions of the structural components of the home, may need re leveling from time to time due to floor settlement.



15. Basement/Crawlspace Ductwork

Good	Fair	Poor	N/A	None
X				

bedroom #2

1. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.



fan



no smoke alarm

2. Doors

Good	Fair	Poor	N/A	None
X				

Observations:
• Hollow wood doors.

3. Electrical

Good	Fair	Poor	N/A	None
	X			



No ARC fault protection

4. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:
• No AFCI protection present, suggest installing AFCI protected receptacles for safety.

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

6. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

7. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl/metal framed double hung window noted.



wall/floor

main bathroom

1. Cabinets

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

2. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.

3. Counters

Good	Fair	Poor	N/A	None
X				

Observations:

- Solid Surface tops noted.

4. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Hollow wood doors.

5. Electrical

Good	Fair	Poor	N/A	None
	X			

6. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- No GFCI protection present, suggest installing GFCI protected receptacles for safety.



none

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:

- The bath fan was operated and no issues were found.



8. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.



sink/toilet/tub

9. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

10. Mirrors

Good	Fair	Poor	N/A	None
X				

11. Plumbing

Good	Fair	Poor	N/A	None
X				

12. Showers

Good	Fair	Poor	N/A	None
X				

Observations:
• functional

13. Shower Walls

Good	Fair	Poor	N/A	None
X				

Observations:
• Fiberglass surround noted.

14. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:
• Tub
• Loose faucet noted. This should be unfastened and caulked to keep water from infiltrating the walls.

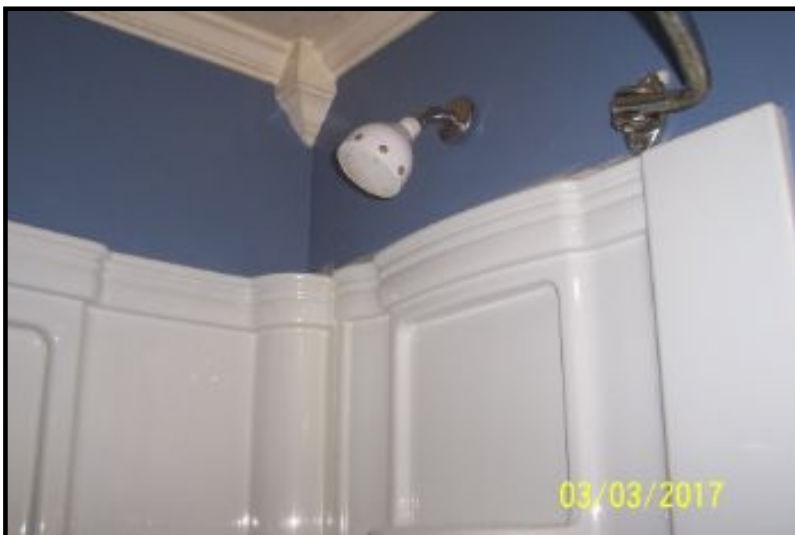


faucet somewhat loose to wall

15. Enclosure

Good	Fair	Poor	N/A	None
X				

Observations:
• The shower enclosure was functional at the time of the inspection.



shower head

16. Sinks

Good	Fair	Poor	N/A	None
X				

Observations:

- No deficiencies observed.

17. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations:

- Observed as functional and in good visual condition.
- Operated when tested.
- Toilet loose and may need re-anchoring.



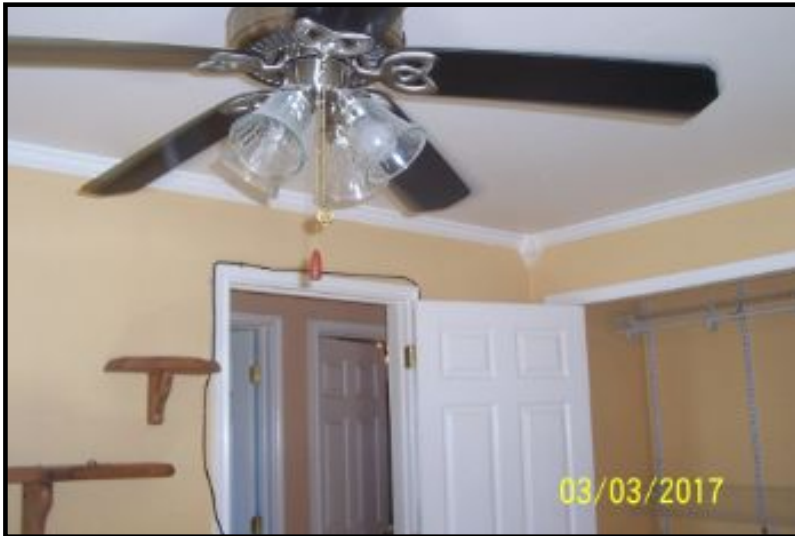
loose to floor

bedroom #3

1. Ceiling Condition

Good	Fair	Poor	N/A	None
X				

Materials: There are drywall ceilings noted.



fan

2. Doors

Good	Fair	Poor	N/A	None
X				

Observations:

- Hollow wood doors.

3. Electrical

Good	Fair	Poor	N/A	None
	X			

4. GFCI

Good	Fair	Poor	N/A	None
	X			

Observations:

- No AFCI protection present, suggest installing AFCI protected receptacles for safety.

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Ceramic tile is noted.

6. Heating

Good	Fair	Poor	N/A	None
X				

Observations:

- Central heating and cooling noted in this room. At the time of the inspection, all appeared to be functioning and in serviceable condition.

7. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl/metal framed double hung window noted.

Photos



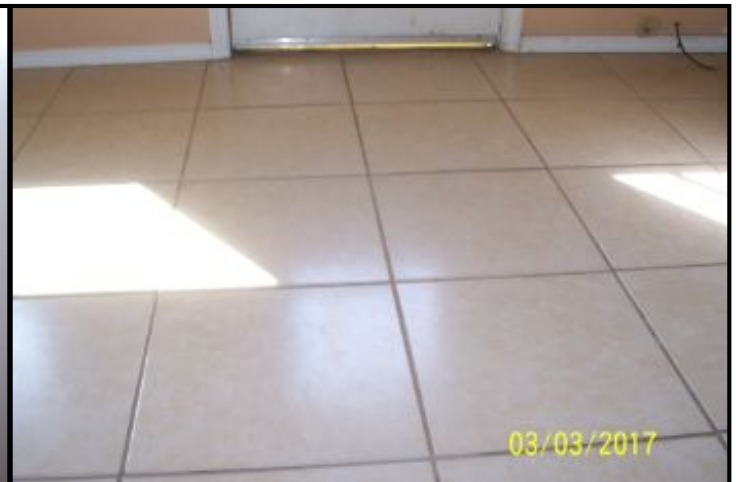
Realtor sign in front yard



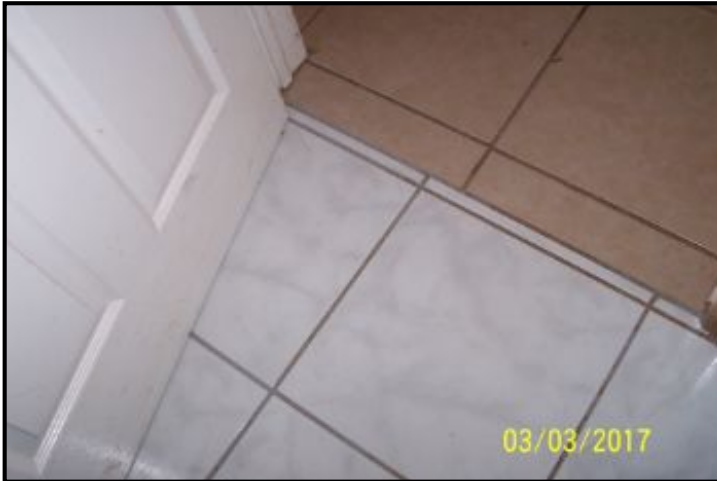
septic tank cover, should be covered with soil and lid extension



refrigerator/freezer



flooring



flooring



septic tank less than 6" of sludge, no pumping
needed at this time