

Inspector Signature:

R. Dice

DATE: 5/27/2014

(Make checks payable to Roland Dice)

Outlets @ Entry way Dead

" in Living Room Not Grounded

" in Kitchen Needs 2-GFI

Outlets in Dining Room Not Grounded

Storage North Wall Outlets Not Grounded

Main Bath Needs (2) GFIs

Basement Kitchen (2) GFIs

Drain Line Plug in basement

Laundry Area 1 FI @ Laundry Outlets

DICE & CO INSPECTION REPORT

NAME: William Hamilton

PROPERTY ADDRESS: 4449 Westridge KO, MO

<u>Items</u>	<u>Acceptable</u>	<u>Need Repair</u>	<u>Estimate</u>
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EXTERIOR:

Roof: Timberline

No leaks: Approx Age 10 yrs

Chimney capped ✓

Gutter system:
Properly installed
Secured to home,
No leaks,
cleaned ✓

Down spouts clear
Extenders in place ✓

Splash blocks in place

Adequate dirt at
foundation ✓

Foundation cracks
sealed

Windows/Walls
Clear of
debris ✓

Crawl Space Secure N/A

Patio/Deck secure

Handrails secure/
Properly
Installed NA

Concrete
Good Condition
Sidewalks and Drive

Siding/Adequate
Condition

Paint/adequate condition NA

Windows free of wood rot

Outbuilding free of debris
Bushes/trash

Front/Back Porch Repairs

INTERIOR WALLS:

Sheet Rock Condition:
Holes/Cracks

✓

Paint:

✓

Ceiling:

Adequate Condition,
W/No Leaks

✓

MISC. INTERIOR:

Closet Rods (All Closets)

✓

Fireplace:

Adequate Condition
Cleaned

✓

Stairwell Handrails:

In place/Secure
(Exceeding 3 Steps)

✓

WINDOWS/DOORS:

Windows must open &
Stay open

✓

Windows must close
& lock without gaps

✓

Patio Doors:

Must be on Track
Roll Smoothly & Lock

OK/OK

No broken glass in windows

✓

Windows caulked & sealed

✓

Screens in all windows
No Holes/Tears

✓

All Doors open, close, latch

✓

Bi-fold doors open & shut

PLUMBING:

Hot/Cold Water/all faucets

Water Pressure Adequate

Airator/Each Faucet

Check for Leaks

Run water 5-10 minutes to check

Toilets Flush

Proper covers/no leaks

New Toilet Seats

Toilet is Secure

Caulked/No Leaks

Shower

Water pressure adequate

Tub caulked

Medicine Cabinet

Shelving

Bathrooms:

Mirrors in each bath

Exhaust Fans

Windows

GFI *See Notes*

Within 6 ft of water source

FLOORS:

Condition

Clean

Vinyl Tile- Quarter Round - Carpet

Replaced if needed

BASEMENT/ ATTIC:

Stairwell Stable/
No nails sticking up

Free of Trash/Debris

Floor Drains
Functioning properly
Secure covers

Sump Pump
Working Properly
Free of Trash
Power Outlet

Washing Machine/Dryer
Hookups/Outlets
Water Supply
Drain Clear

Basement:
Mold, Mildew
Offensive Odors

Attic
Secure
Free of Trash

Insulation
Adequately Insulated

Termite Damage
Visible None Noted

GARAGE

Garage Doors
Open, Closes, Locks
Free of Trash/Debris