Home inspection report

Missouri

Inspection details	
Client name Daniel Ochoa	**Inspection date** August 4, 2026
Property address 2645 South Fremont Avenue, Springfield, MO 65804	
Inspector name Lindsey Barrow	**Standard used** InterNACHI Standards of Practice
Weather Sunny, 91°F	**People present** Buyer and buyer's agent

Summary

Item	Location	Severity	Next step
No GFCI at kitchen counters	Kitchen	Safety	Licensed electrician
Patio slopes toward house	Rear yard	Major	Regrade or add drain
Torn vapor barrier	Crawlspace	Moderate	Repair and seal
Mud tube on pier	Crawlspace	Further evaluation	Licensed 7b inspection

Structure and exterior	
Foundation Crawlspace, concrete block, vapor barrier torn	**Roof covering** Architectural shingles, about 8 years old
Grading and drainage Rear patio slopes toward house	

Systems	
Heating and cooling Gas furnace and AC, 2012, AC cooling normally	**Water heater** Gas, 50 gallon, 2014, no drip leg on gas line
Electrical service 200 amp, no GFCI at kitchen counters	**Plumbing** PEX supply, PVC drains, slow drain at hall bath

Home inspection report (continued)

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Referrals
Wood-destroying insects Old mud tube on crawlspace pier. Recommend a licensed 7b inspection
Septic City sewer
Radon Not measured

Limits
Not inspected Attic over garage
Reason No access hatch found