



SUMMARY

1234 Main St. Oreana IL 62554

Buyer Name
06/28/2018 9:00AM

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2.1.1 Coverings

IMPROPER/INCOMPLETE NAILING

Roof coverings showed signs of improper installation and fastening. Recommend a qualified roofing contractor evaluate and repair.

Recommendation

Contact a qualified roofing professional.



2.1.2 Coverings

SHINGLES MISSING

Observed areas that appeared to be missing sufficient coverings. Recommend qualified roofing contractor evaluate & repair.

Recommendation

Contact a qualified roofing professional.



2.1.3 Coverings

EVIDENCE OF PATCHING

During the inspection, I observed areas of patching. This could indicate preventative patching or could indicate corrective repairs to prior leaking. Recommend further evaluation or monitoring.

Recommendation

Contact a qualified roofing professional.



2.2.1 Roof Drainage Systems

DOWNSPOUTS MISSING

Home was missing downspouts in one or more areas. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor install downspout extensions that drain at least 6 feet from the foundation.

Recommendation
Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems

GUTTERS MISSING

There are no gutters present on the structure. Gutters are recommended because they collect rain water from the roof and direct it away from the building.

Recommendation
Contact a qualified handyman.

2.3.1 Flashings

PIPE BOOT

The rubber pipe boot appears to be inverted at the collar. This can lead to leaking and premature failure due to ponding water and or snow/ice.



2.4.1 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP MISSING

No chimney cap was observed. This is important to protect from moisture intrusion, weathering and wildlife nesting. Recommend a qualified roofer or chimney expert install.

Recommendation
Contact a qualified roofing professional.



2.4.2 Skylights, Chimneys & Other Roof Penetrations

CHIMNEY CAP IMPROPERLY INSTALLED

CHIMNEY TO INDOOR WOOD BURNING FIREPLACE

Chimney cap was installed using flat plywood rather than recommended materials. This will potentially result in wood rot and water intrusion. Recommend chimney repair contractor install proper cap.

Recommendation

Contact a qualified chimney contractor.



3.1.1 Siding, Flashing & Trim

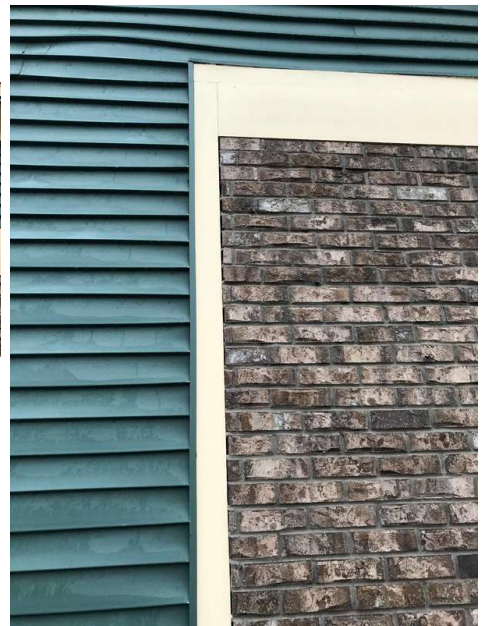
WARPING/BUCKLING

MULTIPLE LOCATIONS

Vinyl siding was warping or buckling in areas. This is often as a result of nailing siding boards too tight to the home, preventing expansion/contraction. Recommend a qualified siding contractor evaluate and repair.

Recommendation

Contact a qualified siding specialist.



3.1.2 Siding, Flashing & Trim

TRIM IMPROPERLY SEALED

TRIM BETWEEN THE SIDING AND EXTERIOR BRICK FIREPLACE

Trim is improperly sealed which could cause moisture intrusion.
Recommend proper sealing.

Recommendation

Contact a handyman or DIY project



3.1.3 Siding, Flashing & Trim

WOOD TRIM EXPOSED TO ELEMENTS

Trim around exterior windows is wood material. Does not seem to be treated or painted and is exposed to the elements. Recommend treating and monitoring to prevent future wood rot and water intrusion.

Recommendation

Recommend monitoring.



3.2.1 Exterior Doors

GARAGE DOORS

I was unable to test garage overhead doors due to ongoing construction and homeowners belongings.



3.2.2 Exterior Doors

LEAKING

GARAGE

Water intrusion most likely due to improper installation or missing trim. Recommend DIY or Qualified Professional to correct.

Recommendation

Contact a qualified professional.



3.2.3 Exterior Doors

OTHER DOORS

I observed no indications of deficiencies in the Front or Rear entry doors during the time of inspection.



3.3.1 Walkways, Patios & Driveways

DRIVEWAY CRACKING - MINOR

Minor cosmetic cracks observed, which may indicate movement in the soil. Recommend monitor and/or have concrete contractor patch/seal.

Recommendation

Contact a qualified concrete contractor.



3.3.2 Walkways, Patios & Driveways

DRIVEWAY TRIP HAZARD

WHERE THE DRIVEWAY MEETS THE GARAGE FLOOR

Trip hazards observed. Patch or repair recommended.

Recommendation

Recommended DIY Project



Safety Hazard



3.4.1 Decks, Balconies, Porches & Steps

MISSING STAIRS

Construction is ongoing so there are no steps leading to the front porch. There are cutouts that may be foundation supports for future steps. The rear patio has no steps leading up to the door for entry to the home. Recommend stairs in both locations.

Recommendation

Contact a qualified professional.



3.5.1 Eaves, Soffits & Fascia

WOOD FINISH

Eaves, Soffits & Fascia are all wood material. Recommend monitoring and maintenance as needed to prevent wood rot and water intrusion.

Recommendation

Contact a qualified professional.



3.6.1 Vegetation, Grading, Drainage & Retaining Walls

NEGATIVE GRADING

MULTIPLE LOCATIONS

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.

Recommendation

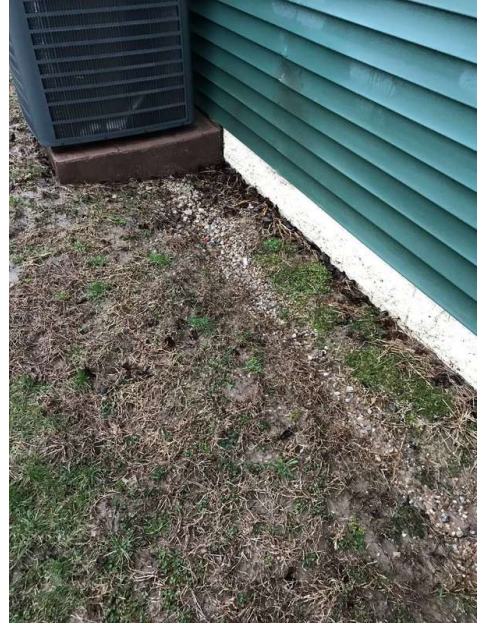
Contact a qualified landscaping contractor

3.6.2 Vegetation, Grading, Drainage & Retaining Walls

INCOMPLETE GRADING

Construction still in progress, gutters have not been installed causing improper drainage. This is creating a trench that is pushing water towards the foundation. Recommend gutter installation and proper grading to prevent future water intrusion.

Recommendation
Contact a qualified grading contractor.



4.1.1 Foundation

POOR VENTILATION OF FOUNDATION AREA

The foundation is poorly ventilated. Increased ventilation (introduction and movement of fresh air) is recommended. This can be accomplished by partially opening basement windows, doors and/or vents on opposite sides of the foundation on a regular basis (when weather is suitable). And by installing a dehumidifier to decrease moisture.

Recommendation
Contact a qualified professional.



4.1.2 Foundation

WATER INTRUSION

Water intrusion was evident on the surface of the floor slab or in the basement/crawlspace. This can compromise the soil's ability to stabilize the structure and could cause damage. Recommend a qualified contractor identify the source of moisture and remedy.

Recommendation

Contact a qualified structural engineer.



4.2.1 Basements & Crawlspaces

EFFLORESCENCE

Efflorescence noted on the crawlspace surface. This a white, powdery deposit that is consistent with moisture intrusion. This can compromise the soil's ability to support the home structure and/or lead to mold growth. Recommend a qualified contractor identify source or moisture and correct.

Recommendation

Contact a qualified professional.



4.2.2 Basements & Crawlspaces

HIGH MOISTURE LEVELS

High levels of moisture were noted in areas of the basement. Recommend monitoring and finding source of moisture intrusion to prevent damage to structure.

Recommendation
Contact a qualified professional.



4.2.3 Basements & Crawlspace

STANDING WATER

CRAWLSPACE

Observed signs that standing water may have been present on basement floor. Recommend a qualified contractor evaluate and find potential source of moisture.

Recommendation
Contact a qualified professional.



4.3.1 Floor Structure

EVIDENCE OF WATER INTRUSION

CRAWLSPACE

There were signs of water intrusion in the underlying floor structure. Recommend identifying source of moisture and repairing.

Recommendation
Contact a qualified structural engineer.



4.3.2 Floor Structure

MOLD

CRAWLSPACE

Observed signs of mold in one or more areas in the flooring structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation
Contact a qualified mold inspection professional.



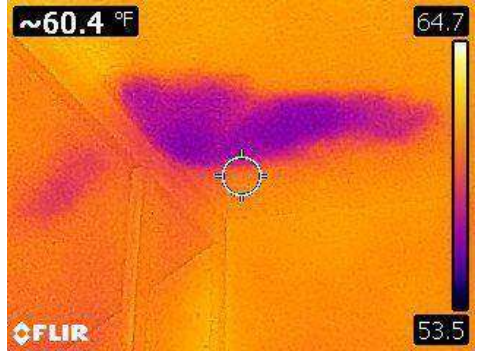
4.5.1 Ceiling Structure

EVIDENCE OF WATER INTRUSION

BEDROOM 2ND FLOOR CLOSET

Ceiling structure showed signs of water intrusion, which could lead to more serious structural damage. Recommend a qualified contractor identify source or moisture and remedy.

Recommendation
Contact a qualified professional.



5.1.1 Equipment
INOPERABLE

Heating element was inoperable at time of inspection. Recommend qualified HVAC professional evaluate & ensure functionality.

Recommendation
Contact a qualified HVAC professional.



5.1.2 Equipment
DATA PLATE
HEAT PUMP
Manufacturer Label



5.2.1 Normal Operating Controls

THERMOSTAT ON BUT NOT WORKING

The thermostat was set but not working. Could not determine whether it was the heating system or the thermostat that was not functional. Recommend further evaluation by qualified HVAC technician.

5.3.1 Distribution Systems

DUCT IMPROPERLY SECURED

CRAWLSPACE

Ducts were not properly secured causing them to hang in areas. This can make it more difficult for heat system to push air through. Recommend HVAC technician evaluate and repair.

Recommendation

Contact a qualified HVAC professional.



5.4.1 Vents, Flues & Chimneys

GOOD CONDITION

Flues appeared to be in condition although there was evidence of water intrusion due to improper vent cap.

7.3.1 Water Supply, Distribution Systems & Fixtures

INCOMPLETE PLUMBING

Construction is ongoing. Plumbing incomplete. I was unable to properly test functional flow and pressure of water. However, the plumbing I was able to observe was functioning properly at time of inspection. If you would like me to come back and check once complete, please call.

Recommendation

Contact a qualified plumbing contractor.



7.4.1 Hot Water Systems, Controls, Flues & Vents

CORROSION

Corrosion was noted at the burn chamber or pipe fittings. Recommend a qualified plumber evaluate for repair/replacement.

Recommendation

Contact a qualified plumbing contractor.



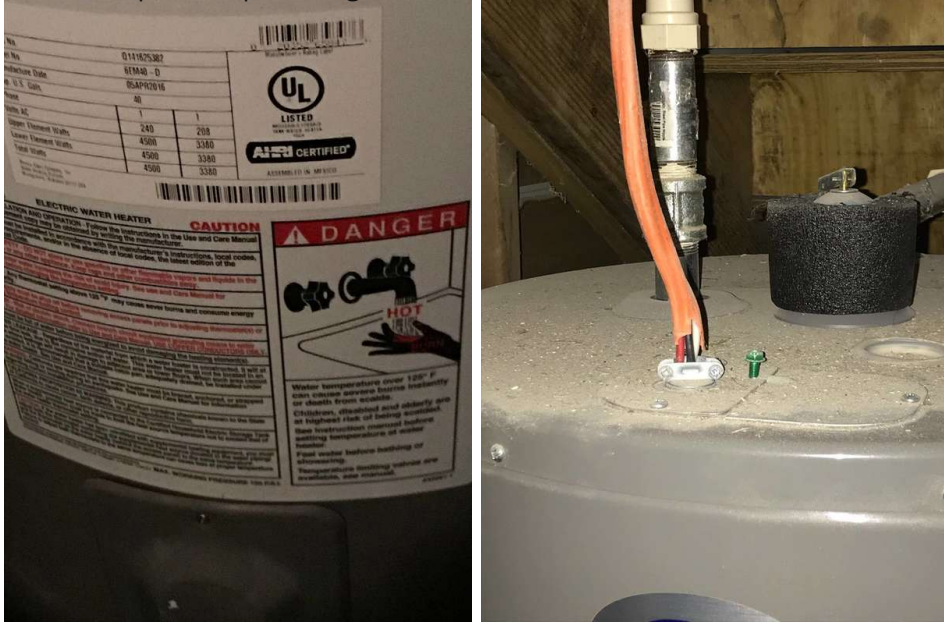
7.4.2 Hot Water Systems, Controls, Flues & Vents

NO DRIP PAN

No drip pan was present. Recommend installation by a qualified plumber.

Recommendation

Contact a qualified plumbing contractor.



7.4.3 Hot Water Systems, Controls, Flues & Vents

NO EXPANSION TANK

No expansion tank was present. Expansion tanks allow for the thermal expansion of water in the pipes. These are required in certain areas for new installs. Recommend a qualified plumber evaluate and install.

Recommendation

Contact a qualified plumbing contractor.

8.1.1 Service Entrance Conductors

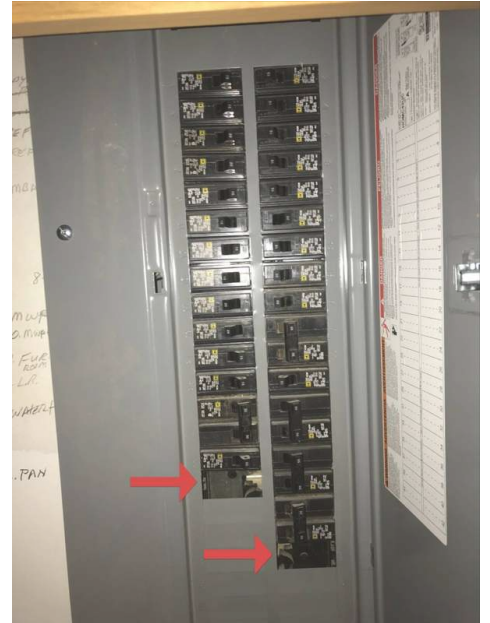
MAIN ELECTRICAL SERVICE ENTRANCE



8.2.1 Main & Subpanels, Service & Grounding, Main Overcurrent Device
KNOCKOUTS MISSING

"Knockouts" are missing on the electric panel. This poses a safety hazard and it is recommended that the opening in the panel caused by the missing knockout(s) be properly sealed by a licensed electrician.

Recommendation
Contact a qualified electrical contractor.



8.2.2 Main & Subpanels, Service & Grounding, Main Overcurrent Device
MISSING LABELS ON PANEL

At the time of inspection, panel was missing labeling. Recommend a qualified electrician or person identify and map out locations.

Recommendation
Contact a qualified electrical contractor.

8.3.1 Branch Wiring Circuits, Breakers & Fuses
IMPROPER WIRING

CRAWLSPACE

Wiring is run through flooring into the crawlspace. The hole is jagged which may cause future fraying of the wire. Recommend a qualified electrician further evaluate the wiring and electrical system.

Recommendation
Contact a qualified electrical contractor.



Unknown exposed wire

8.4.1 Lighting Fixtures, Switches & Receptacles

COVER PLATES MISSING

One or more receptacles are missing a cover plate. This causes short and shock risk. Recommend installation of plates.

Recommendation

Contact a qualified electrical contractor.

8.4.2 Lighting Fixtures, Switches & Receptacles

INCOMPLETE

Due to ongoing construction, several plate covers were missing. There were outlets yet to be installed. All receptacles did not have power or light fixtures were missing. I did test a representative number of outlets and switches. The ones that were tested seemed to be in working order.

Recommendation

Contact a qualified electrical contractor.



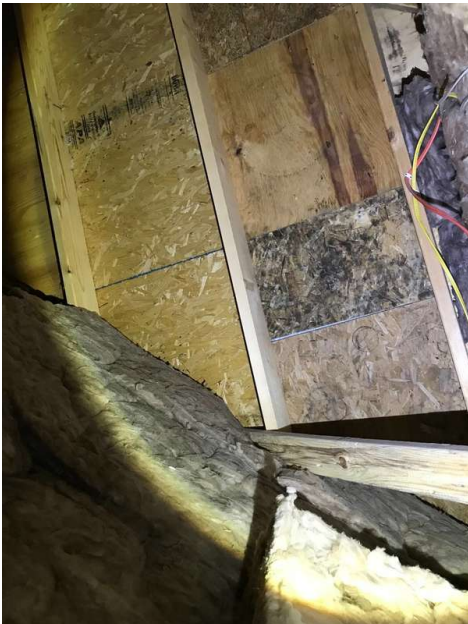
8.6.1 Smoke Detectors

SMOKE DETECTORS INSTALLED



9.1.1 Attic Insulation

ATTIC INSULATION OBSERVED



9.2.1 Vapor Retarders (Crawlspace or Basement)

NO VAPOR BARRIER

There is no vapor barrier beneath the flooring. This can result in unwanted moisture.

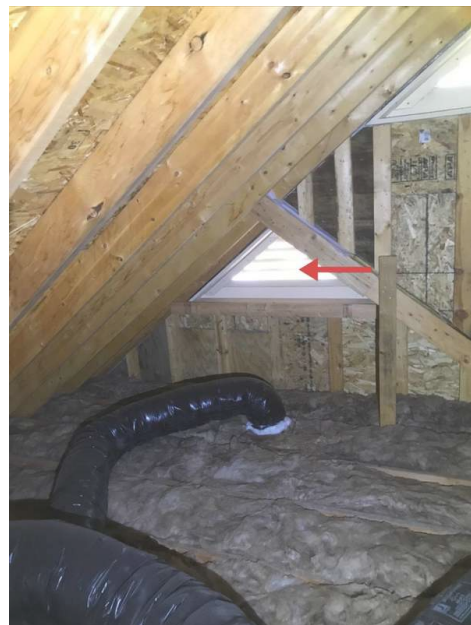
Recommendation

Contact a qualified insulation contractor.

9.3.1 Ventilation

MISSING VENTILATION

I was not able to observe all ventilation systems at the time of this inspection. It is a possibility that the soffit vents were covered by insulation. Recommend evaluate further. Also observed no screen on the attic vent. Recommend screen to prevent vermin from entering residence.



10.2.1 Windows

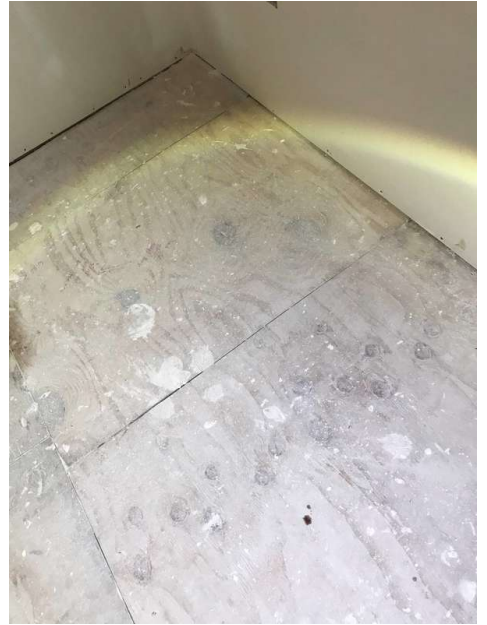
WINDOWS INSPECTED



10.3.1 Floors

INCOMPLETE

Due to ongoing construction, many areas of flooring were not complete.



10.4.1 Walls

INCOMPLETE

Due to ongoing construction in the home, many areas of drywall were not complete.



10.5.1 Ceilings

STAIN(S) ON CEILING

MASTER CLOSET

There is a stain on ceiling/wall that requires repair and paint. Source of staining should be determined.

Recommendation

Contact a qualified professional.



10.6.1 Steps, Stairways & Railings

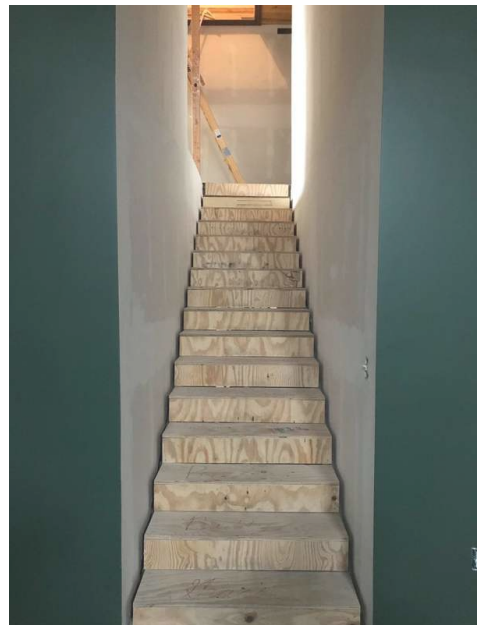
NO HANDRAIL

STAIRCASE

Staircase had no handrails. This is a safety hazard. Recommend a qualified handyman install a handrail.

Recommendation

Contact a qualified handyman.



10.7.1 Countertops & Cabinets

CABINET DOOR MISSING

One or more cabinet doors were missing.

Recommendation

Contact a qualified cabinet contractor.

