



SUMMARY

1234 Main St. Moberly MO 65270

Buyer Name
04/15/2018 9:00AM

Jason Butts
InterNACHI, ASHI
Advanced Home Inspection
573-230-2231
jason@advancedinspectionmo.com



2.2.1 Roof Drainage Systems

DEBRIS

Debris has accumulated in the gutters. Recommend cleaning to facilitate water flow.

[Here is a DIY resource](#) for cleaning your gutters.

Recommendation

Contact a qualified roofing professional.



2.2.2 Roof Drainage Systems

DOWNSPOUT DISCHARGE DAMAGED

Black perforated piping is used as sub grade material to discharge the gutters away from the homes foundation. The piping has been damaged and recommend replacement with solid pipe a minimum of 10' away from the homes foundation

Recommendation

Contact a handyman or DIY project



2.4.1 Skylights, Chimneys & Other Roof Penetrations

NAIL HEADS NOT CAULKED

Nail heads on one or more the roof penetrations have not been sealed with a caulk/ or water resistant material.

Recommendation

Contact a handyman or DIY project



3.1.1 Siding, Flashing & Trim

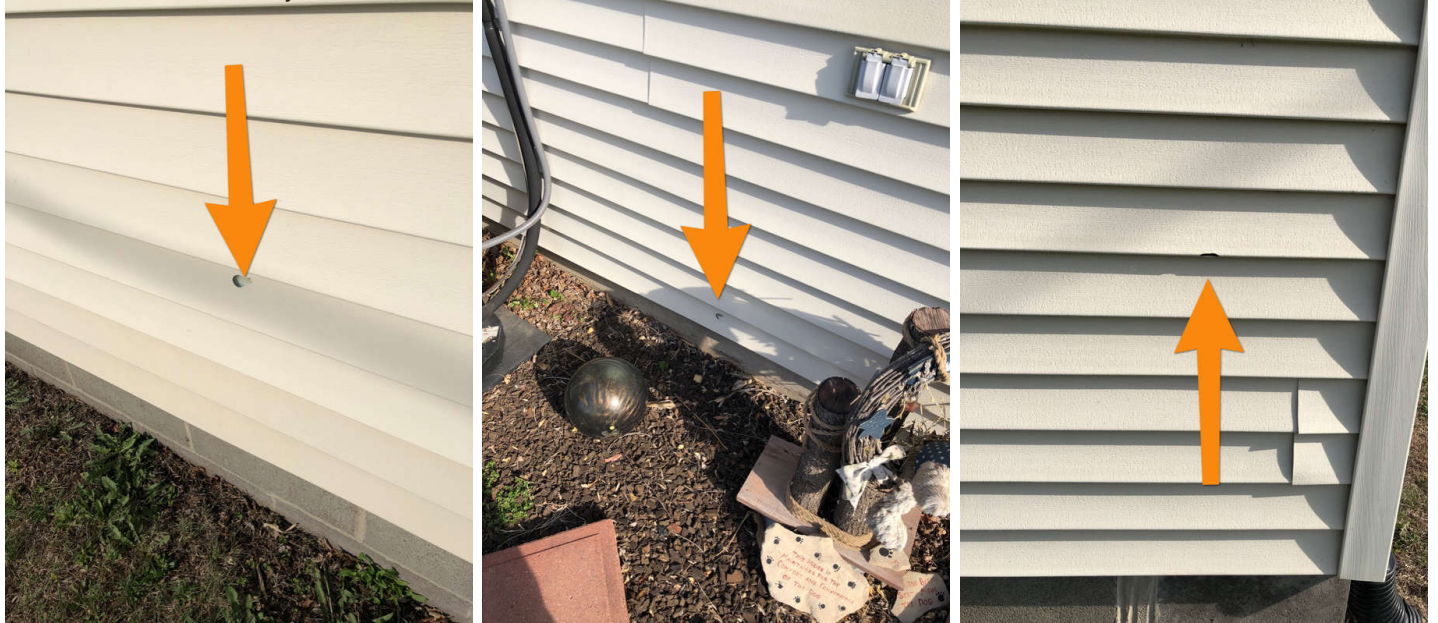
HOLE IN SIDING IN 3 AREAS

EAST SIDE, BACK SIDE OF GARAGE, SOUTH (BACK) OF EAST SIDE

Recommend to seal the hole or replace the siding as moisture intrusion is possible

Recommendation

Recommended DIY Project



3.3.1 Walkways, Patios & Driveways

APPROACH SETTLEMENT

The approach to the garage has settled and is down approximately 2" from original level. This is due to poor compaction or erosion of the soils after installation. Foam injection is the recommended repair should this ever become an issue or further settlement occurs

Recommendation

Contact a qualified professional.



3.5.1 Eaves, Soffits & Fascia

LOOSE NAILS

Recommend hammering nails back

Recommendation

Recommended DIY Project



3.5.2 Eaves, Soffits & Fascia

APPEARANCE OF DUST AND DIRT

Due to the close proximity of the Row Crop farming, additional maintenance will be required to ensure the soffit vents are not clogged due to dust and debris. Recommend a good cleaning annually to maintain proper ventilation of the home. The soffit vents play a vital role in the ventilation of the home.

Recommendation

Recommended DIY Project



4.1.1 Foundation

MINOR CRACKING IN MORTAR JOINTS AND BLOCK

Minor cracking was observed on the day of inspection. Minor cracking is common as a home settles however continued cracking or larger cracks are a sign of foundation movement and the foundation should be monitored for any future settlement

Recommendation

Recommend monitoring.



4.2.1 Basements & Crawlspaces

MOISTURE PRESENT

CRAWLSPACE

Moisture was present under the vapor barrier and moisture was noted along all areas where the vapor barrier has degraded or was not installed correctly. A proper vapor barrier is recommended. With moisture present the act of wood rot is accelerated and can cause structural damage. Noted sag in existing beams which have been "Shimmed". Noted in "Floor Structure"

Recommendation
Contact a qualified professional.



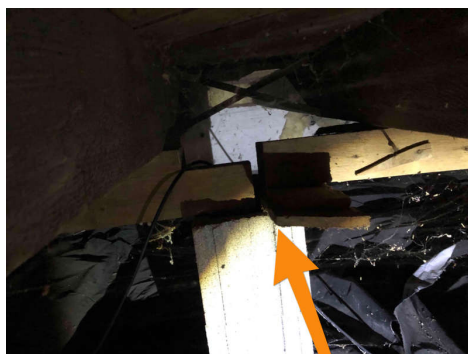
4.3.1 Floor Structure

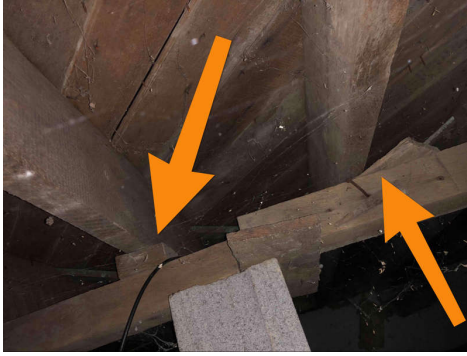
IMPROPER SPACING OF SUPPORT POSTS

CRAWLSPACE

4x4 beam is supported at too large a span. The beam is sagging and shows signs of sag being improperly repaired using shimming techniques. Recommend proper support of the beam by adding additional support to permanently stabilize the beams in the home. Home should be assessed to determine the load and spacing capacity of the beam and support system. Proper footers should be installed to repair permanently. The shims added sometime after construction indicate the support posts have possibly settled into the soft soil located throughout the crawlspace.

Recommendation
Contact a qualified professional.





4.4.1 Wall Structure

CRACKS - MINOR

Minor cracking was observed in wall structure. This is common in homes this age. Recommend monitoring.

Recommendation

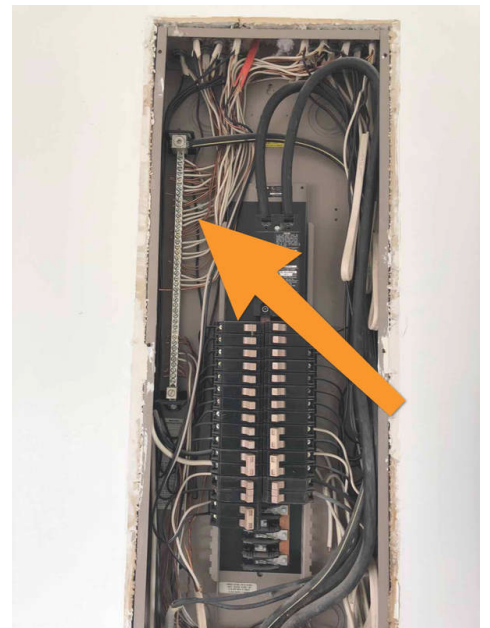
Recommended DIY Project

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

DOUBLE LUGGED BUS

Recommendation

Contact a qualified electrical contractor.



8.5.1 GFCI & AFCI

KITCHEN HAS NO GFCI INSTALLED

Recommendation

Contact a qualified professional.

9.3.1 Ventilation

ATTIC FAN INOPERABLE

Attic fan was inoperable at time of inspection. Fan has been sealed off and is not in use. A qualified expert should evaluate further if the attic fan is to be used.

Recommendation

Contact a qualified professional.

9.3.2 Ventilation

SOFFIT VENTS REQUIRE ADDITIONAL MAINTENANCE

Close proximity of the home to Row Crop Farming will cause additional maintenance on the soffit vents. Soffit vents are vital to the proper ventilation of the entire home. Checking the vents after farming operations is recommended as well as annual cleaning.

10.2.1 Windows

TERMITE DAMAGE

BACK PORCH AREA

One of the Windows shows signs of termite damage and should be monitored to ensure no further deterioration.

Recommendation

Contact a qualified professional.

