

INSPECTION REPORT



For the Property at:
1234 ROLLING CREEK RIVER
ANY CITY, IL

Prepared for: HAPPY BUYER
Inspection Date: Thursday, April 14, 2016
Prepared by: Jeff Walters

Prospective Home Inspections
1610 Estate Cir
Naperville, IL 60565
630.774.9503

www.prospectivehomeinspections.com
jeffreywalters@me.com

May 16, 2016

Dear Happy Buyer,

RE: Report No. 1004, v.5
1234 Rolling Creek River
any city, IL

Thanks very much for choosing me to perform your home inspection. The inspection itself and the attached report comply with the requirements of the Standards of Practice of our national Association. This document defines the scope of a home inspection.

Clients sometimes assume that a home inspection will include many things that are beyond the scope. I encourage you to read the Standards of Practice so that you clearly understand what things are included in the home inspection and report.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. I will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, I cannot be responsible for things that occur after the inspection. If conditions change, I am available to revisit the property and update my report.

The report itself is copyrighted, and may not be used in whole or in part without our express written permission.

Again, thanks very much for choosing me to perform your home inspection.

Sincerely,

Jeff Walters
on behalf of
Prospective Home Inspections

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SUMMARY

1234 Rolling Creek River, any city, IL April 14, 2016

Report No. 1004, v.5

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SUMMARY

This Summary outlines potentially significant issues from a cost or safety standpoint. This section is provided as a courtesy and cannot be considered a substitute for reading the entire report.

Please read the complete document.

[Priority Maintenance Items](#)

Exterior

ROOF DRAINAGE \ Downspouts

1. Condition: • Downspouts discharging onto roofs

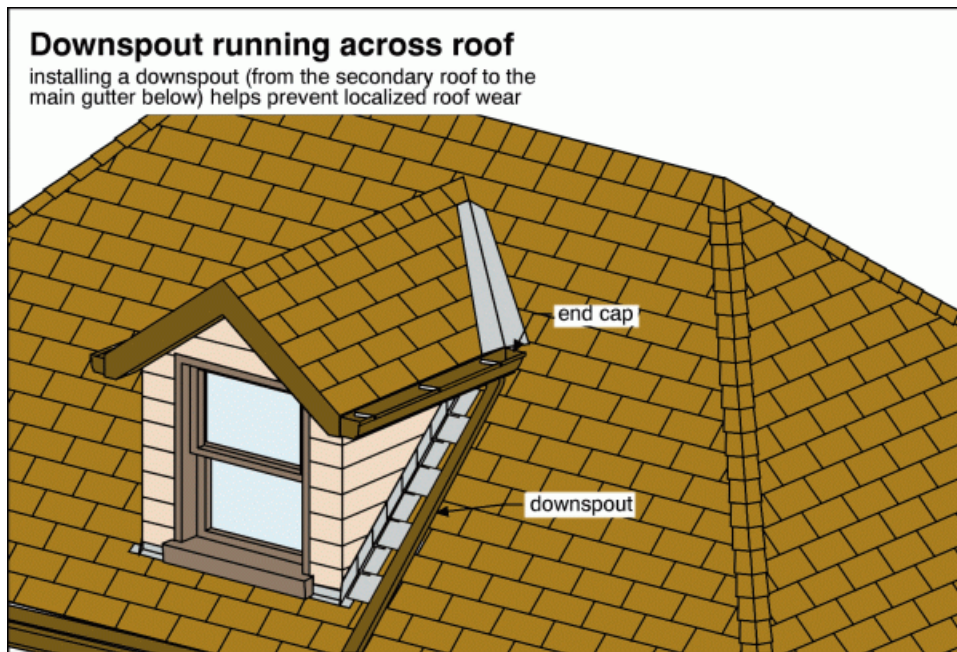
Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Exterior

Task: Provide

Time: Immediate

Cost: Minor



SUMMARY

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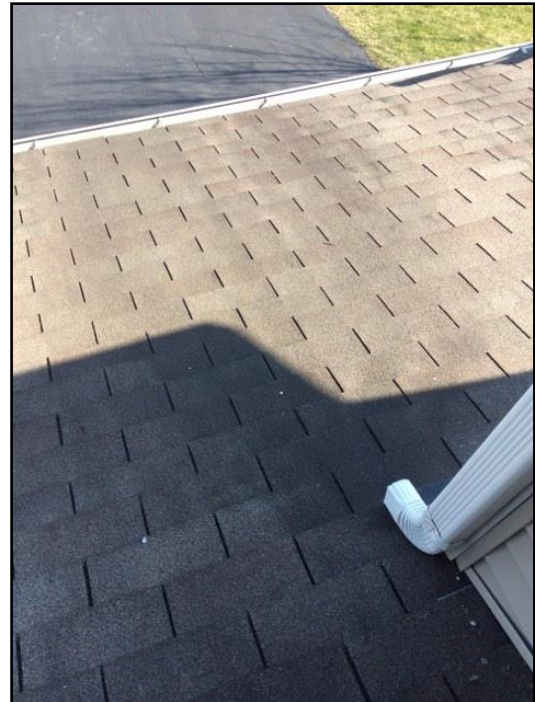
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SUMMARY



1. Downspouts discharging onto roofs



2. Downspouts discharging onto roofs

2. Condition: • Should discharge 6 feet from building

Implication(s): Chance of water damage to contents, finishes and/or structure

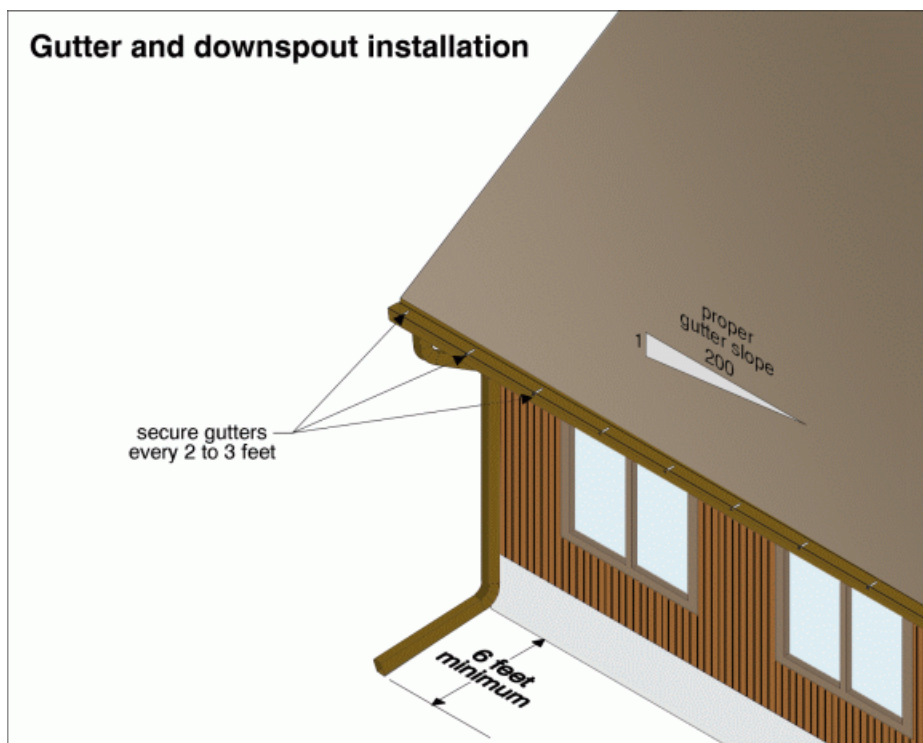
Location: Throughout Exterior

Task: Improve

Time: Immediate

Cost: Minor

Gutter and downspout installation



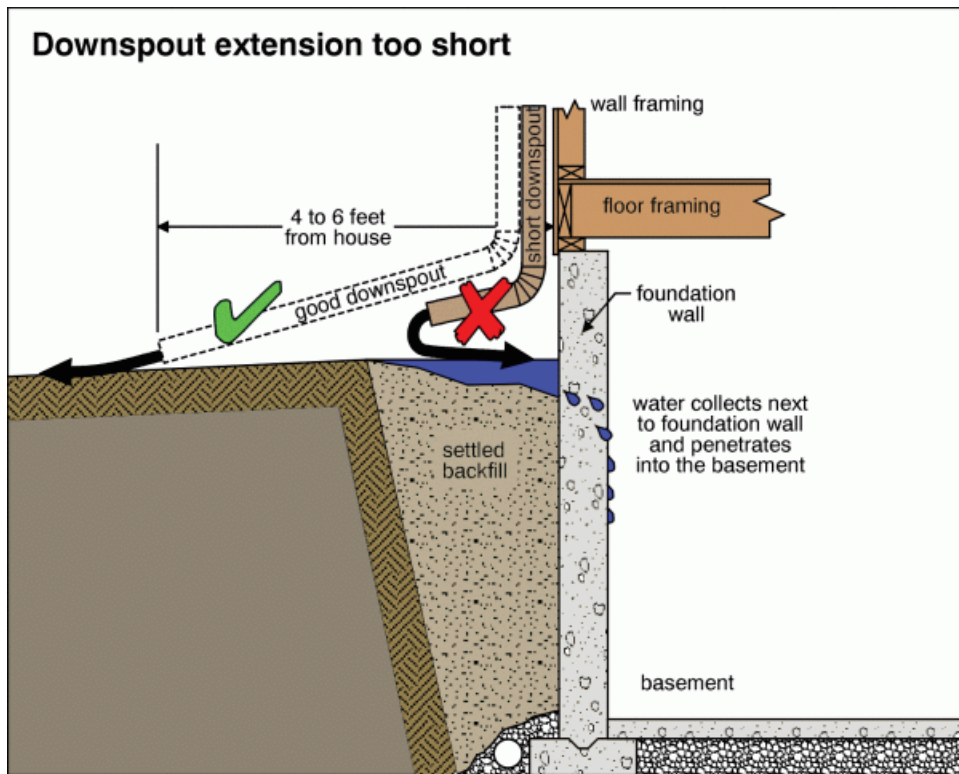
SUMMARY

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SUMMARY



3. Should discharge 6 feet from building

WALLS \ Soffits and fascia

3. **Condition:** • Paint or stain needed

Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure | Shortened life expectancy of material

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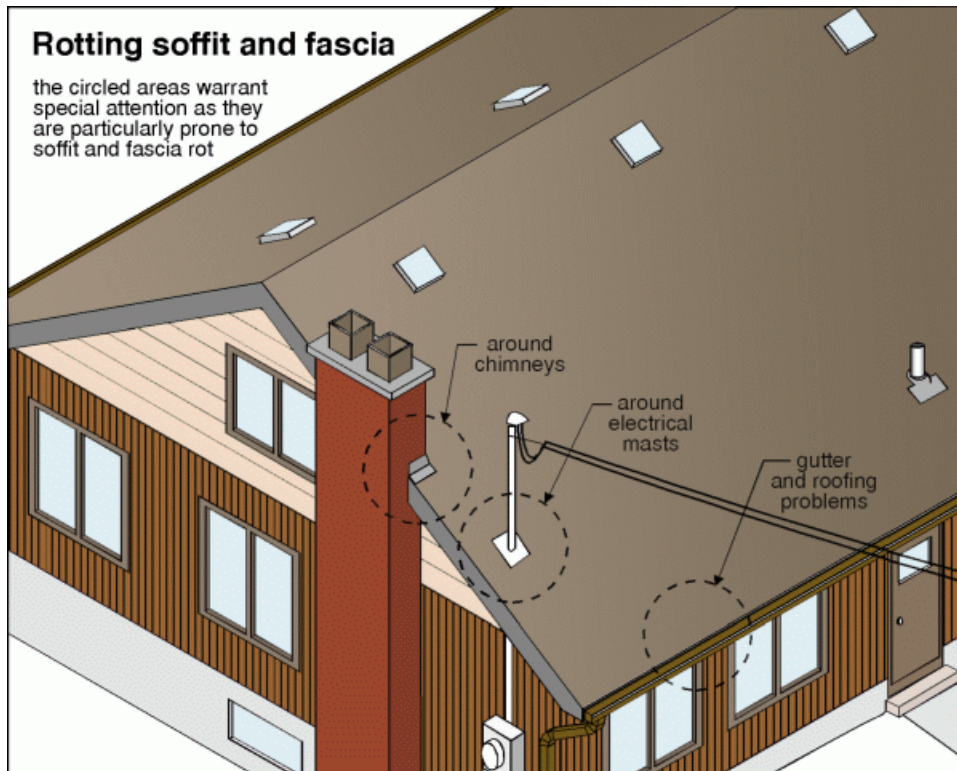
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SUMMARY

Location: Throughout Exterior

Task: Correct

Time: Less than 1 year



4. Paint or stain needed

WALLS \ Trim

4. Condition: • Caulking missing or deteriorated

Implication(s): Chance of water damage to contents, finishes and/or structure | Material deterioration

Location: Throughout Exterior

Task: Repair

Time: Immediate

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Cost: Minor

WALLS \ Flashings and caulking

5. Condition: • Caulking missing or ineffective

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Throughout Exterior

Task: Repair

Time: Immediate

Cost: Minor

WALLS \ Vinyl siding

6. Condition: • Loose or missing pieces

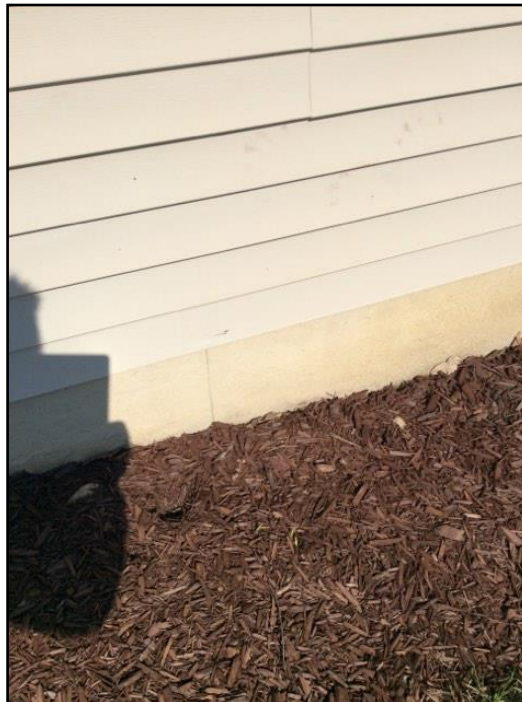
Implication(s): Cosmetic defects | Chance of water damage to contents, finishes and/or structure

Location: Left Side Exterior Wall

Task: Repair Monitor

Time: Less than 1 year

Cost: Less than \$100



5. Loose or missing pieces

LANDSCAPING \ Driveway

7. Condition: • Unsealed gap at building

Implication(s): Chance of water damage to contents, finishes and/or structure

Location: Front Exterior

Task: Repair or replace

Time: Less than 2 years

Cost: \$500 - \$1,000

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SUMMARY



6. Unsealed gap at building



7. Unsealed gap at building

LANDSCAPING \ Fence

8. Condition: • Gate latch - adjustment needed

Implication(s): Reduced operability

Location: Left Yard

Task: Repair Monitor

Time: Immediate

Cost: Minor

Structure

FOUNDATIONS \ Foundation

9. Condition: • Typical minor cracks

Implication(s): Chance of water entering building

Location: Basement

Task: Monitor

Time: Ongoing

SUMMARY

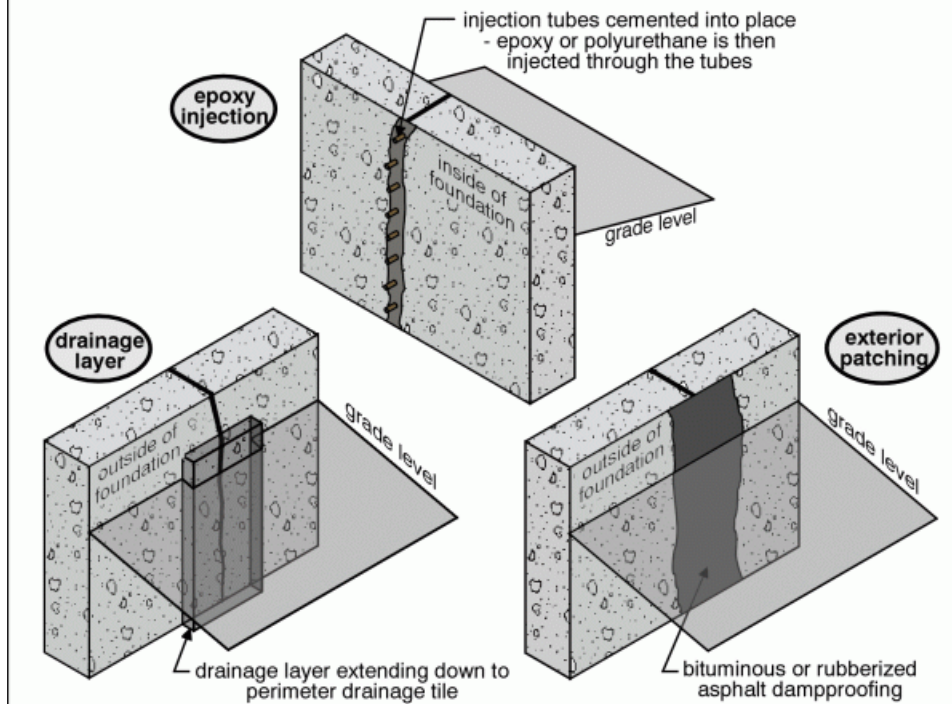
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SUMMARY

Patching cracks



Crack repair - epoxy and polyurethane injection

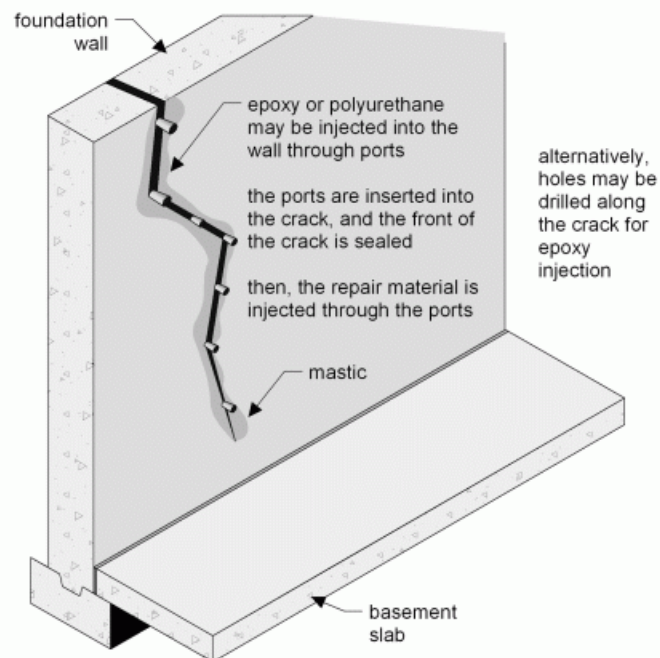
polyurethane is flexible and is not a structural repair, however, it can prevent leakage

it starts out with low viscosity, then expands within the crack

do-it-yourself crack repair kits usually feature polyurethane foam

epoxy is as strong as concrete and forms a structural seal

however, it hardens slowly, and if there is space at the back of the crack, it may leak out



SUMMARY

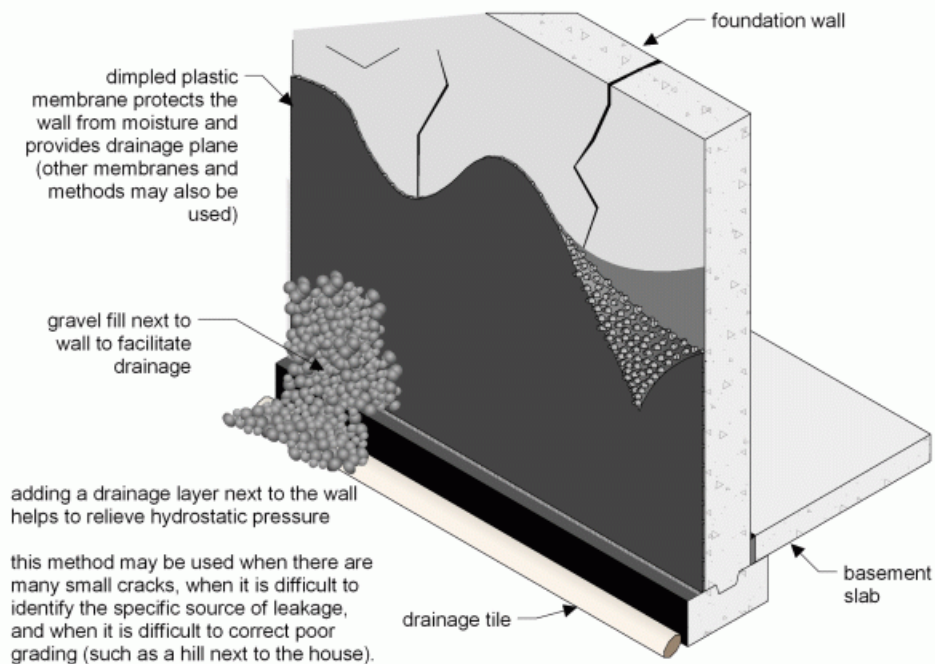
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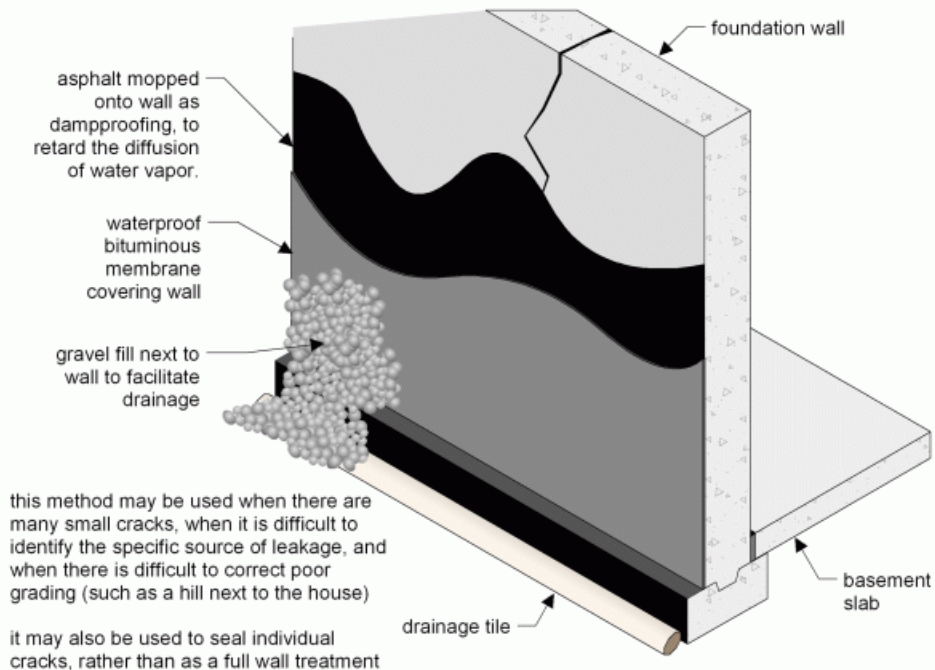
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SUMMARY

Crack repair - drainage layer



Crack repair - exterior patching



10. Condition: • Prior repairs

Implication(s): Weakened structure

Location: Basement

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SUMMARY

Task: Monitor

Time: Ongoing



8. Prior repairs



9. Prior repairs

Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

11. Condition: • Test faulty on Ground Fault Circuit Interrupter (GFCI)

Implication(s): Electric shock

Location: Exterior

Task: Repair

Time: Immediate

Cost: Less than \$100

Cooling & Heat Pump

AIR CONDITIONING \ General

12. Condition: • Service air conditioner

Unable to test A/C due to low exterior temp. System needs evaluation once temps rise.

Implication(s): Reduced system life expectancy | Increased heating costs | Reduced comfort

Location: Right Side

Task: Further evaluation

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SUMMARY

Insulation and Ventilation

ATTIC/ROOF \ Insulation

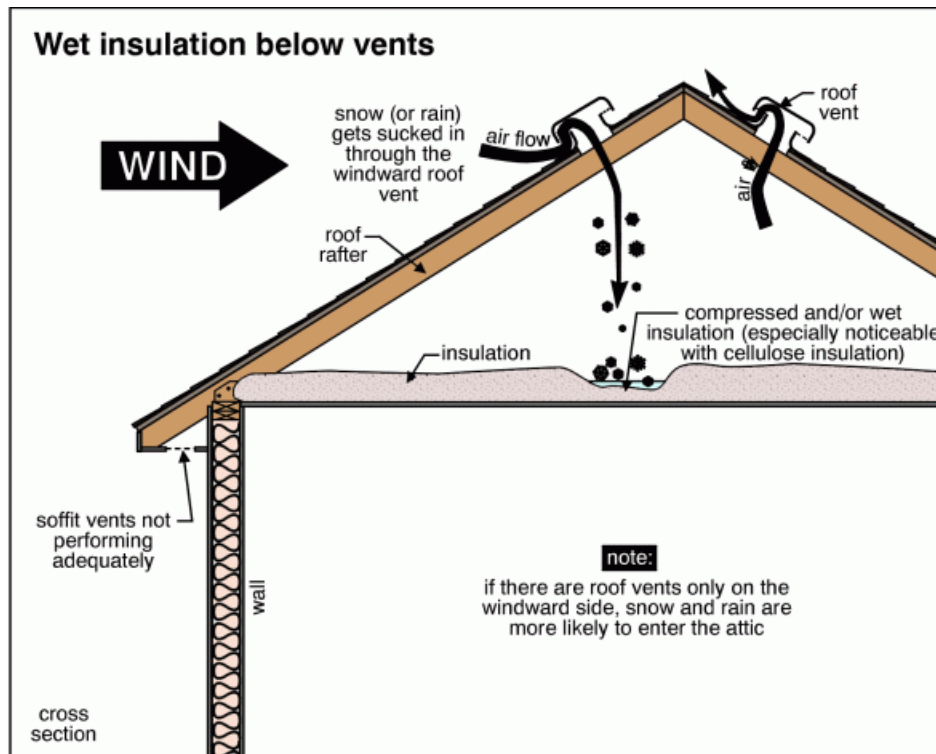
13. Condition: • Compressed

Implication(s): Increased heating and cooling costs | Reduced comfort

Location: Attic

Task: Improve

Time: If necessary



Plumbing

OPTIONAL \ Plumbing

14. Condition: • Powder room faucet does not operate correctly

Location: First Floor Half Bathroom

Task: Replace

Time: Immediate

Cost: Less than \$100

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SUMMARY

Interior

FLOORS \ General

15. Condition: • Typical flaws

Implication(s): Cosmetic defects

WINDOWS \ Glass (glazing)

16. Condition: • Lost seal on double or triple glazing

Implication(s): Cosmetic defects

This concludes the Summary section.

The remainder of the report describes each of the home's systems and also details any recommendations we have for improvements. Limitations that restricted our inspection are included as well.

The suggested time frames for completing recommendations are based on the limited information available during a pre-purchase home inspection. These may have to be adjusted based on the findings of specialists.

[Home Improvement - ballpark costs](#)

END OF REPORT