



## SUMMARY

1234 Main St. Oak Park MI 48237

Buyer Name  
02/20/2020 9:00AM

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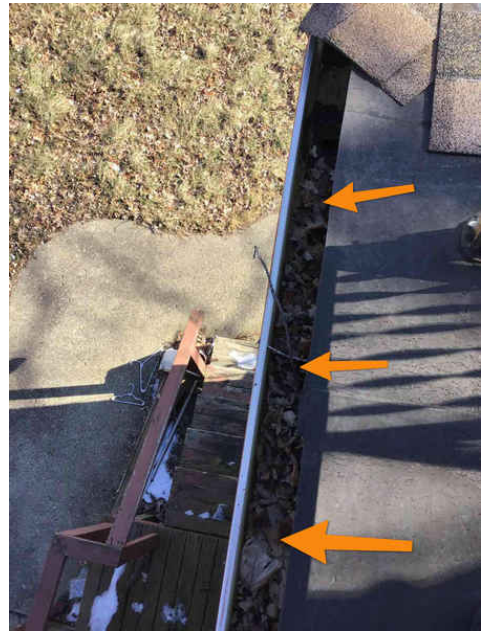
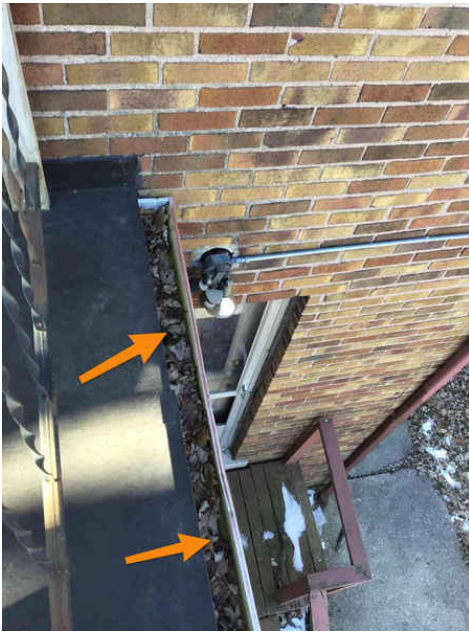
### 2.2.1 Roof Drainage Systems

#### DEBRIS

Recommendation

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

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



### 2.2.2 Roof Drainage Systems

#### DOWNSPOTS DRAIN NEAR HOUSE

Recommendation

One or more downspouts drain too close to the home's foundation. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor adjust downspout extensions to drain at least 6 feet from the foundation.

[Here is a helpful DIY link](#) and video on draining water flow away from your house.

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#### 2.2.3 Roof Drainage Systems

##### **GUTTER DAMAGED**



Recommendation

Gutters were damaged. This can result in excessive moisture in the soil at the foundation, which can lead to foundation/structural movement. Recommend a qualified contractor evaluate and repair.



#### 2.2.4 Roof Drainage Systems

##### **GUTTER LEAKAGE**



Recommendation

Gutters were observed to be leaking 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 evaluate and repair gutters to proper functionality.



#### 2.2.5 Roof Drainage Systems

##### **GUTTER LOOSE**



Recommendation

The gutter(s) is loose and needs to be re-fastened to fascia and pitched properly.

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#### 2.2.6 Roof Drainage Systems

### DOWNSPOUT DETACHED

Downspout is not connected to gutter.

Recommendation

Contact a qualified professional.



Recommendation



#### 2.4.1 Skylights, Chimneys & Other Roof Penetrations

### CHIMNEY FLUE DIRTY

Chimney flue was excessively dirty, which can pose a serious fire hazard. Recommend a qualified chimney contractor clean the build up in the flue.



Recommendation

#### 2.4.2 Skylights, Chimneys & Other Roof Penetrations

### CHIMNEY DOORS

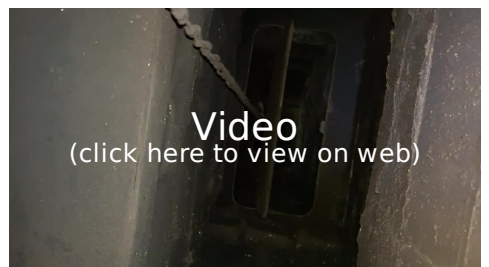
Damper doors broken recommend replacing pull chain.

Recommendation

Contact a qualified chimney contractor.



Recommendation



### 3.1.1 Siding, Flashing & Trim

#### **LOOSE BOARDS**

 Recommendation

One or more siding boards appear to have been loose, which could result in moisture intrusion. Recommend a qualified siding contractor secure and fasten.



### 3.1.2 Siding, Flashing & Trim

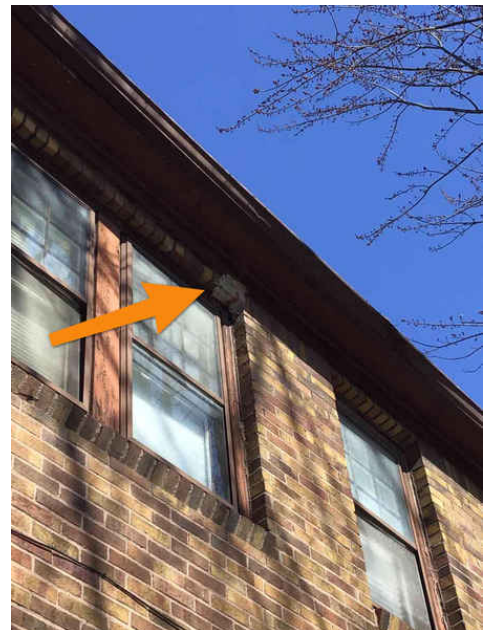
#### **IMPROPER CONSTRUCTION TECHNIQUES**

 Recommendation

Improper construction techniques on masonry.

Recommendation

Contact a qualified professional.



### 3.2.1 Exterior Doors

#### **DOOR SILL/TRIM**

 Recommendation

Door sill and/or trim is loose, deteriorated, missing or worn and repair or replacement should be considered.



### 3.2.2 Exterior Doors

#### **INACCESSIBLE DOOR**

Inaccessible back door? Unable to open back door.

Recommendation

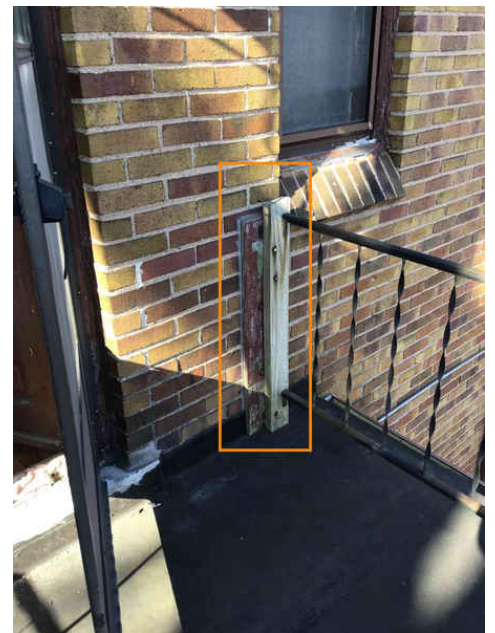
Contact a qualified professional.



### 3.4.1 Decks, Balconies, Porches & Steps

#### **IMPROPER CONSTRUCTION PRACTICES**

Balcony was observed to have general poor construction for handrails. Recommend qualified deck contractor evaluate.



### 3.4.2 Decks, Balconies, Porches & Steps

#### **DETERIORATED MATERIALS**

Deteriorated materials, masonry in need of repair.

Recommendation

Contact a qualified professional.







### 3.5.1 Eaves, Soffits & Fascia

#### **FASCIA - ROTTED**

 Recommendation

One or more sections of the fascia are rotted. Recommend qualified roofer evaluate & repair.



### 3.5.2 Eaves, Soffits & Fascia

#### **PAINT/FINISH FAILING**

 Recommendation

The paint or finish is failing. This can lead to deterioration and rot of the material. Recommend that the areas be properly prepared and painted / finished.

### 4.1.1 Vents, Flues & Chimneys

#### **CHIMNEY LINER DIRTY**

 Recommendation

Chimney liner had layer of creosote dust, so underlying structure couldn't be inspected for cracks. Recommend qualified chimney sweep company inspect and/or clean.

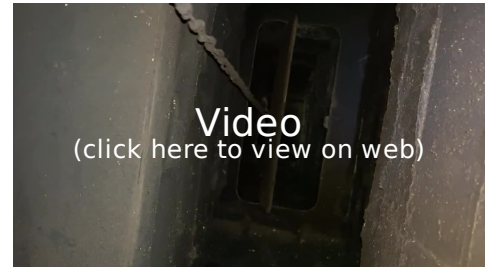
#### 4.3.1 Damper Doors

### **DAMPER INOPERABLE**

Damper would not stay closed once pull chain was released. Recommend a qualified fireplace contractor repair.



Recommendation



#### 4.4.1 Cleanout Doors & Frames

### **CREOSOTE BUILDUP**

There was a notable amount of creosote buildup in the flue. Recommend a qualified fireplace or chimney contractor inspected and sweep on annual basis.



Recommendation

#### 5.1.1 Doors

### **KNOBS**

Door knob missing/broken on upstairs bedroom closet.

Recommendation

Contact a qualified professional.



Recommendation



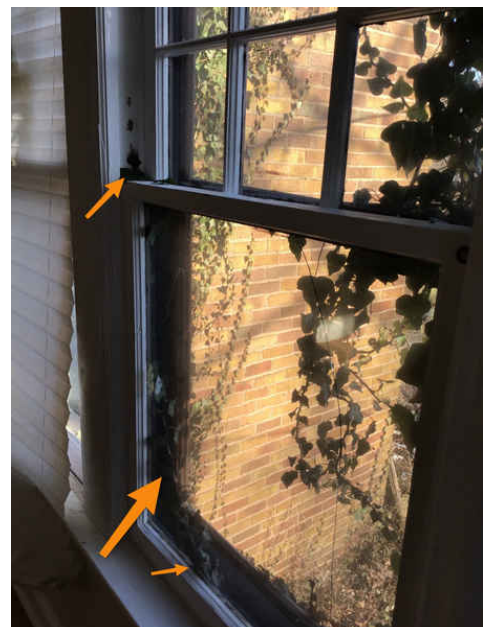
#### 5.2.1 Windows

### **FAILED SEAL**

Observed a failed window seal with vines growing inside of windows. Recommend qualified window contractor evaluate & replace. Cold air coming from outside.



Recommendation



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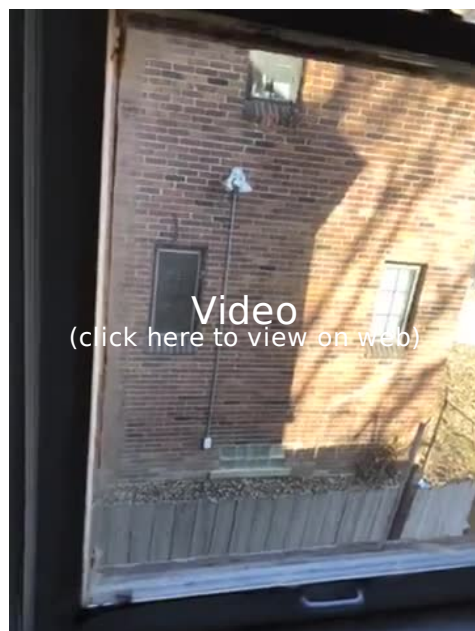
### 5.2.2 Windows

#### **IMPROPER INSTALLATION**

Windows appear to not be operating properly due to substandard installation. Recommend window specialist evaluate.



Recommendation



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### 5.2.3 Windows

#### **BROKEN**

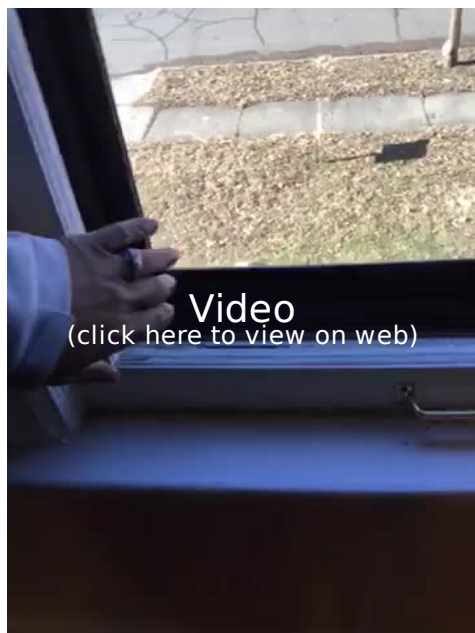
Broken windows, recommend professional consultation.

Recommendation

Contact a qualified professional.



Recommendation



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### 5.2.4 Windows

#### **OUTDATED**

Some windows are outdated and require maintenance or replacement.

Recommendation

Contact a qualified professional.



Recommendation



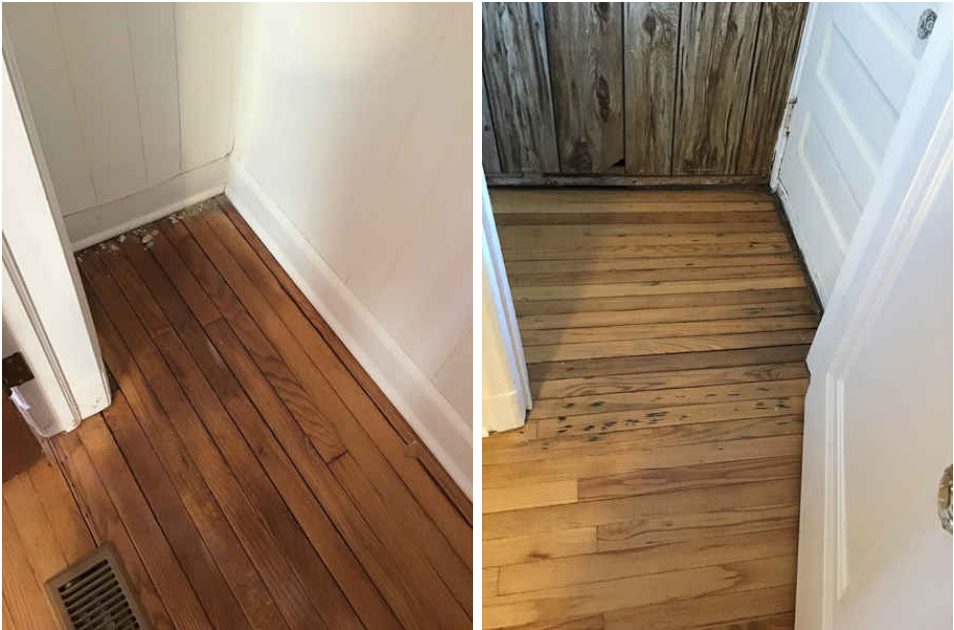


5.3.1 Floors

**MOISTURE DAMAGE**

 Recommendation

Floors had areas of visible moisture damage. Recommend a qualified flooring contractor evaluate & repair areas of moisture.

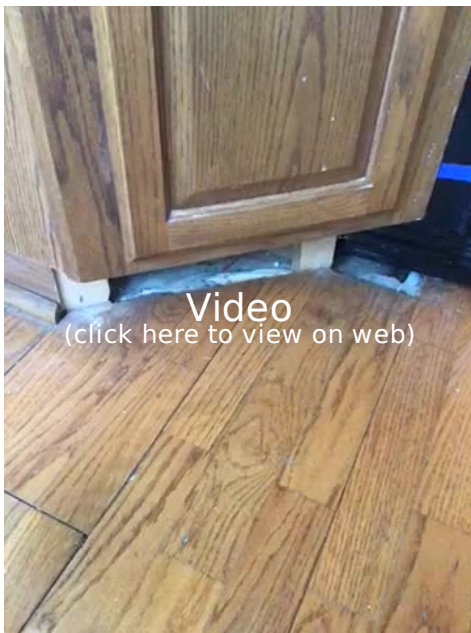


5.3.2 Floors

**TILES MISSING**

 Recommendation

One or more floor tiles were missing. Recommend installing/replacing missing tiles.



Video  
(click here to view on web)



#### 5.4.1 Walls

### MOISTURE DAMAGE

Stains on the walls visible at the time of the inspection appeared to be the result of moisture intrusion. The source of moisture may have been corrected. Recommend further examination by a qualified contractor to provide confirmation.



Recommendation



#### 5.4.2 Walls

### IMPROPER BUILDING TECHNIQUES

Improper building techniques. Cut and broken wood beams and observed in walls.

Recommendation

Contact a qualified professional.



Recommendation





#### 5.7.1 Countertops & Cabinets

### **CABINET HANDLE MISSING/LOOSE**

One or more cabinet handles were missing and or loose.

 Recommendation



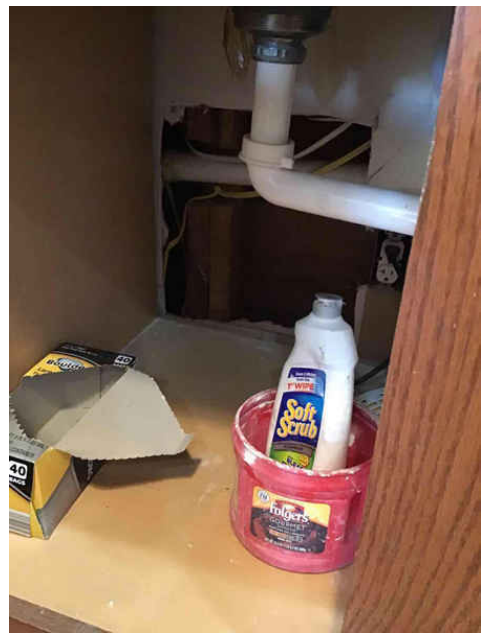
No handle

#### 5.7.2 Countertops & Cabinets

### **CABINETS DAMAGED**

Bathroom cabinet had visible damage at time of inspection Hole in wall in lower kitchen cabinet Missing electrical faceplate. Recommend a qualified cabinets contractor evaluate and repair.

 Recommendation

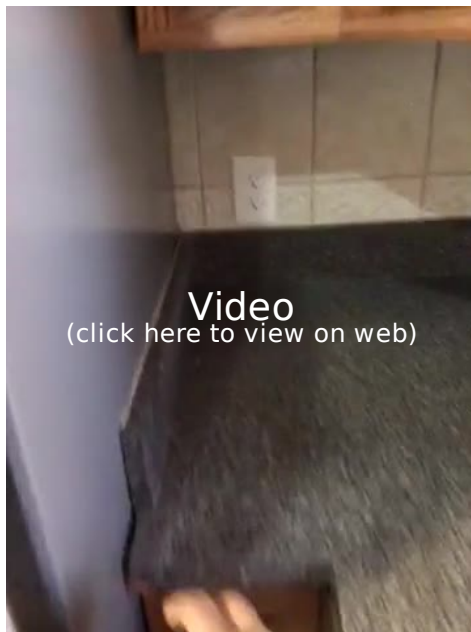


#### 5.7.3 Countertops & Cabinets

### COUNTERTOP NOT SECURED

 Recommendation

Kitchen countertop appeared insecure. Recommend qualified countertop contractor evaluate and secure countertop properly.



#### 5.7.4 Countertops & Cabinets

### GROUT DETERIORATING

 Recommendation

Grout lines were cracked or severely deteriorated. Recommend a qualified contractor repair or replace grout.





#### 5.7.5 Countertops & Cabinets

### **CABINET DOOR WON'T CLOSE**

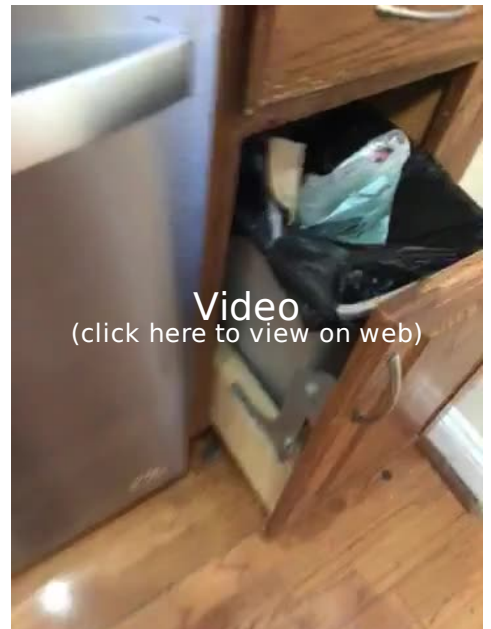
Cabinet door won't fully close.

Recommendation

Contact a qualified professional.



Recommendation



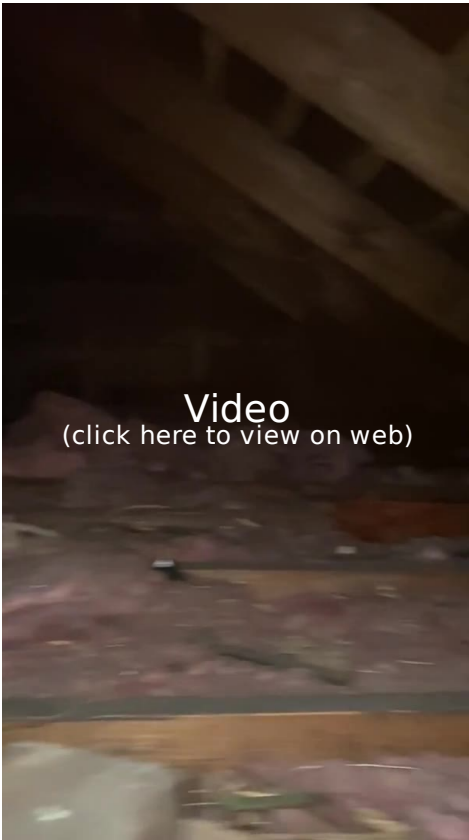
#### 6.1.1 Attic Insulation

### **INSUFFICIENT INSULATION**

Insulation depth was inadequate. Recommend a qualified attic insulation contractor install additional insulation.



Recommendation



Video  
(click here to view on web)

#### 6.4.1 Exhaust Systems

### BATHROOM VENTS INTO ATTIC



Recommendation

Bathroom fan vent is not covered. Recommend a qualified attic contractor property install exhaust fan to terminate to the exterior.





7.2.1 Normal Operating Controls

**LOOSE THERMOSTAT**

Thermostat was loose. Recommend repair or replacement.

 Recommendation

7.2.2 Normal Operating Controls

**BATTERY**

Batteries need replacing.

Recommendation  
Contact a qualified professional.

 Recommendation

7.3.1 Distribution System

**DUCTS UNINSULATED**

Ducts are not insulated, resulting in energy loss. Recommend licensed HVAC contractor insulate ducts.

 Recommendation

8.3.1 Floor Structure

**TILE**

Broken and chipped floor tiles throughout basement.  
Recommend professional consultation, possible asbestos in tiles

Recommendation  
Contact a qualified professional.

 Recommendation



8.4.1 Wall Structure  
**CRACKS - MINOR**

 Recommendation

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







### 8.5.1 Ceiling Structure

## EVIDENCE OF WATER INTRUSION



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.



#### 9.1.1 Equipment **FILTER DIRTY**

 Recommendation

The furnace filter is dirty and needs to be replaced every 6 months.



#### 9.1.2 Equipment **NEEDS SERVICING/CLEANING**

 Recommendation

Furnace should be cleaned and serviced annually. Recommend a qualified HVAC contractor clean, service and certify furnace.

[Here is a resource](#) on the importance of furnace maintenance.

#### 9.2.1 Normal Operating Controls **LOOSE THERMOSTAT**

 Recommendation

Thermostat was loose on the wall. Recommend repair or replacement.



9.3.1 Distribution Systems

**DUCTS NOT SEALED**

 Recommendation

Air supply ducts were not properly sealed. Recommend a qualified HVAC contractor seal supply and return ducts for maximum efficiency.



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

**NO GROUND WIRE**

 Recommendation

Missing ground wire. Recommend qualified electrician evaluate and install.





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

### **IMPROPER WIRING TECHNIQUES**

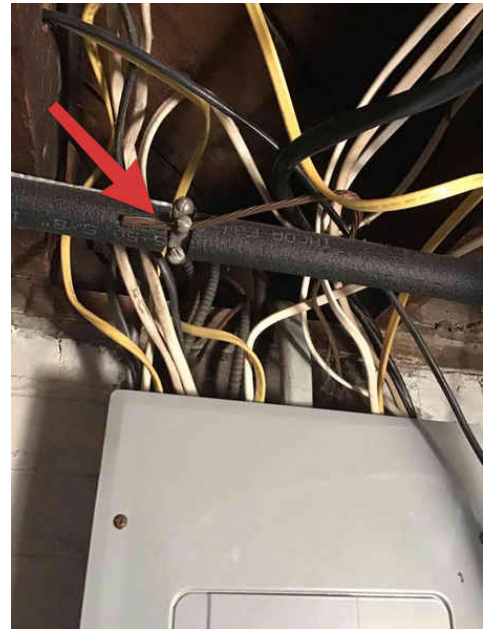
Improper wiring techniques. Electrical ground wire connected to gas line, unclear if wire is bonded.

Recommendation

Contact a qualified professional.



Safety Hazard



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

### **IMPROPER PANEL GROUNDING**

Electrical panel is grounded to a gas line. Safety hazard, consult qualified professional.

Recommendation

Contact a qualified professional.



Safety Hazard

10.4.1 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

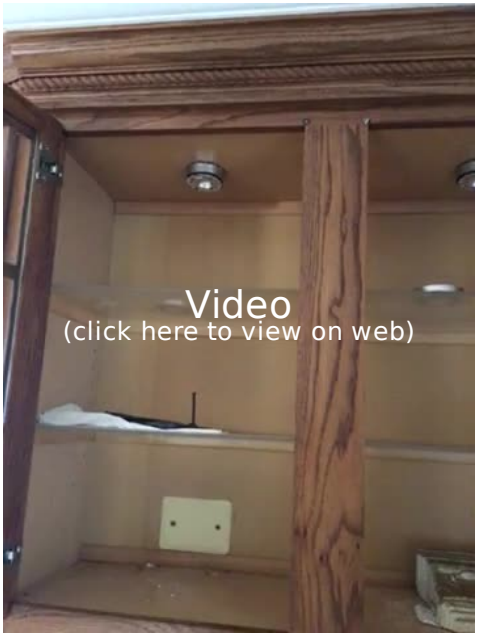


10.4.2 Lighting Fixtures, Switches & Receptacles

 Recommendation

**LIGHT INOPERABLE**

One or more lights are not operating. New light bulb possibly needed. (Dimmable kitchen light)

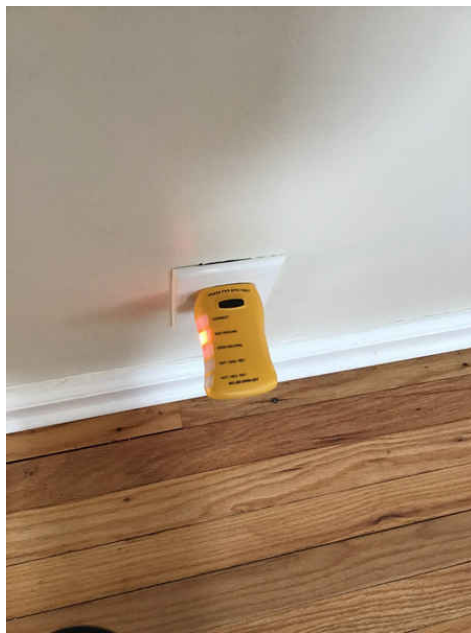


10.4.3 Lighting Fixtures, Switches & Receptacles

 Recommendation

**UNGROUNDED RECEPTACLE**

One or more receptacles are ungrounded. To eliminate safety hazards, all receptacles in kitchen, bathrooms, garage & exterior should be grounded.



#### 10.4.4 Lighting Fixtures, Switches & Receptacles

### INCOMPLETE

Exposed wires.

Recommendation

Contact a qualified professional.



Recommendation

#### 10.5.1 GFCI & AFCI

### IMPROPER INSTALLATION

Bad ground electrical sockets. Recommend professional consultation.



Recommendation

#### 11.1.1 Main Water Shut-off Device

### CORROSION

Water main shut-off shows signs of corrosion. Recommend a qualified plumber evaluate.



Recommendation





11.2.1 Drain, Waste, & Vent Systems

**IMPROPER CONNECTION**

 Recommendation

An improper connection was observed at a drain, waste or vent pipe. Recommend a qualified plumber evaluate and repair.



11.2.2 Drain, Waste, & Vent Systems

**BEHIND A WALL**

 Recommendation

Gas meter and drain to waste pipe behind a wall. Unable to access.

Recommendation  
Contact a qualified professional.