



SUMMARY
2068 Cass Ave, Evansville, IN 47714
Elijah Folsom
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Von Lamey
InterNACHI Certified Professional
Inspector, IAC2 Certified Mold Inspector,
NRSB Certified Radon Measurement
Specialist
Precision Home Inspections
812-480-5126
precisionhomein@gmail.com



2.1.1 General
DEBRIS

*Seller
correcting*

Maintenance Item

GARAGE

Debris located near exterior walls. This can harbor pests and allow moisture to become trapped on or near the exterior surface. Recommend a qualified handyman remove debris.

Recommendation
Contact a handyman or DIY project



2.2.1 Siding, Flashing & Trim
GENERAL DAMAGE

Extra siding in garage.

Maintenance Item

FRONT

General damage to siding material was visible at the time of the inspection. This may allow moisture and/or pest intrusion. Recommend a qualified contractor repair or replace.

Recommendation
Contact a qualified professional.



2.2.2 Siding, Flashing & Trim
MORTAR GAPS

Recommendation

FRONT RIGHT

Areas of the exterior siding had missing mortar between bricks. This could lead to moisture intrusion and deterioration of the structure. Recommend a qualified masonry contractor repair.

Recommendation
Contact a qualified masonry professional.



2.4.1 Decks, Balconies, Porches & Steps
PORCH CRACKING - MINOR

 Maintenance Item

Porch surface was cracked at the time of the inspection. Recommend sealing cracks in concrete to prevent expansion or further moisture intrusion.

Recommendation
 Contact a handyman or DIY project



2.6.1 Vegetation, Grading & Drainage
DOWNSPOUTS DRAIN TOO CLOSE TO STRUCTURE
 BOTH SIDES

 Recommendation

Downspouts drained close to the structure. This can cause water to become trapped around the foundation and may create foundation issues. Recommend downspout extensions to divert water at least 6 feet away from the foundation.

Recommendation
 Contact a handyman or DIY project



2.6.2 Vegetation, Grading & Drainage
POOLING

 Maintenance Item

There was evidence of pooling. This can cause moisture to be trapped near the foundation or deteriorate areas where pooling occurs. Recommend a qualified landscaper install proper drainage.

Recommendation
 Contact a qualified landscaping contractor



Garage As Is

2.6.3 Vegetation, Grading & Drainage
NO DRAINAGE/GUTTER SYSTEM

Recommendation

GARAGE

There was no drainage system present at the property. This can allow run off near the foundation and may cause structural issues. Recommend a qualified gutter contractor install gutter/drainage system.

On back side of garage

Recommendation
Contact a qualified gutter contractor



3.1.1 Coverings
TREE DEBRIS

Seller correcting

Maintenance Item

Roof had tree debris on the surface. Debris can trap moisture on the asphalt shingle and reduce life expectancy. Recommend having debris removed from roof surface.

Recommendation
Contact a handyman or DIY project



3.1.2 Coverings
EXPOSED FASTENERS

Maintenance Item

BACK

Exposed fastener(s) were identified on roof shingle(s) or vents at the time of the inspection. This can lead to moisture intrusion to the roof decking. Recommend a qualified roofing contractor repair.

Recommendation
Contact a qualified roofing professional.

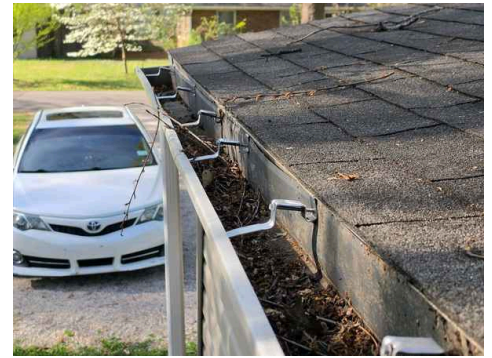


3.2.1 Roof Drainage Systems
DEBRIS

Maintenance Item

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

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



Recommendation
Contact a handyman or DIY project

3.3.1 Flashings
DRIP EDGE IMPROPERLY INSTALLED
Seller Correcting

Recommendation

Drip edge installed behind gutters. This may allow water behind the gutter onto the fascia. Recommend a qualified roofing contractor repair.

Recommendation
Contact a qualified roofing professional.



3.4.1 Skylights, Chimneys & Other Roof Penetrations
CHIMNEY CAP MISSING

Recommendation

No chimney cap was observed. This is important to protect from moisture intrusion and protect the chimney. Recommend a qualified roofing or chimney contractor install.

Recommendation
Contact a qualified roofing professional.



3.4.2 Skylights, Chimneys & Other Roof Penetrations

Recommendation

SEALANT DETERIORATED

RIGHT

Sealant showed signs of cracking. This can lead to moisture intrusion. Recommend a qualified roofing contractor repair.

Recommendation

Contact a qualified roofing professional.



3.4.3 Skylights, Chimneys & Other Roof Penetrations

Recommendation

PLUMBING VENT BOOT DAMAGED

FRONT RIGHT

Plumbing vent boot was damaged at the time of the inspection. This may cause roof leaks and damage to roof decking. Recommend a qualified roofing contractor repair or replace.

Recommendation

Contact a qualified roofing professional.



Crawlspace inaccessible since owner purchased home.

4.2.1 Crawlspace

Recommendation

CRAWLSPACE VENTS INADEQUATE CLEARANCE

BACK RIGHT

Crawlspace vent observed to not have adequate clearance. This may cause water intrusion. Recommend a qualified contractor evaluate and repair.

Recommendation

Contact a qualified professional.



Crawlspace inaccessible

4.3.1 Vapor Retarders

Recommendation

MISSING COVERAGE

Areas were missing vapor retarder or had been pulled back. Recommend a qualified contractor install additional vapor retarder or redistribute to help prevent moisture buildup.

Recommendation

Contact a qualified professional.



4.6.1 Ceiling Structure
ORGANIC GROWTH

*Crawlspace
inaccessible.*

BACK CRAWLSPACE

 Safety Hazard

Observed signs of organic growth on one or more areas of the ceiling structure. Recommend identifying source or moisture intrusion and sending samples to a lab for testing.

Recommendation
Contact a qualified mold inspection professional.



5.1.1 Equipment
CORROSION

*Seller
Correcting*

 Recommendation

Furnace was corroded in one or more areas. This could be the result of condensation or improper venting, which the source would need to be identified. Recommend a HVAC contractor evaluate and repair.

Recommendation
Contact a qualified HVAC professional.



5.1.2 Equipment
NEEDS SERVICED/CLEANING

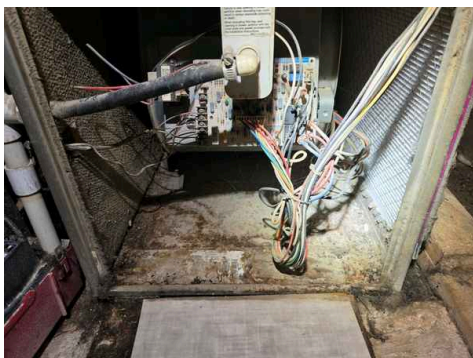
Seller Correcting

 Maintenance Item

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.

Recommendation
Contact a qualified HVAC professional.



6.1.1 Cooling Equipment
INSULATION MISSING OR DAMAGED

Seller Correcting

 Maintenance Item

Missing or damaged insulation on refrigerant line can cause energy loss and condensation.

Recommendation
Contact a handyman or DIY project



Seller Correcting
 6.1.2 Cooling Equipment **NEEDS SERVICED/CLEANING**  Maintenance Item

Exterior air conditioning unit was in need of service/cleaning. Recommend a qualified HVAC professional service.

Recommendation
 Contact a qualified HVAC professional.



Seller Correcting
 6.1.3 Cooling Equipment **ELECTRICAL BOX NOT SECURED**  Safety Hazard

Electrical box for air conditioning unit was not secured. This may cause damage to electrical components. Recommend a qualified electrical or HVAC contractor repair.

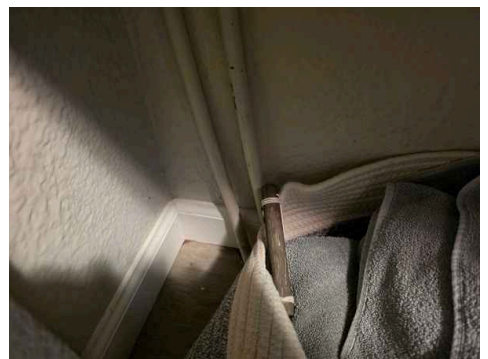
Recommendation
 Contact a qualified electrical contractor.



None exists. Shut off at street/city.
 7.1.1 Main Water Shut-off Device **NO VISIBLE/ACCESSIBLE SHUT-OFF**  Safety Hazard

There was no visible/accessible main water shut-off identified. This is an important device to be able to shut off water to the home in an emergency. Recommend a qualified plumbing contractor evaluate and remedy.

Recommendation
 Contact a qualified plumbing contractor.



7.2.1 Drain, Waste, & Vent Systems

IMPROPER PIPE MATERIAL

Has presented no issues for seller

 Maintenance Item

KITCHEN, BATHROOM

The drain pipe was of an improper type. The pipe was flexible which can cause the drain to back up. Recommend a qualified plumbing contractor replace.

Recommendation

Contact a qualified plumbing contractor.



7.2.2 Drain, Waste, & Vent Systems

S-TRAP

 Safety Hazard

BATHROOM

Observed S-trap(s) under plumbing drains. This is a safety hazard and may cause dangerous gasses to be released. Recommend a qualified plumbing contractor repair.

Recommendation

Contact a qualified plumbing contractor.



Seller Correcting.

7.3.1 Water Supply, Distribution Systems & Fixtures

PLUMBING HARDWARE LOOSE

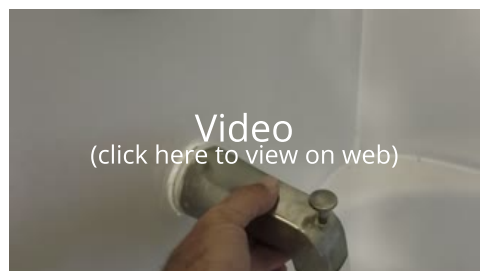
 Recommendation

BATHROOM

One or more pieces of plumbing hardware were loose. Recommend securing/tightening plumbing hardware to help prevent damage and/or leaks.

Recommendation

Contact a qualified plumbing contractor.



7.3.2 Water Supply, Distribution Systems & Fixtures

HOT/COLD REVERSE

As Is

 Maintenance Item

BATHROOM

Hot and cold was reversed at the time of the inspection. Recommend a qualified handyman repair.

Recommendation

Contact a handyman or DIY project



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

Safety Hazard

IMPROPER OR NO BONDING

Seller Correcting

MAIN PANEL

Improper bonding at the time of the inspection. This is a safety hazard. Recommend a qualified electrical contractor evaluate and remedy.

Recommendation

Contact a qualified electrical contractor.



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

Safety Hazard

NEEDS SERVICED

Garage As Is

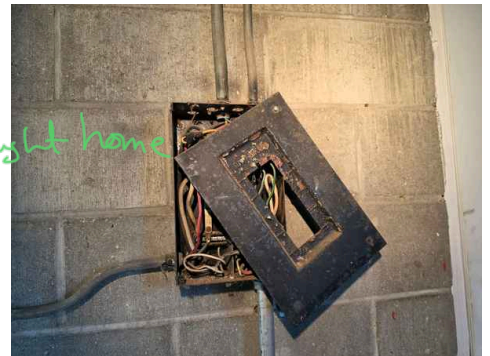
GARAGE

** No electric in garage since owners bought home*

Panel box required service. Excess debris, missing grommets, cover damage and corrosion were observed. Panel was inactive but should be properly removed, secured and/or housed. Recommend a qualified electrical contractor repair.

Recommendation

Contact a qualified electrical contractor.



8.3.1 Branch Wiring Circuits, Breakers & Fuses

Safety Hazard

EXPOSED WIRES

Seller Correcting

MAIN PANEL

Exposed wires present at the time of the inspection. This may create a shock hazard. Exposed wires, whether inactive or energized, should be covered or capped. Recommend a qualified electrical contractor repair.

Recommendation

Contact a qualified electrical contractor.



8.4.1 Lighting Fixtures, Switches & Receptacles

OUTLETS INOPERABLE

 Recommendation

GARAGE

No Electric Garage As Is

Outlet had no power running to it at the time of the inspection. Recommend a qualified electrical contractor repair.

Recommendation

Contact a qualified electrical contractor.



9.1.1 Attic Insulation

INSUFFICIENT INSULATION

 Maintenance Item

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

Recommendation

Contact a qualified insulation contractor.



9.1.2 Attic Insulation

PEST ACTIVITY

Seller Correcting

 Recommendation

Evidence of pest activity in attic insulation at the time of the inspection. Recommend pest control company evaluate and remedy.

Recommendation

Contact a qualified pest control specialist.



9.2.1 Ventilation

ATTIC VENTILATION INSUFFICIENT

 Recommendation

Attic ventilation was insufficient at time of the inspection. The only ventilation openings were passive vents. Gable, Ridge, and/or Soffit vents were not observed to allow for proper airflow. Recommend a qualified contractor repair.

Recommendation

Contact a qualified professional.



9.3.1 Exhaust Systems

NO VENT FAN

BATHROOM

Bathroom has a window.

Recommendation

There was no bathroom exhaust fan in the bathroom at the time of inspection. Recommend a qualified handyman install bathroom exhaust fan.

Recommendation
Contact a qualified handyman.



9.4.1 Roof Decking

MISSING COLLAR TIES

ATTIC

Recommendation

Rafters were missing collar ties. Collar ties help prevent separation from the ridge beam. Recommend a qualified contractor repair.

Recommendation
Contact a qualified professional.



10.3.1 Floors

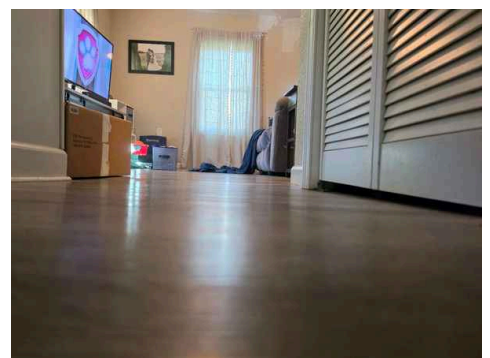
FLOOR AREAS NOT LEVEL

FRONT

Recommendation

There were areas of the floor that were not level at the time of the inspection. Recommend a qualified contractor determine the cause of uneven floors and repair.

Recommendation
Contact a qualified flooring contractor



10.3.2 Floors

IMPROPER INSTALLATION

Maintenance Item

One or more areas of floor coverings were installed improperly. Recommend a qualified flooring contractor repair or replace.

Recommendation
Contact a qualified flooring contractor



10.3.3 Floors

Seller Correcting

ORGANIC GROWTH

UTILITY ROOM NEAR FURNACE

Evidence of organic growth growing near moisture intrusion. Recommend a qualified contractor evaluate and recommend repairs.

Recommendation
Contact a qualified professional.

 Safety Hazard



10.6.1 Countertops & Cabinets

Seller Correcting

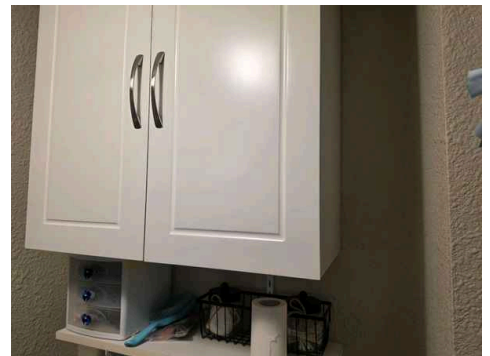
CABINETS NOT SECURED

BATHROOM

Cabinet was not secured to the floor or wall. This may pose a safety hazard as the cabinet could fall on occupant. Recommend a handyman secure cabinet properly.

Recommendation
Contact a handyman or DIY project

 Safety Hazard



12.2.1 Floor

Garage As Is

CRACKING - MAJOR

Cracking observed at the garage floor. Recommend a qualified concrete contractor evaluate and repair.

Recommendation
Contact a qualified concrete contractor.

 Recommendation



12.3.1 Walls

ORGANIC GROWTH

Seller Correcting

 Safety Hazard

Evidence of organic growth was observed. Recommend a qualified mold inspector test and drywall contractor replace damaged drywall.

Recommendation

Contact a qualified mold inspection professional.



12.3.2 Walls

CRACKING - MAJOR

Garage As Is

 Recommendation

Cracking identified on garage masonry block. Recommend a qualified foundation contractor repair.

Recommendation

Contact a foundation contractor.

