

Inspect, Inc.

INSPECTION REPORT



N/A, IL
Inspection prepared for: John Smith
Date of Inspection: 6/18/2015
Age of Home: 2005

Inspector: Michael Doetsch
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General Information

This report follows the Illinois Standards of Practice section 1410.200 of the Administrative Code. The inspection is a non-invasive examination of the readily accessible areas of the home to identify observable major defects or deficiencies existing at time of inspection as stated on the contract. No representation is made regarding areas that are hidden, obstructed, concealed or cannot be seen at time of inspection as stated in Section 1. of the contract. Representations regarding code, regulations, environmental concerns as stated in Section 2. of the contract are not part of this report. Please refer to all exclusions and limitations as listed in contract prior to closing escrow.

This inspection does not address the possible presence of formaldehyde, toxic, or flammable chemicals, asbestos, radon gas, lead paint, Chinese drywall, or other indoor or outdoor pollutants, water or airborne related illness or disease, mold, mildew, fungi, moisture content of walls, floors, ceilings, or siding or any other substance not visually detectable, ants, birds, rodents, termites or any insect pest or wood boring organisms.

Permit verification and product recalls relating to any system or component of the property are not included. Identification of, or research for, appliances and other items that may have been recalled or have had a consumer safety alert issued about should be addressed by the Consumer Product Safety Commission. Any comments made in this report are provided as a courtesy only. Product recalls and consumer product safety alerts are added almost daily by the Consumer Product Safety Commission. We recommend visiting the following Internet site if recalls are a concern to you: <http://www.cpsc.gov>.

Recommend to have any concerns of the above listed items addressed by a qualified contractor, prior to closing escrow.

USE OF PHOTOS:

Photographs are included to help you better understand what is documented in this report and to help you see areas or items that you normally would not see. The pictures are informational and help you understand what was looked at and condition of the item or area at the time of the inspection. Not all problem areas or conditions will be supported with photos. One or two photos of a condition may be used to summarize similar deficiencies found at various locations. For example several joists may have been improperly cut or several damaged/rotted wood siding/trim boards may be present but only one or two photos may be taken.

1. Persons in Attendance

Buyer, Inspection agreement signed by buyer

2. Occupancy

The Property is occupied

3. Property Information

- This is a single family home.
- Buyer is cautioned that this is NOT a compliance inspection. Should buyer be concerned as to municipal compliance of property a consultation with the local Municipality is recommended.
- This inspection does not review permits or determine if they exist. That determination should be made by client through the local building officials or with sellers prior to closing escrow.

4. Style of House

2 Story

5. Estimated Age

This home was built around 2005.

6. Weather ConditionsTemperature at the time of inspection was approximately 75-80 degrees.,
Partly cloudy**7. Exposure**

Front of the house faces: West

8. InspectorMike Doetsch
IL License #450.000363 Expires 11/30/16
Certified ASHI Member #210424

Roof

Roofs will not be climbed during inclement weather, when slippery, high pitched or when the conditions make it unsafe or dangerous.

Many roofs are hazardous to walk on and are inspected from the ground with binoculars and from windows with a view of the roof. Some roofs, such as asbestos cement, slate, clay or concrete tile, wood shingles and shakes, may be seriously damaged by persons walking on them.

Most all homes have some form of hail damage and it is not covered by the home inspection as it is technically exhaustive. Some of the key elements an expert must examine include the type of roofing involved, weather reports during the time of loss, the average number of 'hits' per square (10' x 10' area) measured at different locations on the roof, proper installation procedures for a particular style of roof, and normal wear and tear factors associated with aging. Recommend to consult a licensed roofing contractor to determine if repairs are necessary.

Recommend to have any roof over 5 years old certified by an established local roofing contractor to determine its serviceability.

1. Roof Style

Hip

2. Roof Covering Materials

Asphalt Composition Shingles

3. Methods Used to Inspect Roof

Walked on roof

4. Roof Covering Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- The roof shows normal wear for its age and type.
- Evidence of granular loss.
- Evidence of nail pops visible.
- Evidence of moss, lichen and algae growth observed.
- Shingles are starting to lift and curl.
- Evidence of possible hail hits observed.
- Cracks visible in shingles.



Evidence of possible hail hits observed.



Cracks visible in shingles.

5. Roof Valley Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Materials: Shingle Wrap Over Valleys

Observations:

- The valleys show normal wear for its age and type.

6. Soffit, Fascia, Rake, and Trim Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Materials: Aluminum

Observations:

- Appear serviceable for age and type.
- Conditions behind soffit and fascia boards are not visible and not inspected.

7. Gutter Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Materials: Aluminum

Observations:

- Downspout discharges water at foundation.
- Recommend installation of gutter extensions to ensure proper drainage away from foundation.



Downspout discharges water at foundation.

8. Vent Pipe Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Vent pipes appear to be in serviceable condition at time of inspection.

9. Roof Comments

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | | | | X |

Observations:

- Most all homes have some form of hail damage and it is not covered by the home inspection as it is technically exhaustive. Some of the key elements an expert must examine include the type of roofing involved, weather reports during the time of loss, the average number of 'hits' per square (10' x 10' area) measured at different locations on the roof, proper installation procedures for a particular style of roof, and normal wear and tear factors associated with aging. Recommend to consult a licensed roofing contractor to determine if repairs are necessary.

Exterior

Please review the following for some of the systems and components that are not included in the inspection:

Screens, storms, shutters, awnings, and similar seasonal accessories; outbuildings such as sheds, barns and storage units; fences; buried underground pipes, tanks and electrical components; fuel-burning fireplaces and appliances located outside the inspected structure are not inspected.

Structural, geological certifications, hydrological stability, soil and earth measurements and stability, landslide, erosion control and earth stabilization measures, retaining walls, survey, engineer analysis, architectural, latent and concealed defects, underground utilities, flood plain certifications and surveys are not included.

Recommend to have any concerns of the above listed items addressed by a qualified contractor, prior to closing escrow.

1. Exterior Siding Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Materials: Wood Siding

Observations:

- Siding appears to be in serviceable condition for its age.
- Condition of the structure behind siding cannot be determined without removal of existing coverings and is outside the scope of this inspection.
- Peeling paint observed, suggest scraping and painting as necessary.
- Recommend caulking at open seams.
- Evidence of cracks, knots, and holes in cladding.
- Recommend repair or replacement as necessary.



Recommend caulking at open seams.



Recommend caulking at open seams.

2. Trim Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Materials: Wood and Aluminum

Observations:

- Condition of the structure behind trim cannot be determined without removal of existing coverings and is outside the scope of this inspection.
- Recommend caulking open seams.



Recommend caulking open seams.



Recommend caulking open seams.



Recommend caulking open seams.

3. Driveway Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | | X | | |

Materials: Asphalt

Observations:

- Evidence of settlement and cracks in driveway.
- Evidence of possible trip hazards present.
- Recommend evaluation by a qualified contractor for repair or replacement as necessary.



Evidence of possible trip hazards present.

4. Walkway Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Materials: Concrete

Observations:

- Evidence of settlement and cracks in walkways.



Evidence of settlement and cracks in walkways.

5. Step and Stoop Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | | X | | |

Observations:

- Recommend to install missing handrail at steps.
- Recommend evaluation and repair by a qualified contractor, as necessary.



Recommend to install missing handrail at steps.

6. Window Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Windows appear to be in serviceable condition at time of inspection.
- Windows need regular maintenance for preservation and proper operation.
- Recommend caulking around windows as necessary.
- Caulking at windows should be checked annually as part of routine maintenance to prevent deterioration.

7. Window Screen and Storm Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Screens worn/torn.
- Screens bent.
- Recommend repair or replacement as necessary.

8. Exterior Door Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Materials: Metal, Sliding

Observations:

- Doors appear to be in serviceable condition at time of inspection.
- Doors need regular maintenance for preservation.
- Recommend caulking around doors as necessary as part of routine maintenance to prevent deterioration.
- Weatherstripping is missing or in need of repair at exterior doors.

9. Door Screen and Storm Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Operational condition at time of inspection.

10. Foundation Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Foundation damp proofing visible

Observations:

- Visible areas of the foundation appear to be structurally sound at time of inspection.
- Evidence of settlement cracks visible in foundation.
- Settlement and shrinkage cracks are very common and appear in almost all foundations. While these may not be structural in nature they can allow moisture infiltration. Recommend to monitor foundation cracks for seepage and repair if necessary. Foundation cracks can be professionally repaired by a qualified waterproofing contractor so that moisture will not enter the structure.



Evidence of settlement cracks visible in foundation.

11. Lot Grade and Drainage Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Flat and negative grade at foundation should be regraded and sloped away from house. Regrading around the foundation is recommended to ensure proper drainage away from the foundation at all times.

12. Window Wells

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | | X | | |

Observations:

- Window wells are full of debris and should be cleaned.
- Recommend to install covers at window wells to keep out water and debris.
- **Recommend safety grate covers for egress window well.**
- **Recommend evaluation by a qualified contractor for repair or replacement as necessary.**



Recommend safety grate covers for egress window well.



Window wells are full of debris and should be cleaned.



Recommend safety grate covers for egress window well.



Window wells are full of debris and should be cleaned.

13. FenceCondition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Materials: Wood**Observations:**

- Gate is sagging.
- Recommend repair or replacement as necessary.

14. Exterior Electrical Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | | X | | |

Observations:

- Electrical outlets may be present in yard and may not have been tested. Surveying the yard for electrical system components is technically exhaustive and not part of this report.
- Buried electrical system components are not visible and are not part of this report.
- Low voltage lighting components are not inspected.
- **No power at outlets. Possible defective GFCIs**
- **Recommend evaluation for repair or replacement by a licensed electrician as necessary.**



No power at outlet on front porch.



No power at outlet at rear steps. Possible defective GFCI

15. Exterior Faucet Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Exterior faucets were serviceable at time of inspection.

Garage

1. Garage Type

Type: Attached, 2 car garage

2. Garage Floor Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Materials: Concrete

Observations:

- Floor appears to be in serviceable condition at time of inspection.

3. Garage Wall Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Materials: Drywall

Observations:

- Walls appear to be in serviceable condition at time of inspection.

4. Garage Ceiling Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Materials: Drywall

Observations:

- Ceiling appears to be in serviceable condition at time of inspection.

5. Overhead Garage Door Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Materials: Metal

Observations:

- Dents in the overhead garage door visible.



Dents in the overhead garage door visible.

6. Garage Door Hardware Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Overhead garage door hardware appears to be in serviceable condition at time of inspection.
- Recommend annual maintenance of the overhead garage door system, including lubricating the overhead garage door's moving components, ensuring all nuts and bolts are properly secured, and checking that the automatic door's safety resistance is at the proper setting.

7. Garage Door Opener Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Automatic garage door opener appears to be in serviceable condition at time of inspection.
- Safety reverse in place and operational.
- Photo eye sensors are present and working.

8. Fire Door Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Materials: Metal/Metal Clad

Observations:

- Recommend to install a handrail at steps into house.
- Recommend repair or replacement as necessary.

9. Garage Electrical Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- GFCI protected receptacle in place and operational.

Attic

Entering attics that are heavily insulated can cause damage to the insulation and attic components. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. Attic areas will not be traversed when there are possible safety issues present or when damage to the attic insulation or any components may occur. Insulation will not be disturbed during inspection.

Areas between vaulted/cathedral ceilings are not visible for inspection. Framing, decking, insulation, vapor barriers, ventilation, electrical components, etc. are not visible during inspection, and are not part of this report.

1. Methods Used to Inspect Attic

How Inspected: Entering attics that are heavily insulated can cause damage to the insulation and attic components. Attics with deep insulation cannot be safely inspected due to limited visibility of the framing members upon which the inspector must walk. Inspectors will not crawl the attic area when they believe it is a danger to them or when they might damage the attic insulation or any components. This is a limited review of the attic area viewed from accessible areas only.

2. Framing Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Style: Truss

Observations:

- Framing appears to be structurally sound at time of inspection.

3. Attic Decking Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Materials: Waferboard

Observations:

- Decking appears to be structurally sound at time of inspection.

4. Attic Insulation Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Materials: Blown in insulation

Observations:

- Over 12" of insulation present.

5. Attic Vapor Barrier Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Materials: Plastic

Observations:

- Vapor barrier appears to be installed properly.

6. Attic Ventilation Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Style: Soffit vents, Hooded Roof Vents

Observations:

- Attic appears to be properly ventilated.

7. Vent Pipe Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Vent pipes appear to be properly installed at time of inspection.

Basement

1. Basement Stairs Condition

Good Fair Poor Unkwn N/A

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Observations:

- Staircase appears to be in good shape at time of inspection.

2. Basement Wall Finish Condition

Good Fair Poor Unkwn N/A

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Materials:

- Drywall

Observations:

- Interior walls appear to be in serviceable condition at time of inspection.

3. Basement Floor Condition

Good Fair Poor Unkwn N/A

| | | | | |
|---|--|--|---|--|
| X | | | X | |
|---|--|--|---|--|

Materials: Concrete

Observations:

- Flooring appears to be serviceable at time of inspection.
- Conditions under floor finish are not visible and unable to be inspected.
- Common settlement/shrinkage cracks visible.

4. Basement Ceiling Finish Condition

Good Fair Poor Unkwn N/A

| | | | | |
|---|--|--|--|--|
| X | | | | |
|---|--|--|--|--|

Materials: Drop Tile, Drywall

Observations:

- Ceilings appear to be serviceable at time of inspection.

5. Foundation Wall Conditions

Good Fair Poor Unkwn N/A

| | | | | |
|--|--|--|---|--|
| | | | X | |
|--|--|--|---|--|

Type: Concrete

Observations:

- Visible portions of foundation appear to be structurally sound.
- Areas behind finished walls and/or insulation are not visible and are not inspected.

6. Joist Condition

Good Fair Poor Unkwn N/A

| | | | | |
|---|--|--|---|--|
| X | | | X | |
|---|--|--|---|--|

Materials: Conventional 2 x 10 Framing

Observations:

- Visible portions of support joists appear to be structurally sound.
- Areas behind finished ceilings are not visible and are not inspected.

7. Subfloor Condition

Good Fair Poor Unkwn N/A

| | | | | |
|---|--|--|---|--|
| X | | | X | |
|---|--|--|---|--|

Materials: Wafer Board

Observations:

- Visible portions of subfloor appear to be in serviceable condition.
- Areas behind finished ceilings are not visible and are not inspected.

8. Support Post Comments

Good Fair Poor Unkwn N/A

| | | | | |
|---|--|--|---|--|
| X | | | X | |
|---|--|--|---|--|

Materials: Metal

Observations:

- Visible portions of support posts appear to be structurally sound.
- Posts are partially finished, unable to fully inspect.
- Areas behind finished walls and floors are not visible and are not inspected.

9. Beams Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | X | |

Materials: Metal

Observations:

- Visible portions of beams appear to be structurally sound.
- Beams are partially finished, unable to fully inspect.
- Areas behind finished ceilings are not visible and are not inspected.

10. Insulation Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | | | X | |

Materials: Fiberglass

Observations:

- Areas behind finished walls are not visible and are not inspected.
- Some insulation is visible at some access points.

11. Window Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Materials: Vinyl Frame, Sliding, Egress, Thermal pane

Observations:

- Windows appear to be in good condition at time of inspection.

12. Sump Pump Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Sump pump was working as intended.
- Recommend to seal cover on sump pit.
- Sump pumps are mechanical and can malfunction at anytime due to power outage, sticking float or pump failure. Battery back up system is recommended.

13. Basement Comments

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | | | X | |

Observations:

• Many basements are finished by homeowners without permits. This inspection does not review permits or determine if they exist. That determination should be made by client through the local building officials or with sellers prior to closing escrow.

• Drop ceiling tiles are not removed to inspect concealed areas. This would be technically exhaustive as all tiles would need to be removed to inspect every component. This is outside the scope of this inspection.

• Limited view of structural components due to basement being totally or partially finished. Areas behind finished walls, floors and ceilings are not visible and can not be inspected. Recommend to review Seller Disclosure Statement regarding the condition of any concealed plumbing, electrical, structural or moisture problems which may be present.

Heating and Air Conditioning

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Type of heat

Gas Forced Air

2. Heat System Description

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Description:

- Number of heating units 1.
- Fuel source for heating system is gas and the main disconnect is at the gas meter.
- Make of furnace is Carrier.
- Estimated age of the heating system is 2005.
- The BTU on the input is 110,000 as listed on the service tag.

Observations:

- Service tag was legible.

3. Thermostat Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

- Heat and A/C have same thermostat.

Observations:

- Thermostat was working at time of inspection.

4. Furnace Casing Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Furnace casing appear to be in good condition.

5. Combustion Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Visual examination of flame pattern performed.
- The heating system performed as intended during the inspection.

6. Gas Control Valve and Lines

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Gas control was in serviceable condition a time of inspection.
- Gas shut off valve is located at furnace.
- Dirt leg is present.

7. Exhaust Venting Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Materials: Metal

Observations:

- Vent piping appears to be properly installed.

8. Blower Fan and Motor

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Blower motor assembly appears to be serviceable at time of inspection.

9. Inducing Motor

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Inducing motor appears to be serviceable at time of inspection.

10. Distribution/Ducts

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Distribution:

- Heat and A/C have same ductwork.

Observations:

- The interior conditions of the HVAC ducts are not visible and are not inspected.
- Any concerns regarding the inside condition of the HVAC ducts should be addressed by a qualified contractor.
- The condition of HVAC ducts between, behind or under walls, ceilings and floors are not visible and are not inspected.
- Recommend to have ducts cleaned by a qualified contractor.
- Ductwork system should be balanced by a licenced HVAC contractor.
- Duct work in basement does not appear to be adequate for proper airflow. Comfort level may be affected due to limited number and placement of registers.

11. Air Conditioning Comments

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | X | |

Description:

- Number of A/C units: 1.
- Fuel source for A/C is electric and the main disconnect is at the electric service panel.
- Make of A/C is Carrier.

Observations:

- Air conditioning was in serviceable condition at time of inspection.
- Temperature differential for A/C is about 18 at time of inspection.
- Service tag missing or not legible on compressor/condenser equipment.

12. Line-set Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Line-set appears to be in serviceable condition.

13. Condensate Drain Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Materials:

- PVC Piping

Observations:

- Recommend a float switch or secondary drain at a-coil drain.
- Condensate piping should flow through a plumbing trap.
- Recommend repair or replacement as necessary.

14. Air Filter Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Filter appears to be properly installed.

Plumbing System

The plumbing system will be observed and described only. Inspection of the plumbing system is not within the scope of the home inspection as per the Illinois Home Inspectors License Act [225 ILCS 441].

No representations are made regarding any governmental or other codes or regulations.

Plumbing Pipes within walls, ceilings, under flooring, behind, under or inside insulation, within slabs, buried under ground, hidden or obstructed are not considered visible and cannot be observed and

described. Conditions existing inside of pipes are not visible and are not part of this report.

Fire suppression systems; wells, well pumps and water storage related equipment; septic and other sewage disposal systems; lawn irrigation systems; swimming pools, saunas, hot tubs, and steam showers; water conditioning systems, purifiers, reverse osmosis, hot water circulating pumps, under sink instant hot water dispensers and the quality of water are not included within this report. These items are outside the scope of the Illinois Home Inspectors License Act [225 ILCS 441].

Concerns about any of the items mentioned above should be addressed by a licensed or qualified contractor prior to closing escrow.

1. Plumbing System Comments

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | | | | X |

Observations:

• Underground supply and waste pipes are not visible and are not part of this report. Any concerns regarding these pipes should be evaluated by a licensed plumbing contractor prior to closing escrow.

• Limited visibility of plumbing pipes due to wall, floor and ceiling covers. Conditions of pipes in concealed, obstructed or hidden areas are not inspected and are outside the scope of this inspection.

Plumbing Supply

1. Main Water Line Entry Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Material and Location:

- Community Supply
- Copper supply pipe
- Main water shut off is located in basement.

Observations:

- Main supply pipe and shutoff valve appear to be in serviceable condition.

2. Water Supply Line Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Materials: Copper supply lines

Observations:

- Visible supply piping appears to be in good condition at time of inspection.

Plumbing Waste

1. Main Waste Line Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | | | | X |

Service: Public Waste

Observations:

- Due to the number of problems many homes have with broken and obstructed pipes, it is highly recommended that the main buried sewer/waste pipes be scoped by a qualified contractor, prior to closing escrow.

2. Waste Line Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | | X | | |

Materials:

- PVC waste pipes

Observations:

- Evidence of clean outs visible.
- Waste piping does not appear to be professionally installed.
- Recommend to have plumbing system evaluated for repair or replacement by a licensed plumbing contractor as necessary.



Waste piping does not appear to be professionally installed.

3. Ejector Pump Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | | X | | |

Observations:

- Evidence of standing water on ejector pit cover.
- Recommend review by a licensed plumber for repair or replacement.



Evidence of standing water on ejector pit cover.

Water Heater

1. Water Heater Description

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Description:

- Gas Water Heater
- Water heater is manufactured by Bradford White
- Water heater was manufactured in 2005.
- 50 gal. water heater.

Observations:

- Water heater service tag was legible.

2. Water Heater Supply lines Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Materials:

- Copper

Observations:

- Water heater supply pipes appear to be serviceable at time of inspection.

3. TPR Valve and Drip Tube Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- TPR valve and drip tube appear to be serviceable at time of inspection.

4. Flue Venting Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Materials:

- Metal

Observations:

- Exhaust vent pipe appears to be serviceable at time of inspection.

5. Gas Control Valve and Lines

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Gas control valve appears to be serviceable at time of inspection.
- Dirt leg/sediment trap present.
- Gas shut off valve was observed near water heater.

6. Water Heater Comments

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Water heater is nearing end of useful life.
- Recommend to install a drain pan under water heater.
- Water heater may need to be replaced within the next couple years.
- Recommend evaluation by a licensed plumber for repair or replacement, as necessary.

Gas Lines

Limited visibility of gas piping due to wall, floor and ceiling covers. Conditions of pipes in concealed, obstructed or in hidden areas are not inspected and are outside the scope of this inspection. Buried gas piping is not visible and not inspected. The inspection for gas leaks is technically exhaustive and not included. During the inspection Inspect Inc. will not ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.

1. Gas Meter Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Location: Front exterior, Right side of house

Observations:

- Main fuel shutoff is located at the meter.

Electrical

The service drop, conductors, cables raceways, equipment and disconnects will be inspected. Interior components of service and subpanels including conductors and overcurrent protection devices are included in the inspection. Service grounding, ground fault circuit interrupters (GFCI) and arc fault interrupters (ARC) will be inspected. A representative number of outlets, switches and light fixtures are tested. The amperage rating of the service, location of the main disconnect(s) and subpanels, the presence or absence of smoke alarm and carbon monoxide alarms and the predominant branch wiring methods will be described. Amperage, voltage and impedance will not be measured.

Wiring Methods: Type of wiring methods listed do not reflect any type of municipal ordinance violations, but rather for any safety concerns which may be visible. Every municipality has different standards and regulations and these standards change on a regular basis. Wiring method compliance should be addressed with local building department.

Conditions behind walls, ceilings, floors, cover plates, furniture or any other obstructions are not visible and are outside the scope of this inspection.

The inspection does not cover remote control devices, security systems components, intercom systems, telephone, cable, internet, surround sound, low voltage wiring, ancillary wiring systems and any other components which are not part of the primary electrical power distribution system as per inspection contract agreement.

Recommend to have any concerns of the above listed items addressed by a qualified contractor contractor, prior to closing escrow.

1. Service Entrance Conductor Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Type: Main service drop is underground

Observations:

- Service drop appears to be in good condition at time of inspection.

2. Electric Meter Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Location: Right exterior

Observations:

- Electrical meter appears to be in serviceable condition at time of inspection.

3. Amperage/Voltage and Service Panel location(s)

Rating: The main service is approximately 200 amps, 240 volts.

Location:

- Service panel and main disconnect is located in basement.

4. Wiring Methods

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Disconnect Type and Materials:

- Service disconnect is a breaker.
- Service entrance cables are copper
- Branch circuit wiring is copper

Wiring Style:

- Combination of
- Ridged conduit
- Flexible metal conduit

5. Service Panel Comments

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Service panel appears to be good condition at time of inspection.

6. Electric Grounding Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Conditions:

- Ground rod visible at electric meter.

7. Electrical Comments

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Electric system requirements vary in all municipalities and change frequently. Some components that may have been allowed once are no longer acceptable to current standards. Any concerns regarding acceptable components should be addressed by a licensed electrician.

- Intercom/stereo/phone/cable/Cat5-6/alarm systems etc. are not inspected. These components are not considered part of the inspection and are not included in this report.

Kitchen

1. Kitchen Cabinet Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Cabinets appear to be serviceable at time of inspection.
- Wear and tear of cabinets is not reported.

2. Kitchen Countertop Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Recommend additional support for countertop.
- Recommend review for repair or replacement as necessary.



Recommend additional support for countertop.

3. Kitchen Sink(s)

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Sink appears to be serviceable at time of inspection.
- Wear and tear of sinks is not reported.

4. Kitchen Faucet(s) and Drains

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Wear and tear of faucets is not reported.
- Faucet drips.
- Recommend review for repair or replacement as necessary.



Faucet drips.

5. Kitchen Electrical Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- GFCIs in place and operational.

Bathrooms

1. Counters/ Cabinets Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Cabinets appear to be serviceable at time of inspection.
- Countertop(s) appear to be serviceable at time of inspection.
- Wear and tear of cabinets and countertops is not reported.

2. Bathroom Sink Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Sink(s) appear to be serviceable at time of inspection.
- Wear and tear of sinks is not reported.

3. Sink Faucet Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Sink faucet is leaking and needs repair.
- Recommend evaluation and repair/replacement as necessary.



Sink faucet is leaking and needs repair.

4. Tub Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Type(s):

- Soaking tub

Observations:

- Bathtub(s) appear to be serviceable at time of inspection.

5. Bathroom tub/shower base condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

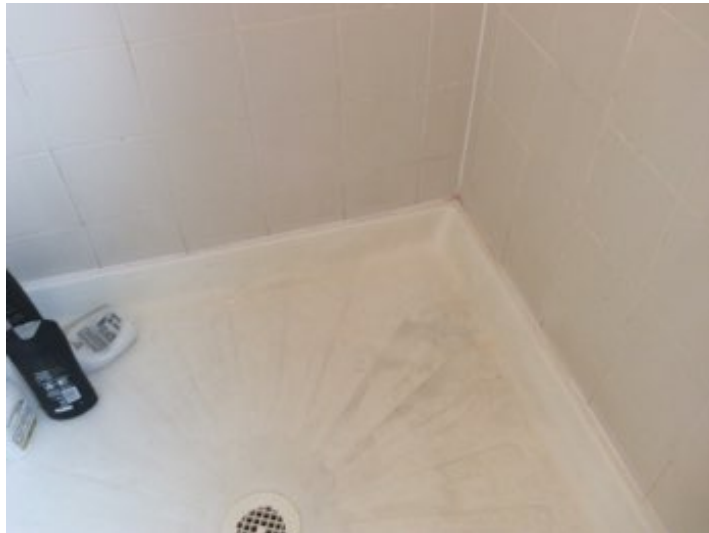
- Shower base appear to be serviceable at time of inspection.

6. Tub/Shower Surround

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Grout and caulk are dirty and need to be cleaned.
- Recommend repair or replacement as necessary.



Grout and caulk are dirty and need to be cleaned.

7. Tub/Shower Faucet Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | | X | | |

Observations:

- Wall mounted shower sprayer components are not working properly.
- Recommend evaluation for repair or replacement as necessary.



Wall mounted shower sprayer components are not working properly.

8. Shower Door(s)

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Seal on shower door needs repair/replacement.

9. Toilet Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Toilet(s) appear to be serviceable at time of inspection.

10. Bathroom Exhaust Fan Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Exhaust fans appear to be serviceable at time of inspection.

11. Electrical Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- GFCI(s) in place and operational.

Laundry Room

1. Laundry Area Location

Location: Main Floor, Hallway

2. Cabinet/Countertops Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Cabinets appear to be serviceable at time of inspection.
- Countertop(s) appear to be serviceable at time of inspection.
- Wear and tear of cabinets and countertops is not reported.

3. Laundry Tub/Sink Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Materials:

- Plastic

Observations:

- Laundry sink appears to be serviceable at time of inspection.

4. Washing Machine Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Washing machine was tested on a basic cycle and appeared to be in good working condition. Recommend to check again on final walk through prior to closing escrow.

- Recommend to install a drain pan under washing machine.

5. Dryer Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Gas hook up connected.
- Dryer was tested on a basic cycle and appeared to be in good working condition. Recommend to check again on final walk through prior to closing escrow.

- Recommend to have dryer duct cleaned.

6. Electrical Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- GFCI protected receptacles may not have been required when the house was built. Recommend upgrading to GFCIs at all receptacles on laundry room wall and countertop outlets.



Recommend to install GFCI electrical outlet at laundry room wall.

Interior

Please review the following for some of the systems and components that are not included in the inspection:

Floors, walls, ceilings, stairs, doors, and windows are checked for structural stability, safety and habitability issues and basic function only. Settlement cracks, holes, damaged and repaired coverings are not included.

Paint, wallpaper, and other finish treatments; floor coverings; window treatments; remote control devices; concealed conditions, latent defects, consequential damages, and cosmetic imperfections that do not significantly affect a component's performance of its intended function are not included.

Coatings on and faulty hermetic (thermal pane) seals on window panes are not included in this report. Fogging between window panes are not always visible. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability to visually review these windows for broken seals. For more complete information on the condition of all thermal pane windows, consult with a professional window installer with any related concerns.

The adequacy and efficiency of systems and components are not included.

Fireplace and fuel burning appliances are checked for basic operation and safety where visible only. Interiors of vent systems, flues and chimneys that are not readily accessible or visible are not included. Fire screens, doors, seals, gaskets, mantles and fireplace surrounds are not included. Automatic fuel feed devices; combustion air components or their adequacy; heat distribution assists (gravity fed and fan assisted); and remote controls are not included.

Recommend to have any concerns of the above listed items addressed by a qualified contractor contractor, prior to closing escrow.

1. Floor Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Floors appear to be serviceable at time of inspection.
- Wear and tear of flooring is not reported.

2. Wall Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Walls appear to be serviceable at time of inspection.
- Wear and tear of walls is not reported.

3. Ceiling Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Ceilings appear to be serviceable at time of inspection.

4. Door Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Some interior doors need adjustment or repair.
- Some interior doors are missing or not installed.
- Door stoppers need to be installed where missing.
- Hardware needs repair.
- Closet door guides damaged/missing.
- Ball and catch missing.
- Recommend repair or replacement as necessary.

5. Staircase Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Staircase appears to be serviceable at time of inspection.

6. Window Frame Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Style: Thermal pane Windows, Fixed , Double Hung, Vinyl Frame

Observations:

- Window frames appear to be in good condition for age and type.
- Window blind needs repair.
- Recommend repair or replacement as necessary.
- Window treatments are not inspected.



Window blind needs repair.

7. Window Glazing Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | | X | | |

Observations:

• Thermal pane windows observed in the home: Detection of lost/failed thermal seals is outside the scope of this inspection. Conditions indicating a lost thermal seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity and lighting limit the ability to visually evaluate windows for failed thermal seals. Recommend to consult with a qualified window contractor with any related concerns regarding the condition of thermal pane windows and their energy efficiency. Reference to any lost thermal seals listed in this report are considered a courtesy.

- Evidence of lost seals marked with stickers. 1Total
- Recommend review by a qualified professional for repair or replacement as necessary.



Evidence of lost seals marked with sticker.

8. Smoke Detectors

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Smoke detectors are serviceable at time of inspection.
- Smoke detectors are older and should be replaced.

9. Carbon Monoxide Detectors

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | | X | | |

Observations:

- No working carbon monoxide detectors present within 15 feet of bedrooms. State requires working carbon monoxide detectors within 15 feet of a bedroom.

10. Electrical Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | | | X | |

Observations:

- Wall outlet is not working and may not be up to current standards.
- Recommend repair or replacement as necessary.



Wall outlet is not working and may not be up to current standards.

11. Heating/Cooling Supply

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Volume of air flow at registers varies throughout house.
- Limited airflow in bedroom #4. Comfort level may not be reduced to low airflow.

12. Other Interior Area Comments

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | | | | X |

Observations:

- The main intention of this report is to identify latent safety or habitability issues along with major operational defects and areas of necessary repair. With this in mind we have purposefully overlooked things such as worn flooring, paint, holes, patchwork, etc. on floors, walls, ceilings, doors and windows. Any remarks regarding the condition are considered a courtesy.
- The presence of mold on or behind wall coverings, furniture, personal storage or in any other concealed area of the home is not part of this inspection. Any concerns about visible or hidden mold should be addressed by a licensed environmental inspector prior to closing escrow. Any remarks regarding the possibility of mold are considered a courtesy.
- Possible environmental hazards may be present. Detection or inspection for the presence of environmental hazards such as lead, radon, formaldehyde, EMF, toxic or flammable chemicals or any other potentially harmful substances are NOT part of this report. Recommend to consult a licensed environmental inspector regarding the possible presence and condition of these prior to closing escrow. Any remarks regarding these conditions are considered a courtesy.
- The presence of wood destroying insects and pests is outside the scope of this inspection. Recommend evaluation by a qualified pest control operator for evaluation and treatment as necessary if concerned, prior to closing escrow. Any remarks are considered a courtesy.
- Paint, wallpaper, drywall, window treatments, coatings on and the hermetic seals between panes of window glass are not inspected. Any remarks regarding the condition are considered a courtesy.

Appliances

Built-in appliances are evaluated for basic operation and defects only. Free standing appliances are not inspected. Built-in appliances are tested using normal operating controls to activate the primary function only. Operation or performance of special features such as timers, clocks, indicator lights, thermostats, programmed cycles, self cleaning oven cycles, or proper calibration are not evaluated. Recommend to have any concerns of the above listed items addressed by a qualified contractor, prior to closing escrow.

1. Stove Cooktop Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Energy Source:

- Gas

Observations:

- Working at time of inspection. Recommend to check again on final walk through prior to closing escrow.
- The stove/cooktop is near the end of its useful life.

2. Oven Conditions

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Energy Source: Electric

Observations:

- Working at time of inspection. Recommend to check again on final walk through prior to closing escrow.
- The oven is near the end of its useful life.

3. Garbage Disposal

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Disposal has a debris inside unit.
- Recommend review for repair or replacement as necessary.

4. Dishwasher Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Working at time of inspection. Recommend to check again on final walk through prior to closing escrow.
- Installation is incomplete. Not Properly attached to cabinet or countertop.
- The dishwasher is near the end of its useful life.
- Recommend to have repaired by a qualified contractor, as necessary.

5. Kitchen Vent Condition

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| | X | | | |

Observations:

- Excessive grease buildup should be removed.
- Vent cover is damaged/ missing.
- Recommend review for repair or replacement as necessary.

6. Refrigerator/ Freezer Comments

| Good | Fair | Poor | Unkwn | N/A |
|------|------|------|-------|-----|
| X | | | | |

Observations:

- Working at time of inspection. Recommend to check again on final walk through prior to closing escrow.

REPORT SUMMARY

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

| Exterior | | |
|------------------|--------------------------------|---|
| Page 6 Item: 3 | Driveway Condition | <ul style="list-style-type: none"> • Evidence of possible trip hazards present. • Recommend evaluation by a qualified contractor for repair or replacement as necessary. |
| Page 7 Item: 5 | Step and Stoop Condition | <ul style="list-style-type: none"> • Recommend to install missing handrail at steps. • Recommend evaluation and repair by a qualified contractor, as necessary. |
| Page 9 Item: 12 | Window Wells | <ul style="list-style-type: none"> • Recommend safety grate covers for egress window well. • Recommend evaluation by a qualified contractor for repair or replacement as necessary. |
| Page 10 Item: 14 | Exterior Electrical Conditions | <ul style="list-style-type: none"> • No power at outlets. Possible defective GFCIs • Recommend evaluation for repair or replacement by a licensed electrician as necessary. |
| Plumbing Waste | | |
| Page 18 Item: 2 | Waste Line Condition | <ul style="list-style-type: none"> • Waste piping does not appear to be professionally installed. • Recommend to have plumbing system evaluated for repair or replacement by a licensed plumbing contractor as necessary. |
| Page 18 Item: 3 | Ejector Pump Conditions | <ul style="list-style-type: none"> • Evidence of standing water on ejector pit cover. • Recommend review by a licensed plumber for repair or replacement. |
| Bathrooms | | |
| Page 23 Item: 3 | Sink Faucet Condition | <ul style="list-style-type: none"> • Sink faucet is leaking and needs repair. • Recommend evaluation and repair/replacement as necessary. |
| Page 24 Item: 7 | Tub/Shower Faucet Condition | <ul style="list-style-type: none"> • Wall mounted shower sprayer components are not working properly. • Recommend evaluation for repair or replacement as necessary. |
| Laundry Room | | |
| Page 25 Item: 6 | Electrical Condition | <ul style="list-style-type: none"> • GFCI protected receptacles may not have been required when the house was built. Recommend upgrading to GFCIs at all receptacles on laundry room wall and countertop outlets. |
| Interior | | |
| Page 28 Item: 7 | Window Glazing Condition | <ul style="list-style-type: none"> • Evidence of lost seals marked with stickers. 1Total • Recommend review by a qualified professional for repair or replacement as necessary. |
| Page 28 Item: 9 | Carbon Monoxide Detectors | <ul style="list-style-type: none"> • No working carbon monoxide detectors present within 15 feet of bedrooms. State requires working carbon monoxide detectors within 15 feet of a bedroom. |

| | | |
|------------------|----------------------|--|
| Page 28 Item: 10 | Electrical Condition | <ul style="list-style-type: none">• Wall outlet is not working and may not be up to current standards.• Recommend repair or replacement as necessary. |
|------------------|----------------------|--|