

# *Inspect, Inc.*

## INSPECTION REPORT



N/A, IL  
Inspection prepared for: John Smith  
Date of Inspection: 6/18/2015  
Age of Home: 1966  
Sample report

Inspector: Michael Doetsch  
License #450.000363  
Barrington, IL  
Phone: 847-381-7210  
Email: [inspect@mc.net](mailto:inspect@mc.net)  
[www.inspkt.com](http://www.inspkt.com)

## 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, Buyers agent, 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**

Split Level

**5. Estimated Age**

This home was built around 1966.

**6. Weather Conditions**Temperature at the time of inspection was approximately 70-75 degrees.,  
Cloudy, Recent rain**7. Exposure**

Front of the house faces: South

**8. Inspector**Mike 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**

Gable

**2. Roof Covering Materials**

Asphalt Composition Shingles

**3. Estimated Age of Roof**

5-7 Years

**4. Methods Used to Inspect Roof**

Walked on roof

## 5. Roof Covering Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Observations:**

- The roof shows normal wear for its age and type.

## 6. Soffit, Facia, Rake, and Trim Condition

Good	Fair	Poor	Unkwn	N/A
X			X	

**Materials:** Vinyl

**Observations:**

- Appear serviceable for age and type.
- Original wood soffit, facia and trim boards may have been covered and are not visible. Condition of the wood cannot be determined without removal of existing coverings and is outside the scope of this inspection.

## 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.
- Gutter nails pulled away from facia or house framing. Possibly from ice build up, leaking gutters and/or rotted wood. Recommend to repair and secure gutters to structure.
- Dents visible in gutters.
- Recommend repair by as necessary.



Downspout discharges water at foundation.



Recommend to repair and secure gutters to structure.

## 8. Flashing Conditions

Good	Fair	Poor	Unkwn	N/A
		X		

**Observations:**

- Flashings have lifted and need repair.
- Recommend repair or replacement as necessary.



Flashings have lifted and need repair.



Flashings have lifted and need repair.

## 9. Vent Pipe Conditions

Good	Fair	Poor	Unkwn	N/A
X				

### Observations:

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

## 10. 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.

# Chimney

Interiors of vent systems, flues, and chimneys that are not readily accessible or visible are not inspected. Examination of the inaccessible portions of the chimney/flue, regarding the presence of cracks, misalignment, gaps or deterioration is beyond the scope of this inspection. Due to the very limited visibility and the high cost of repair work, it is highly recommended that the fireplace flue and chimney be professionally inspected by a qualified chimney contractor, prior to closing escrow.

## 1. Chimney Materials

**Type:** Masonry

## 2. Chimney Chase Condition

Good	Fair	Poor	Unkwn	N/A
	X			

### Observations:

- Evidence of cracks in bricks at chimney chase.
- Evidence of moss buildup on chimney chase.
- Recommend repair as necessary.





Evidence of cracks in bricks at chimney chase.



Evidence of moss buildup on chimney chase.



Evidence of cracks in bricks at chimney chase.

### 3. Chimney Cap Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Materials:** Concrete

**Observations:**

- Chimney cap(s) appear to be in serviceable condition at time of inspection.

### 4. Flue Condition

Good	Fair	Poor	Unkwn	N/A
		X		

**Materials:** Multiple flues, Clay

**Observations:**

- Interior of chimney flue is not visible due to rain cap(s).
- Cracked flue liner observed.
- Recommend to have the chimney flue evaluated by a professional chimney contractor.



Cracked flue liner observed.

## 5. Flashing Condition

Good	Fair	Poor	Unkwn	N/A
	X			

**Materials:** Metal

**Observations:**

- Flashings at chimney shows evidence of rust and should be addressed to prevent deterioration.
- Flashing at chimney has lifted and needs repair.
- Recommend repair or replacement as necessary.



Flashing at chimney has lifted and needs repair.

## 6. Chimney Comments

Good	Fair	Poor	Unkwn	N/A
			X	

**Observations:**

- Examination of the inaccessible portions of the chimney/flue, regarding the presence of cracks, misalignment, gaps or deterioration is beyond the scope of this inspection.
- Inspection of chimney flue is very limited during a visual only home inspection. Recommend further evaluation by a qualified contractor to check conditions that are not visible.

# 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:

- Condition of the structure behind siding cannot be determined without removal of existing coverings and is outside the scope of this inspection.
- Damage to siding visible.
- Peeling paint observed, suggest scraping and painting as necessary.
- Recommend caulking at open seams.
- Evidence of curling and cupping of wood siding.
- Evidence of cracks in siding present.
- Recommend to replace damaged siding.
- Evidence of repairs observed.
- Possible woodpecker holes with damage visible.
- Recommend repair or replacement as necessary.



Damage to siding visible.



Evidence of repairs observed.





Recommend caulking at open seams.



Possible woodpecker holes with damage visible.

## 2. Masonry Condition

Good	Fair	Poor	Unkwn	N/A
		X		

**Materials:** Brick veneer

### Observations:

- Condition of the structure behind masonry cannot be determined without removal of existing coverings and is outside the scope of this inspection.
- Masonry extends to grade at much of the house. This condition can allow moisture to enter and cause deterioration and damage to framework and interior components. Conditions behind masonry are not visible and cannot be inspected. Masonry should be begin 6-8" above final grade.
- Evidence of missing mortar needs repair.
- Evidence of step cracks visible between bricks.
- Evidence of spalling and cracks in bricks.
- Recommend evaluation by a professional mason contractor for repair or replacement as necessary.



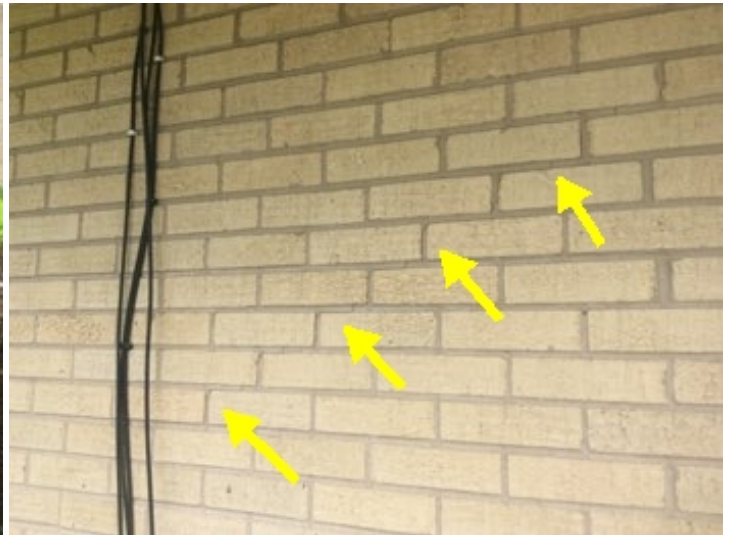
Evidence of missing mortar needs repair.



Evidence of spalling and cracks in bricks.



Masonry extends to grade at much of the house.



Evidence of step cracks visible between bricks.



Evidence of missing mortar needs repair.



Evidence of step cracks visible between bricks.

### 3. Trim Conditions

Good	Fair	Poor	Unkwn	N/A
	X			

**Materials:** Wood, Vinyl, and Aluminum, Limestone

**Observations:**

- Caulking has pulled away from windows and trim in various locations. Recommend caulking evaluated and repaired around windows as necessary.
- Recommend caulking open seams.
- Recommend to scrape and paint wood trim.
- Recommend to repair or replace damaged trim.
- Recommend to repair mortar joints between limestone sills.
- Recommend evaluation by a qualified contractor, for repair or replacement as necessary.





Recommend to repair mortar joints between limestone sills.



Recommend to repair mortar joints between limestone sills.

#### 4. Driveway Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Materials:** Concrete

**Observations:**

- Driveway appears to be serviceable at time of inspection.

#### 5. Walkway Conditions

Good	Fair	Poor	Unkwn	N/A
		X		

**Materials:** Concrete

**Observations:**

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



Possible trip hazards present.



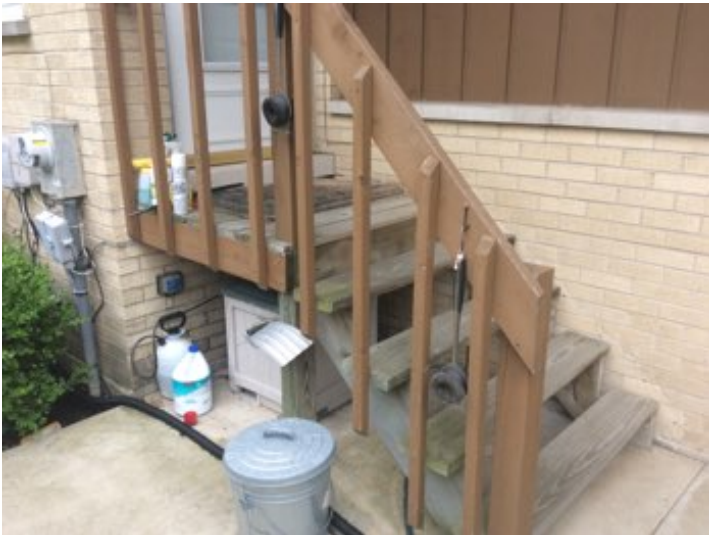
Possible trip hazards present.

## 6. Step and Stoop Condition

Good	Fair	Poor	Unkwn	N/A
		X		

### Observations:

- Recommend to paint rusted railings.
- **Recommend installing handrails at exterior basement stairway.**
- **Recommend to bolt header into wall.**
- **Deck balusters are spaced too far apart according to current standards. Recommend replacement of balusters with spacing not exceeding 4" apart.**
- **Steps are not properly supported or attached to landing.**
- **Recommend evaluation and repair by a qualified contractor, as necessary.**



Steps are not properly supported or attached to landing.



Recommend to bolt header into wall.



Balusters are spaced too far apart according to current standards. Recommend replacement of railings with spacing not exceeding 4" apart.



Recommend installing handrail at exterior basement stairway.



## 7. Window Condition

Good	Fair	Poor	Unkwn	N/A
	X			

### Observations:

- Windows need regular maintenance for preservation and proper operation.
- Peeling paint observed, suggest scraping and painting as necessary.
- Recommend caulking around windows as necessary.
- Caulking at windows should be checked annually as part of routine maintenance to prevent deterioration.
- Weatherstripping is worn and needs repair at windows.
- Recommend glazing putty at windows as necessary.
- Recommend repair as necessary.

## 8. Window Screen and Storm Condition

Good	Fair	Poor	Unkwn	N/A
		X		

### Observations:

- Damaged screens are considered an item subject to wear and tear and will not be included in this report.
- **Broken storm window needs repair.**
- **Recommend repair or replacement as necessary.**



Broken storm window needs repair.

## 9. Exterior Door Conditions

Good	Fair	Poor	Unkwn	N/A
	X			

### Materials: Wood, 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.
- Front entry door is not balanced properly and needs adjustment.
- Double keyed dead bolts on exterior doors are not recommended.
- Recommend repair or replacement as necessary.

## 10. Door Screen and Storm Condition

Good	Fair	Poor	Unkwn	N/A
X				

### Observations:

- Operational condition at time of inspection.
- Damaged storms/screens are considered an item subject to wear and tear and will not be included in this report.

## 11. Foundation Conditions

Good	Fair	Poor	Unkwn	N/A
	X			

### Observations:

- 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 possible foundation crack repairs.
- Repairs done from the exterior are commonly only above grade and subsoil repairs are usually not performed. Most repair work is performed from inside the house.



Evidence of possible foundation crack repairs.

## 12. 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.

## 13. 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.
- Recommend to add GFCI's at all exterior outlets.
- **GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCIs at all exterior receptacles where missing.**



Recommend to add GFCI's at all exterior outlets.

#### 14. Exterior Faucet Conditions

Good	Fair	Poor	Unkwn	N/A
X				

##### Observations:

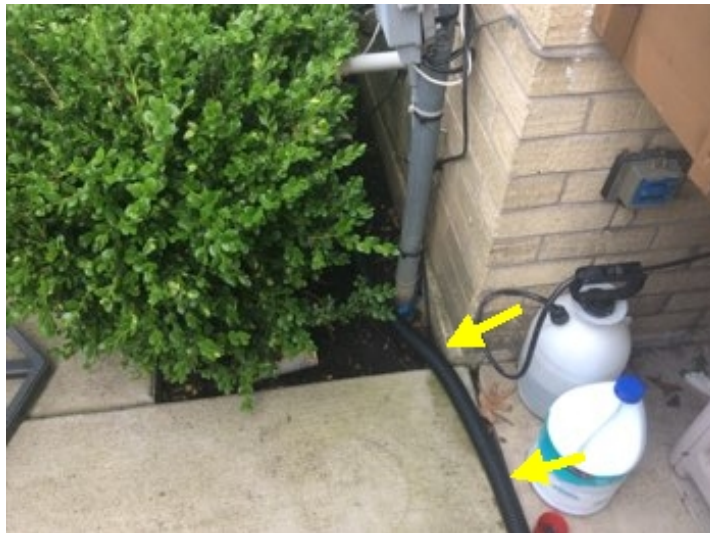
- Exterior faucets were serviceable at time of inspection.

#### 15. Sump Discharge

Good	Fair	Poor	Unkwn	N/A
	X			

##### Observations:

- Sump pump discharge line should be removed in winter as it may back up into house if becomes frozen.



Sump pump discharge line should be removed in winter.

#### 16. General Exterior Comments

Good	Fair	Poor	Unkwn	N/A
				X

##### Observations:

- Outbuildings such as sheds, barns and storage units are NOT considered part of this 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.
- Limited visibility of garage floor due to personal storage.

## 3. Garage Wall Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Materials:** Drywall, Paneled

**Observations:**

- Walls appear to be in serviceable condition at time of inspection.
- Limited visibility of garage walls due to personal storage.

## 4. Garage Ceiling Condition

Good	Fair	Poor	Unkwn	N/A
	X		X	

**Materials:** Drywall

**Observations:**

- Ceiling appears to be in serviceable condition at time of inspection.
- Paper faced insulation observed. This is flammable and should not be exposed per manufacturers instructions. We recommend installing an approved material such as fire rated drywall or removing the insulation for safety.

## 5. Overhead Garage Door Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Materials:** Metal

**Observations:**

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

## 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:** Solid Wood

**Observations:**

- Recommend to install self-closing hinges as a safety feature.

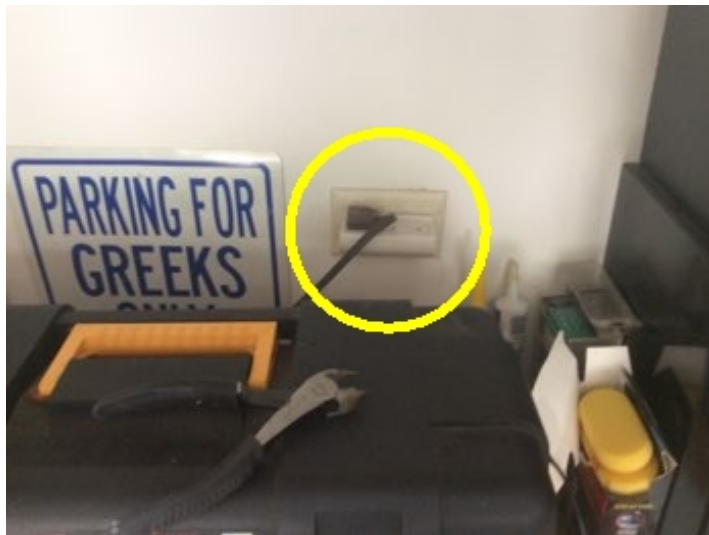


## 9. Garage Electrical Condition

Good	Fair	Poor	Unkwn	N/A
	X			

### Observations:

- Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Recommend upgrading with GFCI's at all receptacles in garage.



Recommend installing GFCI protected receptacles for safety.

## 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:** Attic inspected from scuttle hole(s) only.

## 2. Framing Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Style:** Conventional

### Observations:

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

## 3. Attic Decking Condition

Good	Fair	Poor	Unkwn	N/A
	X			

**Materials:** Spaced wood plank

### Observations:

- Evidence of staining on decking suggesting possible inadequate ventilation.

## 4. Attic Insulation Condition

Good	Fair	Poor	Unkwn	N/A
	X			

**Materials:** Blown in insulation, Fiberglass

### Observations:

- 6-10" of insulation present.
- Recommend to install insulation at attic access.

## 5. Attic Vapor Barrier Condition

Good	Fair	Poor	Unkwn	N/A
				X

**Materials:** None

**Observations:**

- No vapor barrier present.

## 6. Attic Ventilation Conditions

Good	Fair	Poor	Unkwn	N/A
		X		

**Style:** Ridge Vents, Power attic vent

**Observations:**

- Attic appears to be properly ventilated.
- Recommend to add soffit vents.
- Attic fan is inoperable, recommend review for repair.
- Recommend evaluation by a qualified professional for repair or replacement as necessary.

## 7. Electrical Conditions in Attic

Good	Fair	Poor	Unkwn	N/A
			X	

**Observations:**

- Romex wiring may not be up to professional standards.
- Recommend evaluation and repair by a licensed electrician for repair.

## 8. Attic Comments

Good	Fair	Poor	Unkwn	N/A
		X		

**Observations:**

- Evidence of a possible moldy substance found on components in attic. Recommend further evaluation by a licensed environmental inspector.



Evidence of a possible moldy substance found on components.



Evidence of a possible moldy substance found on components.

# Basement

## 1. Basement Stairs Condition

Good	Fair	Poor	Unkwn	N/A
	X			

**Observations:**

- Limited headroom at staircase, this is a possible safety concern.
- Recommend repair as necessary.

## 2. Basement Wall Finish Condition

Good	Fair	Poor	Unkwn	N/A
		X		

**Materials:**

- Paneled

**Observations:**

- Moisture stains on outside walls and under ducts indicate moisture seepage. No moisture visible at time of inspection.
- **Moisture stains visible on walls by basement exterior door.**
- **Recommend review by a qualified professional for repair or replacement as necessary.**

## 3. Basement Floor Condition

Good	Fair	Poor	Unkwn	N/A
		X		

**Materials:** Concrete

**Observations:**

- Conditions under floor finish are not visible and unable to be inspected.
- Operation of the floor drain could not be confirmed at time of inspection.
- **Active leaks observed near exterior door at the time of inspection.**
- **Recommend review by a qualified professional for repair or replacement, as necessary.**

## 4. Basement Ceiling Finish Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Observations:**

- Ceilings appear to be serviceable at time of inspection.

## 5. Foundation Wall Conditions

Good	Fair	Poor	Unkwn	N/A
	X		X	

**Type:** Concrete

**Observations:**

- Areas behind finished walls and/or insulation are not visible and are not inspected.
- Visibility of foundation walls limited by personal storage. Recommend to evaluate when all storage is removed and before closing escrow.
- Settlement and shrinkage cracks visible.
- Visibility of foundation walls obstructed by wall covering. Conditions behind finished walls 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:** Plywood

**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.
- Areas behind finished walls and floors are not visible and are not inspected.

### 9. Beams Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Materials:** Metal

**Observations:**

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

### 10. Insulation Condition

Good	Fair	Poor	Unkwn	N/A
			X	

**Observations:**

- Areas behind finished walls are not visible and are not inspected.
- None observed in unfinished area.

### 11. Window Condition

Good	Fair	Poor	Unkwn	N/A
	X			

**Observations:**

- Single pane basement windows are not energy-efficient.

### 12. Exterior Doors Condition

Good	Fair	Poor	Unkwn	N/A
		X		

**Materials:** Metal

**Observations:**

- The drain in exterior stairway must be kept clear to prevent flooding into the basement.
- Operation of exterior drain at basement door could not be confirmed at time of inspection.
- Evidence of seepage stains around door.
- Recommend review for repair or replacement as necessary.



Evidence of seepage stains around door.



Evidence of seepage stains around door.

### 13. Sump Pump Conditions

Good	Fair	Poor	Unkwn	N/A
	X			

**Observations:**

- Recommend to seal cover on sump pit.

### 14. Electrical Conditions

Good	Fair	Poor	Unkwn	N/A
	X			

**Observations:**

- Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Recommend upgrading with GFCIs at all receptacles in all unfinished basements.



## 15. 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.
- Limited view of structural components due to personal storage. Recommend to have basement evaluated when all storage is removed and prior to closing escrow.
- 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.
- Limited visibility of foundation walls due to personal storage.



Limited visibility of foundation walls due to personal storage.

## 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 Ruud.
- Estimated age of the heating system is 1988.
- The BTU on the input is 150,000 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.
- Limited visibility of the heat exchanger due to partial or complete coverage of units components.
- Evidence of discolored flame pattern.
- Evidence of rust build up inside heat exchanger.
- Furnace is at or near end of useful life.
- Due to presence of rust, scale, and some debris in this unit, a service review by a licensed HVAC contractor is advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchangers is not within the scope of this inspection and should be performed prior to closing to ensure the proper and safe operation of the system.

## 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 fan is dirty.

## 9. 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.

## 10. Air Conditioning Comments

Good	Fair	Poor	Unkwn	N/A
	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 Janitrol.
- Estimated age of A/C compressor/condenser as per service tag is 1991.

### Observations:

- Air conditioning was in serviceable condition at time of inspection.
- Temperature differential for A/C is about 18 at time of inspection.
- The air conditioner is near the end of its useful life due to age. Older air conditioning systems become less energy efficient, tend to break down more and need repairs more often.



Service tag.

## 11. Line-set Condition

Good	Fair	Poor	Unkwn	N/A
X				

### Observations:

- Line-set appears to be in serviceable condition.

## 12. Condensate Drain Conditions

Good	Fair	Poor	Unkwn	N/A
	X			

### 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.

### 13. Humidifier Comments

Good	Fair	Poor	Unkwn	N/A
	X			

**Observations:**

- Humidifier appears to be in serviceable condition.
- Recommend to change pad in humidifier.

### 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
- Unable to determine location of main water shutoff.

### Observations:

- Main water shutoff has been enclosed within a finished wall and is inaccessible.
- Recommend review by a qualified contractor for repair or replacement, as necessary.

## 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.
- Saddle valves are commonly used, but considered substandard. Humidifiers & refrigerators are commonly hooked up this way.
- Whistling pipes can be an indicator of a bad valve somewhere in your plumbing or an impediment inside one of your pipes. The whistling sound could be caused by water passing through a deteriorating valve or over a mineral build up in your pipes. Sometimes it may just be air stuck inside pipes. Recommend further review by a plumbing contractor for diagnosis and repair. Upstairs hall bath.

# 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		X	

### Materials:

- Cast Iron waste pipes
- Galvanized waste pipes
- PVC waste pipes

### Observations:

- Visible portions of waste pipes appear to be in serviceable condition.
- Limited visibility due to wall, floor and ceiling covers.
- Cast iron and galvanized pipes still in use. These old pipes become may become obstructed, crack, leak and rust. Replacement of these pipes is recommended.
- Some of the original galvanized and cast iron piping appears to have been replaced. Existing galvanized piping still in use may also need to be replaced and should be monitored for rust, leaking and slow functional flow.
- Recommend to have waste pipes evaluated for repair or replacement by a licensed plumbing contractor as necessary.

# Water Heater

## 1. Water Heater Description

Good	Fair	Poor	Unkwn	N/A
X				

**Description:**

- Gas Water Heater
- Water heater is manufactured by Reliance.
- Water heater was manufactured in 2013.
- 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.

# 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:** Left 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:** Rear 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 100 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 conductors are tin coated copper.
- Branch circuit wiring is copper

**Wiring Style:**

- Combination of
- Ridged conduit
- Non-metallic (Romex)
- Flexible metal conduit
- Non-metallic wiring is commonly used in renovations and may not be up to municipal standards. Any concerns should be addressed by a licensed electrician.

## 5. Service Panel Comments

Good	Fair	Poor	Unkwn	N/A
	X			

**Observations:**

- Service panel appears to be good condition at time of inspection.
- Tandem breakers may not be allowed by local municipalities or panelboard manufacturer.
- A/C manufacturer states max breaker is 35A. Recommend to change 40A breaker to 35A.
- Recommend evaluation and repair by a licensed electrician for repair or replacement as necessary.



A/C manufacturer states max breaker is 35A.

## 6. Electric Grounding Conditions

Good	Fair	Poor	Unkwn	N/A
X				

**Conditions:**

- Ground strap at water line visible.

**Observations:**

- Electrical system appears to be properly grounded.

# 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:**

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

## 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:**

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

#### 5. Kitchen Electrical Condition

Good	Fair	Poor	Unkwn	N/A
	X			

**Observations:**

- Under cabinet lighting commonly are installed by home owners and are not fully visible during inspection. Recommend to evaluate wiring when cabinets are empty and wiring is visible.
- Limited outlets on kitchen countertops.
- **GFCI protected receptacles may not have been required when the house was built. Recommend upgrading to GFCIs at all receptacles on kitchen countertop outlets where not installed or missing.**



Recommend installing GFCI's on kitchen countertops where missing.



Recommend installing GFCI's on kitchen countertops.

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

#### 4. Traps/Drains/Supply Condition

Good	Fair	Poor	Unkwn	N/A
	X			

**Observations:**

- Flexible drains are subject to frequent clogging and are not recommended.

#### 5. Tub Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Type(s):**

- Tub/Shower combo

**Observations:**

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

#### 6. Tub/Shower Surround

Good	Fair	Poor	Unkwn	N/A
		X		

**Observations:**

- Damaged shower surround needs repair.
- Recommend evaluation by a qualified contractor for repair or replacement as necessary.



Cracked shower surround needs repair.

#### 7. Tub/Shower Faucet Condition

Good	Fair	Poor	Unkwn	N/A
	X			

**Observations:**

- Shower diverter does not fully engage at Full Hall Bath.
- Whistling pipes can be an indicator of a bad valve somewhere in your plumbing or an impediment inside one of your pipes. The whistling sound could be caused by water passing through a deteriorating valve or over a mineral build up in your pipes. Sometimes it may just be air stuck inside pipes. Recommend further review by a plumbing contractor for diagnosis and repair. Upstairs hall bath.

#### 8. Toilet Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Observations:**

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

#### 9. Bathroom Exhaust Fan Condition

Good	Fair	Poor	Unkwn	N/A
			X	

**Observations:**

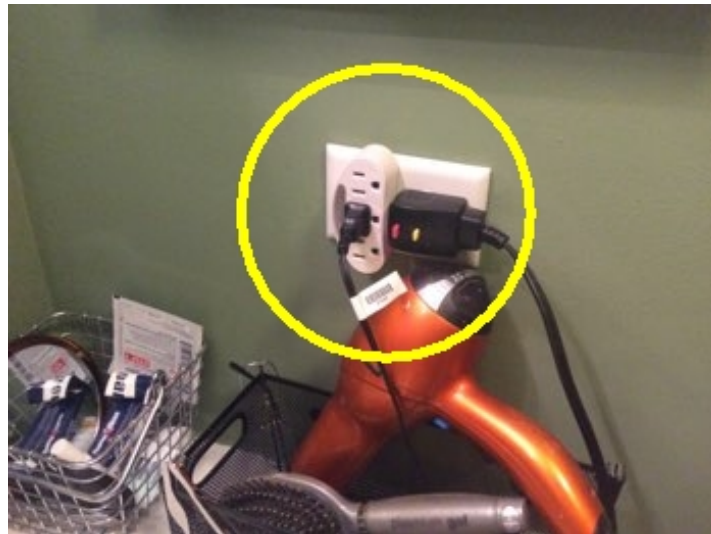
- Destination of vent pipe indeterminable for bathrooms.

## 10. Electrical Condition

Good	Fair	Poor	Unkwn	N/A
	X			

### Observations:

- Recommend to install GFCI outlets at bathroom outlets where missing.
- GFCI protected receptacles may not have been required when the house was built. Recommend upgrading with GFCIs at all receptacles near water sources.



Recommend to install GFCI outlets at bathroom outlet.

## 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.
- Floors squeak due to subfloor and nail movement.

## 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.
- Settlement cracks visible on walls.

## 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.
- Door stoppers need to be installed where missing.
- Some doors rub on carpet.
- Some doors do not latch/lock and need repair.
- Closet door guides missing.
- Some doors rub on jamb.
- 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:** Various types installed, Thermal pane Windows, Single pane, Fixed , Double Hung, Sliding, Vinyl Frame, Wrapped Wood Frame

### Observations:

- Weatherstripping is worn and needs repair at windows.
- Windows are stuck or painted closed and cannot be opened.
- Recommend repair or replacement as necessary.
- Window treatments are not inspected.



## 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. 3 Total
- Recommend review by a qualified professional for repair or replacement as necessary.

## 8. Smoke Detectors

Good	Fair	Poor	Unkwn	N/A
X				

### Observations:

• Smoke detectors are serviceable at time of inspection.

## 9. Carbon Monoxide Detectors

Good	Fair	Poor	Unkwn	N/A
X				

### Observations:

• Carbon monoxide detectors are serviceable at time of inspection.

## 10. Electrical Condition

Good	Fair	Poor	Unkwn	N/A
	X			

### Observations:

- Fluorescent light fixtures recommended in closets.
- Exposed bulbs in closet should be covered.
- Wall outlets have been painted and should be replaced.
- Recessed light fixtures in kitchen dining area have too much wattage per dimmer switch. Recommend to lower wattage of bulbs or replace dimmer.
- Recommend repair or replacement by a licensed electrician as necessary.

## 11. Fireplace Location

### Location:

- The fireplace is located in the family room.

## 12. Fireplace Style

### Style:

- Masonry

## 13. Fireplace Comments

Good	Fair	Poor	Unkwn	N/A
	X		X	

### Observations:

- Recommend to have creosote cleaned by a qualified chimney sweep.
- Due to the very limited visibility of the exhaust flue and the high cost of repair work, it is highly recommended that the fireplace flue be professionally inspected by a qualified chimney contractor.

## 14. 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.
- 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.
- Possible environmental hazards may be present. Detection or inspection for the presence of environmental hazards such as asbestos, 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 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.

### 2. Oven 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.

### 3. Garbage Disposal

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.

### 4. Dishwasher Condition

Good	Fair	Poor	Unkwn	N/A
	X			

**Observations:**

- Dishwasher discharges into garbage disposal which could lead to cross contamination.
- Air gaps are a safety feature on dishwashers which prevent cross contamination and are not visible during a home inspection.
- No visible high loop on dishwasher drain line.

### 5. Microwave 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.

### 6. Kitchen Vent Condition

Good	Fair	Poor	Unkwn	N/A
	X			

**Style:**

- Recirculating

**Observations:**

- Working at time of inspection. Recommend to check again on final walk through prior to closing escrow.
- Exhaust fans may not be required to vent to exterior and many just filter and recirculate the air into the home.
- Recommend to vent exhaust fans to exterior to remove excess moisture from house.
- Vent fan and light buttons are hard to operate.
- Recommend evaluation by a professional appliance repair specialist.

### 7. 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.

Roof		
Page 3 Item: 8	Flashing Conditions	<ul style="list-style-type: none"> <li>Flashings have lifted and need repair.</li> <li>Recommend repair or replacement as necessary.</li> </ul>
Chimney		
Page 5 Item: 4	Flue Condition	<ul style="list-style-type: none"> <li>Cracked flue liner observed.</li> <li>Recommend to have the chimney flue evaluated by a professional chimney contractor.</li> </ul>
Exterior		
Page 7 Item: 1	Exterior Siding Condition	<ul style="list-style-type: none"> <li>Possible woodpecker holes with damage visible.</li> <li>Recommend repair or replacement as necessary.</li> </ul>
Page 8 Item: 2	Masonry Condition	<ul style="list-style-type: none"> <li>Evidence of step cracks visible between bricks.</li> <li>Evidence of spalling and cracks in bricks.</li> <li>Recommend evaluation by a professional mason contractor for repair or replacement as necessary.</li> </ul>
Page 10 Item: 5	Walkway Conditions	<ul style="list-style-type: none"> <li>Evidence of settlement in walkways with possible trip hazards present.</li> <li>Recommend evaluation by a qualified contractor for repair or replacement as necessary.</li> </ul>
Page 11 Item: 6	Step and Stoop Condition	<ul style="list-style-type: none"> <li>Recommend installing handrails at exterior basement stairway.</li> <li>Recommend to bolt header into wall.</li> <li>Deck balusters are spaced too far apart according to current standards. Recommend replacement of balusters with spacing not exceeding 4" apart.</li> <li>Steps are not properly supported or attached to landing.</li> <li>Recommend evaluation and repair by a qualified contractor, as necessary.</li> </ul>
Page 12 Item: 8	Window Screen and Storm Condition	<ul style="list-style-type: none"> <li>Broken storm window needs repair.</li> <li>Recommend repair or replacement as necessary.</li> </ul>
Page 13 Item: 13	Exterior Electrical Conditions	<ul style="list-style-type: none"> <li>GFCI protected receptacles may not have been required when the house was built. We suggest buyer consider upgrading with GFCIs at all exterior receptacles where missing.</li> </ul>
Garage		
Page 16 Item: 9	Garage Electrical Condition	<ul style="list-style-type: none"> <li>Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Recommend upgrading with GFCI's at all receptacles in garage.</li> </ul>
Attic		



Page 17 Item: 6	Attic Ventilation Conditions	<ul style="list-style-type: none"> <li>• Recommend to add soffit vents.</li> <li>• Attic fan is inoperable, recommend review for repair.</li> <li>• Recommend evaluation by a qualified professional for repair or replacement as necessary.</li> </ul>
Page 17 Item: 7	Electrical Conditions in Attic	<ul style="list-style-type: none"> <li>• Romex wiring may not be up to professional standards.</li> <li>• Recommend evaluation and repair by a licensed electrician for repair.</li> </ul>
Page 17 Item: 8	Attic Comments	<ul style="list-style-type: none"> <li>• Evidence of a possible moldy substance found on components in attic. Recommend further evaluation by a licensed environmental inspector.</li> </ul>
<b>Basement</b>		
Page 18 Item: 2	Basement Wall Finish Condition	<ul style="list-style-type: none"> <li>• Moisture stains visible on walls by basement exterior door.</li> <li>• Recommend review by a qualified professional for repair or replacement as necessary.</li> </ul>
Page 18 Item: 3	Basement Floor Condition	<ul style="list-style-type: none"> <li>• Active leaks observed near exterior door at the time of inspection.</li> <li>• Recommend review by a qualified professional for repair or replacement, as necessary.</li> </ul>
Page 19 Item: 12	Exterior Doors Condition	<ul style="list-style-type: none"> <li>• Evidence of seepage stains around door.</li> <li>• Recommend review for repair or replacement as necessary.</li> </ul>
Page 20 Item: 14	Electrical Conditions	<ul style="list-style-type: none"> <li>• Ground Fault Circuit Interrupters (GFCI) may not have been required when the home was built. Recommend upgrading with GFCIs at all receptacles in all unfinished basements.</li> </ul>
<b>Heating and Air Conditioning</b>		
Page 21 Item: 5	Combustion Conditions	<ul style="list-style-type: none"> <li>• Due to presence of rust, scale, and some debris in this unit, a service review by a licensed HVAC contractor is advised to ensure proper and safe operation of this unit. Inspection for holes and/or cracks in heat exchangers is not within the scope of this inspection and should be performed prior to closing to ensure the proper and safe operation of the system.</li> </ul>
<b>Plumbing Supply</b>		
Page 24 Item: 1	Main Water Line Entry Condition	<ul style="list-style-type: none"> <li>• Main water shutoff has been enclosed within a finished wall and is inaccessible.</li> <li>• Recommend review by a qualified contractor for repair or replacement, as necessary.</li> </ul>
<b>Electrical</b>		
Page 27 Item: 5	Service Panel Comments	<ul style="list-style-type: none"> <li>• A/C manufacturer states max breaker is 35A. Recommend to change 40A breaker to 35A.</li> <li>• Recommend evaluation and repair by a licensed electrician for repair or replacement as necessary.</li> </ul>
<b>Kitchen</b>		
Page 28 Item: 5	Kitchen Electrical Condition	<ul style="list-style-type: none"> <li>• GFCI protected receptacles may not have been required when the house was built. Recommend upgrading to GFCIs at all receptacles on kitchen countertop outlets where not installed or missing.</li> </ul>
<b>Bathrooms</b>		
Page 29 Item: 6	Tub/Shower Surround	<ul style="list-style-type: none"> <li>• Damaged shower surround needs repair.</li> <li>• Recommend evaluation by a qualified contractor for repair or replacement as necessary.</li> </ul>

Page 30 Item: 10	Electrical Condition	<ul style="list-style-type: none"><li>• GFCI protected receptacles may not have been required when the house was built. Recommend upgrading with GFCIs at all receptacles near water sources.</li></ul>
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**Interior**

Page 32 Item: 7	Window Glazing Condition	<ul style="list-style-type: none"><li>• Evidence of lost seals marked with stickers. 3 Total</li><li>• Recommend review by a qualified professional for repair or replacement as necessary.</li></ul>
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