

# *Inspect, Inc.*

## INSPECTION REPORT



N/A, IL  
Inspection prepared for: John Smith  
Date of Inspection: 6/15/2015  
Age of Home: 1988  
Sample report

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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, Buyers agent, Relatives, Inspection agreement signed by buyer

### 2. Occupancy

Property is vacant.

### 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**

Ranch

**5. Estimated Age**

This home was built around 1988.

**6. Weather Conditions**Temperature at the time of inspection was approximately 75-80 degrees.,  
Cloudy, Rain today/recently**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**

10-12 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.
- Evidence of granular loss.
- Shingles are starting to lift and curl.

## 6. 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.

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

Good	Fair	Poor	Unkwn	N/A
X				

**Materials:** Aluminum

**Observations:**

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

## 8. Gutter Condition

Good	Fair	Poor	Unkwn	N/A
	X			

**Materials:** Aluminum

**Observations:**

- Dents visible in gutters.
- Gutters are sagging and need repair.
- Gutters usually still need periodic cleaning with gutter guards installed.
- Commercial downspouts are recommended for better water management.



Gutters are sagging and need repair.

## 9. Vent Pipe Conditions

Good	Fair	Poor	Unkwn	N/A
	X			

**Observations:**

- Exhaust vent pipe flashing has lifted and needs repair.
- Recommend repair or replacement as necessary.



Exhaust vent pipe flashing has lifted and needs repair.

## 10. Skylight Condition

Good	Fair	Poor	Unkwn	N/A
X				

### Observations:

- Skylights appear to be in serviceable condition at time of inspection.
- Skylights are particularly vulnerable and can fail at any time. Recommend annual examination of skylights and flashings to prevent potential leakage. No signs of leaking at time of inspection.

## 11. 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:

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

### 3. Chimney Cap Condition

Good	Fair	Poor	Unkwn	N/A
	X			

**Materials:** Concrete

**Observations:**

- Evidence of cracks in masonry chimney cap.
- Recommend to repair cracks in chimney cap.
- Recommend evaluation by a qualified contractor for repair or replacement.



Evidence of cracks in masonry chimney cap.

### 4. Flue Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Materials:** Clay

**Observations:**

- Visible portions of chimney flue(s) appear to be in serviceable condition at time of inspection.

### 5. Flashing Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Materials:** Metal

**Observations:**

- Flashings appear to be installed properly, but only part of the flashings are visible.

### 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:** Aluminum Siding

**Observations:**

- The siding shows normal wear for its age and type.
- 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.
- Evidence of dents in metal siding.
- Chalking observed.
- Recommend caulking at open seams.
- Evidence of cracks in siding present.
- Loose and damaged siding should be repaired.
- Recommend repair or replacement as necessary.



Evidence of cracks in siding present.



Damage to siding visible.





Loose and damaged siding should be repaired.



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.
- 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.
- Evidence of dents in aluminum trim.
- Recommend repair or replacement as necessary.



Recommend to repair or replace damaged trim.

## 3. Driveway Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Materials:** Asphalt

**Observations:**

- Driveway appears to be serviceable at time of inspection.



#### 4. Walkway Conditions

Good	Fair	Poor	Unkwn	N/A
		X		

**Materials:** Concrete

**Observations:**

- 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.

#### 5. Step and Stoop Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Observations:**

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

#### 6. Deck Condition

Good	Fair	Poor	Unkwn	N/A
		X		

**Materials:** Wood

**Observations:**

- Visibility under deck structure is limited due to deck skirting and lattice work around perimeter.
- Wood deck components in contact with ground will deteriorate and rot over time.
- Railing is loose and should be secured.
- Footings on deck are not visible and could not be inspected.
- Suggest staining, painting or sealing deck as necessary to preserve the remaining life of the deck.
- Unevenness of deck indicates the possibility of frost heaving.
- Evidence of nails/screws popping on the deck boards.
- Deck materials are weathered with curling, cupping, cracks, splits etc. and need repair.
- Evidence of wood deterioration observed.
- Deck does not appear to properly supported and needs repair.
- Evidence of some type of unknown cinderblock foundation under deck structure.
- Recommend evaluation by a qualified contractor for repair or replacement as necessary.



Evidence of wood deterioration observed.



Evidence of nails/screws popping on the deck boards.



Evidence of wood deterioration observed.



Deck does not appear to properly supported and needs repair.



Deck does not appear to properly supported and needs repair.



Unevenness of deck indicates the possibility of frost heaving.



## 7. Window Condition

Good	Fair	Poor	Unkwn	N/A
	X			

**Observations:**

- 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.

## 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.

## 9. Exterior Door Conditions

Good	Fair	Poor	Unkwn	N/A
	X			

**Materials:** Wood, Metal

**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.
- Door to sunroom needs adjustment.
- Recommend repair or replacement as necessary.

## 10. Door Screen and Storm Condition

Good	Fair	Poor	Unkwn	N/A
				X

**Observations:**

- 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	

Foundation visibility obstructed by .

## 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.



Flat and negative grade at foundation should be regraded.

### 13. Window Wells

Good	Fair	Poor	Unkwn	N/A
	X			

#### Observations:

- Window wells are too low and should protrude 2" above final grade.
- Recommend evaluation by a qualified contractor for repair or replacement as necessary.



Window wells are too low and should protrude 2" above final grade.

### 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.
- GFCI at North side of house had power when tripped. This is often the result of improper wiring and should be repaired by a licensed electrician.
- Lamp post was not working at time of inspection.
- Recommend evaluation for repair or replacement by a licensed electrician as necessary.



Defective GFCI at rear exterior outlet.



Lamp post was not working at time of inspection.

### 15. Exterior Faucet Conditions

Good	Fair	Poor	Unkwn	N/A
X				

**Observations:**

- Exterior faucets were serviceable at time of inspection.

### 16. Vent Jacks

Good	Fair	Poor	Unkwn	N/A
		X		

**Observations:**

- Damaged vanes on vent jack need repair.
- Damaged vent jack needs repair.
- Recommend repair or replacement as necessary.



Damaged vanes on vent jack need repair.



Damaged vent jack needs repair.

### 17. General Exterior Comments

Good	Fair	Poor	Unkwn	N/A
		X		

**Observations:**

- Evidence of water damage and current moisture at sunroom.
- Skylight at sunroom appears to have a lost thermal seal.
- Recommend evaluation for repair or replacement as necessary.



Evidence of water damage and current moisture at sunroom.

## 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.
- Evidence of settlement and cracks in the garage floor.
- Evidence of oil staining on garage floor.

### 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:**

- 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 Wall and Ceiling Condition

Good	Fair	Poor	Unkwn	N/A
		X		

**Observations:**

- **Recommend to replace attic access cover in garage with 5/8" drywall.**



Recommend to replace attic access cover in garage with 5/8" drywall.

## 9. Fire Door Conditions

Good	Fair	Poor	Unkwn	N/A
	X			

**Materials:** Metal/Metal Clad

**Observations:**

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

## 10. 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:** Rolled/Batt insulation, Blown in insulation, Fiberglass

**Observations:**

- Recommend to install insulation at attic access.

## 5. Attic Vapor Barrier Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Materials:** Paper

**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.

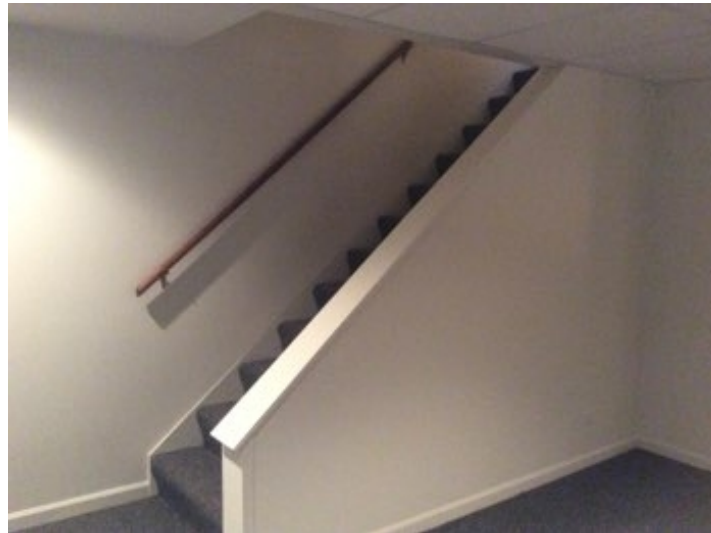
# Basement

## 1. Basement Stairs Condition

Good	Fair	Poor	Unkwn	N/A
		X		

**Observations:**

- Recommend installing guardrails where missing.
- Recommend repair as necessary.



Recommend installing guardrails where missing.

## 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			

### 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.
- Operation of the floor drain could not be confirmed at time of inspection.

## 4. Basement Ceiling Finish Condition

Good	Fair	Poor	Unkwn	N/A
X				

### Materials: Drop Tile

### Observations:

- Ceilings appear to be serviceable at time of inspection.

## 5. Foundation Wall Conditions

Good	Fair	Poor	Unkwn	N/A
		X		

### Type: Concrete

### Observations:

- Areas behind finished walls and/or insulation are not visible and are not inspected.
- Settlement and shrinkage cracks visible.
- Evidence of seepage stains on foundation wall.
- Recommend to have foundation walls evaluated and repaired by a professional waterproofing contractor.



Evidence of seepage stains on foundation wall.

## 6. Joist Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Materials:** Conventional 2 x 10 Framing

**Observations:**

- Improper holes bored through joists.
- Framing has improperly bored holes. Bored holes are usually not accepted within 2 inches of the top or bottom of the joist and should not exceed 1/3 of the depth of the joist.
- No appreciable deflection at time of inspection.
- Recommend repair or replacement as necessary.



Improper holes bored through joists.

## 7. Subfloor Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Materials:** Wafer Board

**Observations:**

- Visible portions of subfloor appear to be in serviceable condition.

## 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	

**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				

**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:**

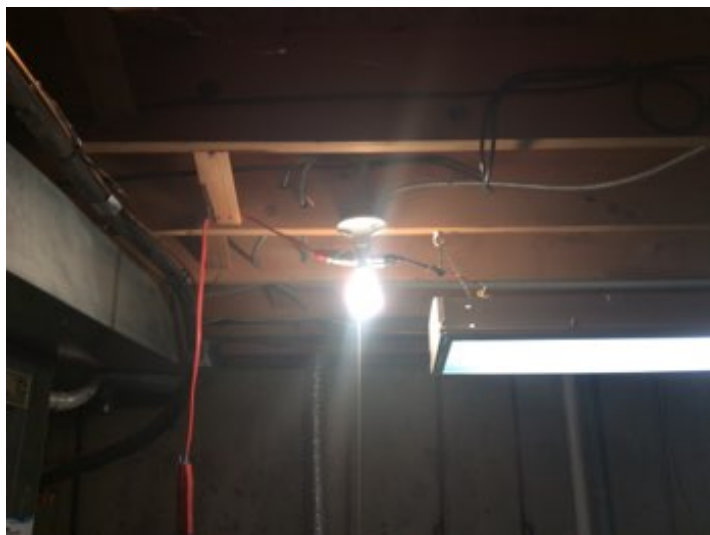
- Sump pump was working as intended.
- Pump was activated at the time of inspection, we suggest you verify operation prior to close.
- Recommend to seal cover on sump pit.
- Sump pumps are mechanical and can malfunction at anytime due to power outage, sticking float or pump failure. Battery back up system is recommended.

## 13. Electrical Conditions

Good	Fair	Poor	Unkwn	N/A
	X			

**Observations:**

- Recommend to add GFCI electrical outlets in unfinished basements.
- Evidence of amateur wiring noted.
- Exposed wires should be capped and covered.
- Recommend evaluation and repair by a licensed electrician to ensure safety.



Evidence of amateur wiring noted.

## 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 Rheem.
- Estimated age of the heating system is 2009.
- The BTU on the input is 75,000 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 not working properly at time of inspection. Recommend to have thermostat evaluated by a qualified HVAC contractor to assure proper calibration and functional control.**

### 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: Plastic

### Observations:

- Category 1 or 4 high efficiency furnace is installed. This furnace is set up as a category 1 type. The combustion air intake must be drawn from the exterior to be a category 4.

## 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				

### 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 Ruud.
- Estimated age of A/C compressor/condenser as per service tag is 2009.

### 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.

## 12. Line-set Condition

Good	Fair	Poor	Unkn	N/A
X				

### Observations:

- Line-set appears to be in serviceable condition.

## 13. Condensate Drain Conditions

Good	Fair	Poor	Unkn	N/A
X				

### Materials:

- PVC Piping

### Observations:

- Condensate drain is in serviceable condition at time of inspection.

## 14. Humidifier Comments

Good	Fair	Poor	Unkn	N/A
	X			

### Observations:

- A humidifier is present on the furnace. Humidifiers are beyond the scope of this inspection and are not inspected.
- Recommend to change pad in humidifier.

## 15. Air Filter Condition

Good	Fair	Poor	Unkn	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.
- Saddle valves are commonly used, but considered substandard. Humidifiers & refrigerators are commonly hooked up this way.

### 3. Plumbing Supply Comments

Good	Fair	Poor	Unkwn	N/A
				X

#### Comments:

- A water conditioning system was observed, but was not inspected. Water conditioning systems are outside the scope of a home inspection and should be evaluated by a qualified water conditioning specialist. Recommend to check for transferable warranty.

## 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:**

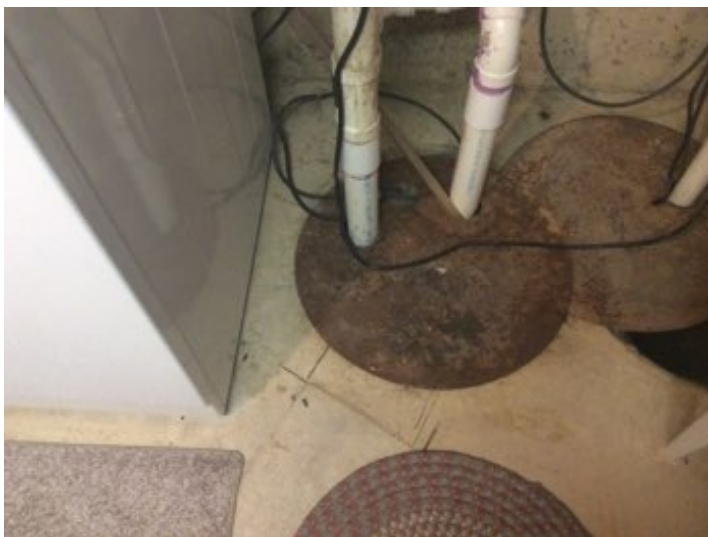
- Evidence of clean outs visible.
- Visible portions of waste pipes appear to be in serviceable condition.
- Limited visibility due to wall, floor and ceiling covers.

## 3. Ejector Pump Conditions

Good	Fair	Poor	Unkwn	N/A
		X		

**Observations:**

- Ejector pit should be completely sealed.
- Recommend review by a licensed plumber for repair or replacement, as necessary.



Ejector pit should be completely sealed.

# Water Heater

## 1. Water Heater Description

Good	Fair	Poor	Unkwn	N/A
X				

**Description:**

- Gas Water Heater
- Water heater is manufactured by Whirlpool.
- Water heater was manufactured in 2005.
- 40 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

## 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 next few 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:** Exterior

**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				
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**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				
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**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				
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**Disconnect Type and Materials:**

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

**Wiring Style:**

- Flexible metal conduit

### 5. Service Panel Comments

Good Fair Poor Unkwn N/A

		X		
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**Observations:**

- Overfusing could allow excessive current to be carried by the conductor. Recommend repair, wire size should be compatible with the over current protection device (breaker/fuse).
- Tandem or mini breakers have been installed in service panel. These may not be up to current standards and indicate the panel is overloaded.
- **Overfusing at circuit disconnect observed.**





Tandem or mini breaker has been installed in service panel.



Overfusing at circuit disconnect observed.

## 6. Electric Grounding Conditions

Good	Fair	Poor	Unkwn	N/A
X				

### Conditions:

- Ground rod visible at electric meter.
- Electrical ground strap around water meter in place.
- Ground strap at water line visible.

### Observations:

- Electrical system appears to be properly grounded.

## 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:

- Water damage observed in cabinet under kitchen sink.
- Damaged cabinets need repair.
- Recommend review for repair or replacement as necessary.



Damaged cabinets need repair.

## 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 is leaking and needs repair. Possible cartridge or O-Ring.
- Recommend to have repaired or replaced by a licensed plumbing contractor as necessary.



Faucet is leaking and needs repair. Possible cartridge or O-Ring.

## 5. Kitchen Electrical Condition

Good	Fair	Poor	Unkwn	N/A
		X		

### Observations:

- Recommend installing GFCI's on kitchen countertops where missing.
- 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.
- Exposed wires under kitchen sink.
- Amateur wiring visible.
- Recommend a licensed electrician for repairs/replacement as needed to ensure safety.



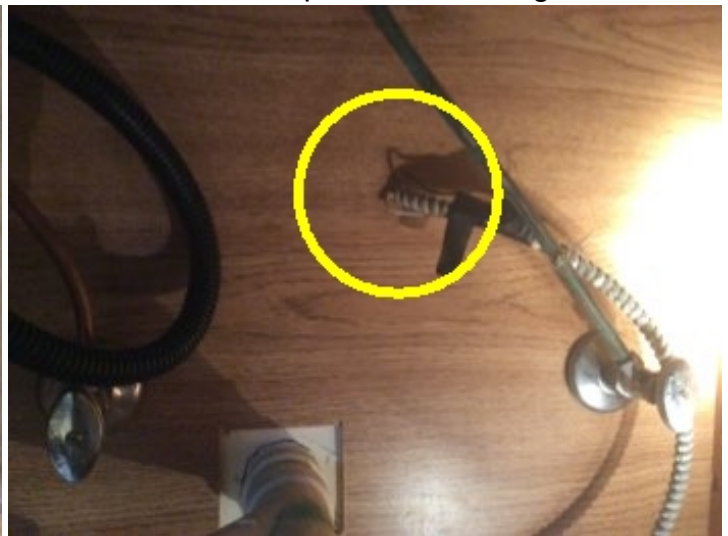
Recommend installing GFCI's on kitchen countertops where missing.



Recommend installing GFCI's on kitchen countertops where missing.



Amateur wiring visible for exhaust fan motor.



Exposed wires under kitchen sink.

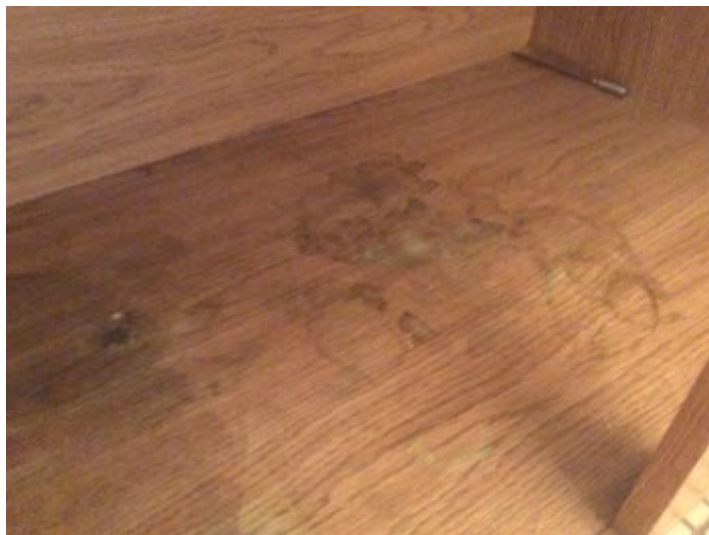
## Bathrooms

## 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.
- Suggest caulking as necessary.
- Evidence of past leaking underneath bathroom sinks.



Evidence of past leaking underneath bathroom sinks.

## 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.
- Suggest caulking as necessary around sinks.

## 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. Tub Condition

Good	Fair	Poor	Unkwn	N/A
	X			

### Type(s):

- Tub/Shower combo
- Whirlpool tub

### Observations:

- Bathtub(s) appear to be serviceable at time of inspection.
- Whirlpool tub was filled to a level above the water jets and operated to check intake and jets. The tub was then drained to check for leaks and/or damage. Pump and supply lines were not completely visible or accessible. The items tested appeared to be in serviceable condition.
- Debris was ejected from the jets during operation, recommend having circulation system cleaned prior to use.
- GFCI was present and was tested.
- Recommend repair as necessary.

### 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:**

- Shower surrounds appear to be serviceable at time of inspection.
- Grout and caulk are dirty and need to be cleaned.

### 7. Tub/Shower Faucet Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Observations:**

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

### 8. Shower Door(s)

Good	Fair	Poor	Unkwn	N/A
X				

**Observations:**

- Shower door appears to be serviceable at time of inspection.

### 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:** Basement

### 2. Laundry Tub/Sink Condition

Good	Fair	Poor	Unkwn	N/A
X				

**Materials:**

- Plastic

**Observations:**

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

### 3. 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.

- The washing machine is near the end of its useful life.



#### 4. 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.
- **Recommend solid walled metal pipe for dryer vent.**
- **Recommend repair as necessary.**



Recommend solid walled metal pipe for dryer vent.

## 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.
- Evidence of stains discoloration on carpeting.
- 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.
- Evidence of nail pops and cracks visible in ceiling due to truss uplift.

### 4. Door Conditions

Good	Fair	Poor	Unkwn	N/A
	X			

#### Observations:

- Interior doors appear to be serviceable at time of inspection.
- Wear and tear of doors is not reported.
- Some interior doors need adjustment or repair.
- Hardware needs repair.
- Some doors do not latch/lock and need repair.
- Recommend repair or replacement as necessary.

### 5. 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 treatments are not inspected.

### 6. 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.

- **Lost seal in master bedroom.**
- **Recommend review by a qualified professional for repair or replacement as necessary.**



Lost seal in master bedroom.

## 7. Smoke Detectors

Good	Fair	Poor	Unkwn	N/A
X				

**Observations:**

- Smoke detectors are serviceable at time of inspection.

## 8. Carbon Monoxide Detectors

Good	Fair	Poor	Unkwn	N/A
X				

**Observations:**

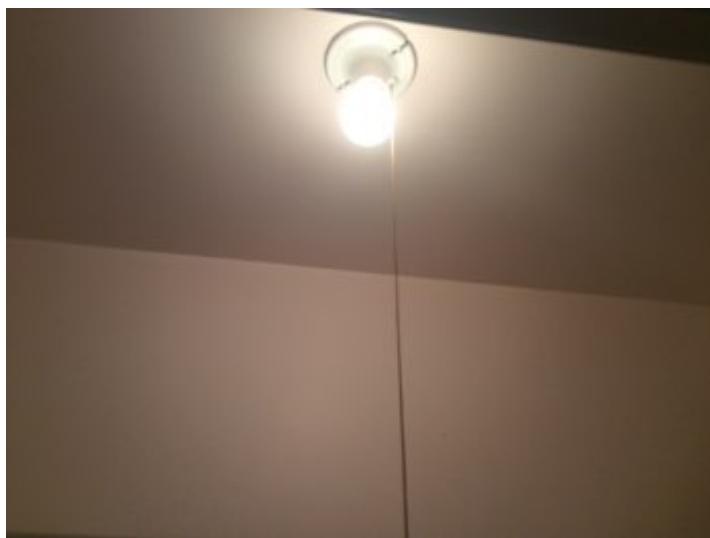
- Carbon monoxide detectors are serviceable at time of inspection.

## 9. Electrical Condition

Good	Fair	Poor	Unkwn	N/A
	X			

**Observations:**

- Fluorescent light fixtures recommended in closets.
- Exposed bulbs in closet should be covered.



Exposed bulbs in closet should be covered.

## 10. Fireplace Location

**Location:**

- The fireplace is located in the living room.

## 11. Fireplace Style

### Style:

- Masonry

## 12. Fireplace Comments

Good Fair Poor Unkwn N/A

X				
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### Observations:

- Serviceable at time of inspection.

## 13. Other Interior Area Comments

Good Fair Poor Unkwn N/A

		X		
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### 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.
- Missing insulation on outside wall under whirlpool tub. Recommend to have exterior wall insulated by a qualified contractor.



Missing insulation on outside wall under whirlpool tub.

## 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
- Built in

**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:** Gas

**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. 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.

### 4. Kitchen Vent Condition

Good	Fair	Poor	Unkwn	N/A
		X		

**Observations:**

- Appears to be wired with extension cord.
- Recommend evaluation by a professional appliance repair specialist.

5. Refrigerator/ Freezer Comments

Good	Fair	Poor	Unkwn	N/A
			X	

**Observations:**

- Refrigerator/Freezer unplugged at time of inspection.

Rodent

1. Rodent Activity

Good	Fair	Poor	Unkwn	N/A
			X	

**Observations:**

- Evidence of possible bees nests and honey combs visible at various areas.
- Evidence of ant infestation visible.
- While this is NOT a pest inspection, there were visible signs of pest activity present.
- Recommend evaluation by a professional pest control operator.



Evidence of ant infestation visible.



# 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 8 Item: 4	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 8 Item: 6	Deck Condition	<ul style="list-style-type: none"> <li>• Unevenness of deck indicates the possibility of frost heaving.</li> <li>• Evidence of nails/screws popping on the deck boards.</li> <li>• Deck materials are weathered with curling, cupping, cracks, splits etc. and need repair.</li> <li>• Evidence of wood deterioration observed.</li> <li>• Deck does not appear to properly supported and needs repair.</li> <li>• Evidence of some type of unknown cinderblock foundation under deck structure.</li> <li>• Recommend evaluation by a qualified contractor for repair or replacement as necessary.</li> </ul>
Page 10 Item: 12	Lot Grade and Drainage Conditions	<ul style="list-style-type: none"> <li>• 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.</li> </ul>
Page 12 Item: 14	Exterior Electrical Conditions	<ul style="list-style-type: none"> <li>• GFCI at North side of house had power when tripped. This is often the result of improper wiring and should be repaired by a licensed electrician.</li> <li>• Lamp post was not working at time of inspection.</li> <li>• Recommend evaluation for repair or replacement by a licensed electrician as necessary.</li> </ul>
Page 12 Item: 16	Vent Jacks	<ul style="list-style-type: none"> <li>• Damaged vanes on vent jack need repair.</li> <li>• Damaged vent jack needs repair.</li> <li>• Recommend repair or replacement as necessary.</li> </ul>
Page 12 Item: 17	General Exterior Comments	<ul style="list-style-type: none"> <li>• Evidence of water damage and current moisture at sunroom.</li> <li>• Skylight at sunroom appears to have a lost thermal seal.</li> <li>• Recommend evaluation for repair or replacement as necessary.</li> </ul>

## Garage

Page 14 Item: 8	Fire Wall and Ceiling Condition	<ul style="list-style-type: none"> <li>• Recommend to replace attic access cover in garage with 5/8" drywall.</li> </ul>
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## Basement

Page 15 Item: 1	Basement Stairs Condition	<ul style="list-style-type: none"> <li>• Recommend installing guardrails where missing.</li> <li>• Recommend repair as necessary.</li> </ul>
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Page 16 Item: 5	Foundation Wall Conditions	<ul style="list-style-type: none"> <li>• Evidence of seepage stains on foundation wall.</li> <li>• Recommend to have foundation walls evaluated and repaired by a professional waterproofing contractor.</li> </ul>
Page 18 Item: 13	Electrical Conditions	<ul style="list-style-type: none"> <li>• Evidence of amateur wiring noted.</li> <li>• Exposed wires should be capped and covered.</li> <li>• Recommend evaluation and repair by a licensed electrician to ensure safety.</li> </ul>
<b>Heating and Air Conditioning</b>		
Page 19 Item: 3	Thermostat Condition	<ul style="list-style-type: none"> <li>• Thermostat was not working properly at time of inspection. Recommend to have thermostat evaluated by a qualified HVAC contractor to assure proper calibration and functional control.</li> </ul>
<b>Plumbing Waste</b>		
Page 23 Item: 3	Ejector Pump Conditions	<ul style="list-style-type: none"> <li>• Ejector pit should be completely sealed.</li> <li>• Recommend review by a licensed plumber for repair or replacement, as necessary.</li> </ul>
<b>Electrical</b>		
Page 25 Item: 5	Service Panel Comments	<ul style="list-style-type: none"> <li>• Overfusing at circuit disconnect observed.</li> </ul>
<b>Kitchen</b>		
Page 27 Item: 4	Kitchen Faucet(s) and Drains	<ul style="list-style-type: none"> <li>• Faucet is leaking and needs repair. Possible cartridge or O-Ring.</li> <li>• Recommend to have repaired or replaced by a licensed plumbing contractor as necessary.</li> </ul>
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> <li>• Exposed wires under kitchen sink.</li> <li>• Amateur wiring visible.</li> <li>• Recommend a licensed electrician for repairs/replacement as needed to ensure safety.</li> </ul>
<b>Laundry Room</b>		
Page 31 Item: 4	Dryer Conditions	<ul style="list-style-type: none"> <li>• Recommend solid walled metal pipe for dryer vent.</li> <li>• Recommend repair as necessary.</li> </ul>
<b>Interior</b>		
Page 32 Item: 6	Window Glazing Condition	<ul style="list-style-type: none"> <li>• Lost seal in master bedroom.</li> <li>• Recommend review by a qualified professional for repair or replacement as necessary.</li> </ul>
Page 34 Item: 13	Other Interior Area Comments	<ul style="list-style-type: none"> <li>• Missing insulation on outside wall under whirlpool tub. Recommend to have exterior wall insulated by a qualified contractor.</li> </ul>
<b>Appliances</b>		
Page 36 Item: 4	Kitchen Vent Condition	<ul style="list-style-type: none"> <li>• Appears to be wired with extension cord.</li> <li>• Recommend evaluation by a professional appliance repair specialist.</li> </ul>