



911 Home Inspection Services, LLC

Home Inspection Report

**Prepared Exclusively For
Sample Report**



**205 N. Main Street
Anywhere, IL 66222**

Inspected on February 8, 2013

A visual inspection of the above premises was conducted according to the Standards and Practices of the State of Illinois and the International Association of Certified Home Inspectors

INSPECTION SUMMARY

1 OF 3

Client: Sample Report

Inspection Address: 205 N. Main Street, Anywhere, IL 66222

This is a summary of the inspector's comments; some indicate items of immediate concern

The full account of the home's condition, solely in the opinion of the inspector, is listed in the body of the report which is to be read in its entirety by the client

It is the client's decision as to what remedies are to be taken

Roof / Gutters / Downspouts

1. The roof was snow covered and not visible. If concerned, have the roof evaluated after the snow melts.
2. The gutter fell and bent on the south side from the weight of being filled with snow/ice.
3. The gutter in the NE corner is loose.
4. All gutter supports should be checked.
5. Ensure all downspouts have extensions that direct rainwater 4-6' from the foundation.

Chimneys / Flues / Fireplaces

1. The fireplace flue has build-up and is due to be cleaned by a certified chimney sweep.
2. A wood burning grate is recommended. The current one is for gas logs.

Grounds

1. The driveway and walks were snow covered and not visible. If there is a patio it was snow covered as well.
2. The front stairs should have a railing since there are four or more risers.
3. The landscape grade around the foundation is essentially flat. It is desirable to have the landscape grade away from the foundation to shed rainwater.
4. Although not fully visible due to being snow covered, the three step landscape timber retaining wall has sections that are weathered / rotted and the walls are leaning.

Garage

1. The outlet below the electric panel should be upgraded to provide GFCI protection since the other outlet does.
2. The light fixture adapter to make it an outlet is not recommended. A second adapter is bypassing the ground prong of the light fixture.
3. Ask the homeowner what the three green wires around the ceiling beam are for. If these are electrical they are not installed properly and should be evaluated and corrected by an electrician. The holes should be sealed as the drywall is the fire separation between the garage and living space above.

House Attic - 1st Floor

1. The soffit vents are small circular button vents. These are generally considered undersized and clog easily with insulation & debris. Consider installing larger vents. Use baffles to keep them from being covered with insulation.

INSPECTION SUMMARY

2 OF 3

House Attic

1. There is evidence of condensation throughout the attic as well as visible mold near the gutter line on the north side of the roof. I recommend further evaluation and remediation by a mold remediation contractor.
2. The bath vent fans discharge toward the soffit vents. These are small button vents and are undersized for this purpose. These should be directly vented to the exterior via insulated ducts. This and the whole house fan are the likely causes of the increased humidity / condensation in the attic.
3. The whole house fan should be sealed & insulated in the colder months.

Smoke & CO Alarms

1. The home was built to an older standard in regards to smoke alarms. At a minimum there should be one on each level of the home and outside the bedrooms.
2. I highly recommend smoke alarms inside the bedrooms also, even if only battery operated.
3. If you are interested in bringing this home up to the latest standard an electrician should be consulted.
4. State law requires a CO alarm within 15 feet of every sleeping area. Combination smoke/CO alarms are acceptable. **This home did not have any CO alarms.**
5. Replace all smoke and CO alarm back-up batteries when you first move in and every 6 months thereafter. Test the units monthly.
6. Replace smoke alarms every 10 years and CO alarms every 7 years.

Laundry Room

1. Lint is highly flammable. Clean the dryer vent when you first move in and at least annually thereafter.
2. The gas line should be capped to prevent a gas leak should the valve accidentally open or begin to leak.
3. If a utility sink is installed ensure the 220 volt dryer outlet is GFCI protected.

Kitchen

1. The right front burner igniter doesn't work and appears to be cracked.
2. While not required due to the age of the home, it is recommended that all countertop outlets be upgraded to provide GFCI protection.

Bathroom - Powder

1. The hot water shut-off valve under the sink has a broken handle stem and should be replaced.

Bathroom - Master

1. The tub spigot shower pull does not move due to corrosion. The spigot should be replaced.
2. The vanity top is cracked.

Bedroom - Master

1. The entry door has a small hole in the back.

Crawlspace

1. The sump pump was unplugged. Once plugged in it did not work. It should be replaced.
2. There is no evidence of any perimeter drain tile system - inside or outside.
3. There is a water softener present that does not appear to be in service.
4. A continuous vapor barrier that is sealed at all seams, to the walls and all penetrations is recommended.

INSPECTION SUMMARY

3 OF 3

Electrical

1. In the main panel one breaker is triple tapped - three wires to one breaker. This is a fire hazard and should be corrected by a licensed electrician.

HVAC

1. The furnace is a 2003. It operated when tested; however, this was a brief test and only determined that it operated by the use of the thermostat. If the condition of the furnace is a concern I recommend it be serviced and/or evaluated by a certified HVAC technician prior to closing.
2. Keep in mind that only a certified HVAC technician can determine the integrity of the furnace heat exchanger. The heat exchanger separates combustion air from room air. A compromise of the heat exchanger generally means the furnace will need to be replaced.
3. There is a service sticker that indicates the furnace was last serviced on 11/15/11, the AC on 6/29/12 and the humidifier in 9/2012. Service is recommended at least every 2 years.
4. There is a flexible gas line for the furnace. While functional, this may not meet local code. Typically rigid pipe is required. Contact the local building department if this is a concern.
5. The flue pipe should have 1-2" of clearance between itself and anything combustible. It is in direct contact with the drywall.
6. The air conditioner has a faded label that is hard to read. It may be a 1995. The AC was not able to be tested due to the outdoor air temperature being below 65°F. Operating an air conditioner below this temperature for an extended period of time can damage the unit.

I recommend all repairs and/or further evaluations be completed by professionals licensed or certified in the appropriate discipline

Certain practices in this home, while nationally acceptable, may not meet this village's present codes. This is not a code inspection and does not represent adherence to the codes of this municipality.



1 East



4 Gas meter & sending unit for water meter



2 Should have a railing



5 Loose gutter in NW corner



3 North



6 South



7 Electric & phone



10 West



8 AC



11 Roof snow covered



9 Gutter fell



12 Sump discharge



13 Three step retaining wall rotted and leaning



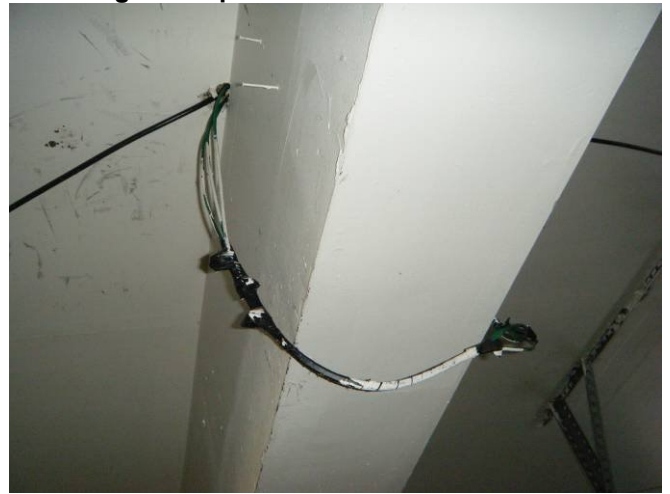
14 Garage



15 Garage



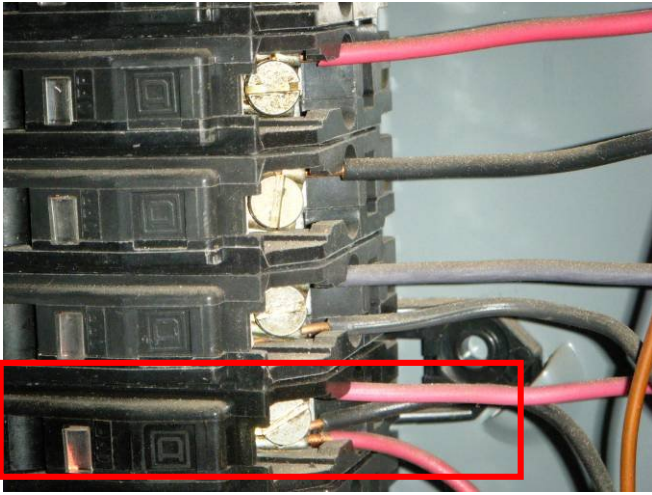
16 Garage - Adapters not recommended



17 Garage - Ask homeowner what these are for. Correct if electrical



18 Main panel



19 Triple tap is a fire hazard



22 Hot water valve stem broken for hot water in powder room



20 Cap unused gas line behind dryer



21 Utility sink hook-up



23 Water heater



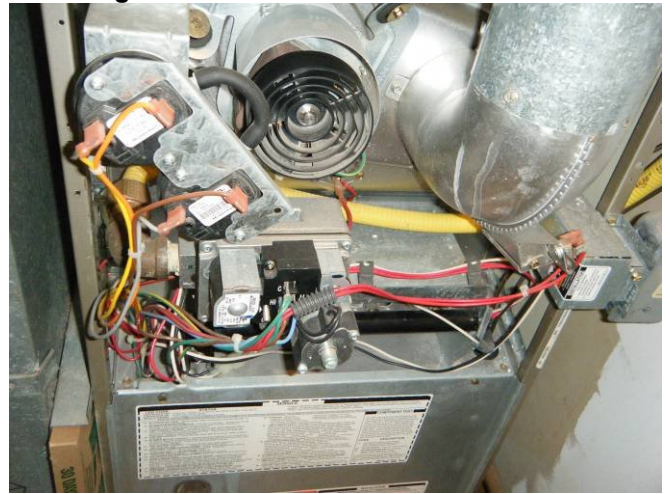
24 Flue in direct contact with drywall. Must have 1-2" of clearance



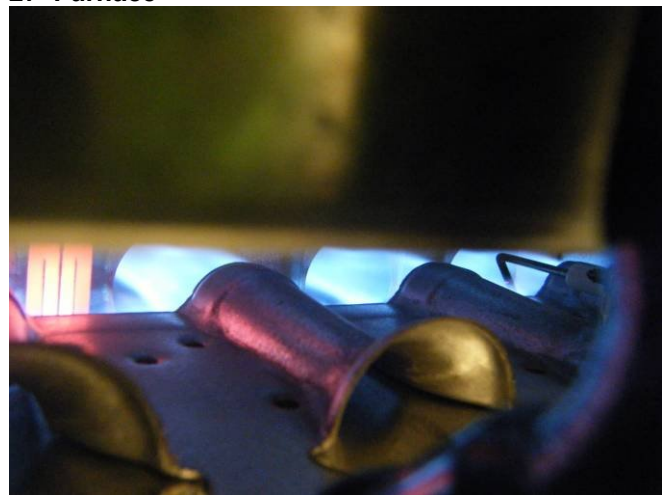
26 Flex gas line on furnace



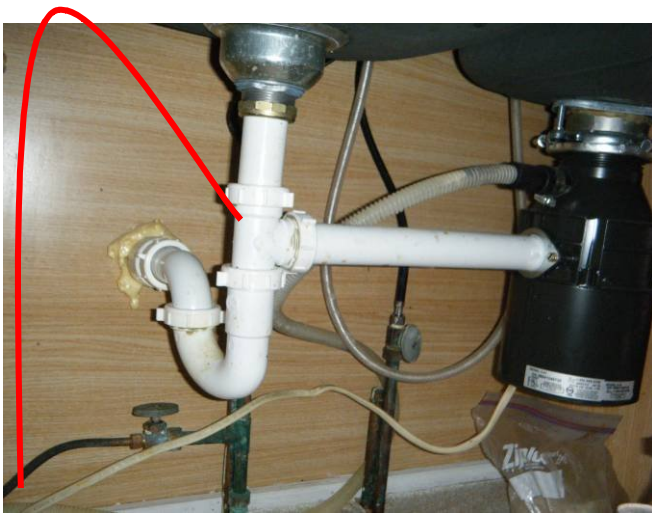
25 Furnace



27 Furnace



28 Furnace



29 Sink drain doesn't arc and is connected to disposal



33 Fireplace flue - Time to be cleaned



30 Igniter doesn't work



34 Master tub spigot corroded pull. Replace spigot



31 Fireplace



35 Crack in master vanity top



32 Wood burning grate



36 Hole in master bedroom door



39 1st floor attic space



37 1st floor attic space



40 1st floor attic space



38 1st floor attic space



41 1st floor attic space



42 2nd story attic space - mold



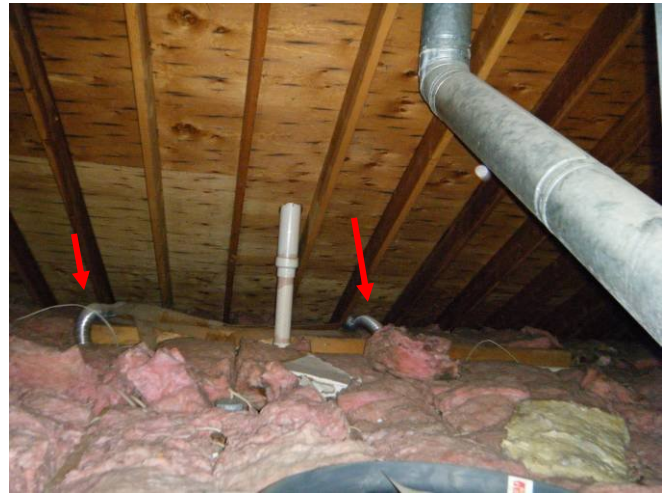
43 2nd story attic space - mold



44 2nd story attic space



45 Seal and insulate fan in cold months



46 Bath vent fans to soffit vents



47 2nd story attic space



48 2nd story attic space



51 Crawl



49 Crawl



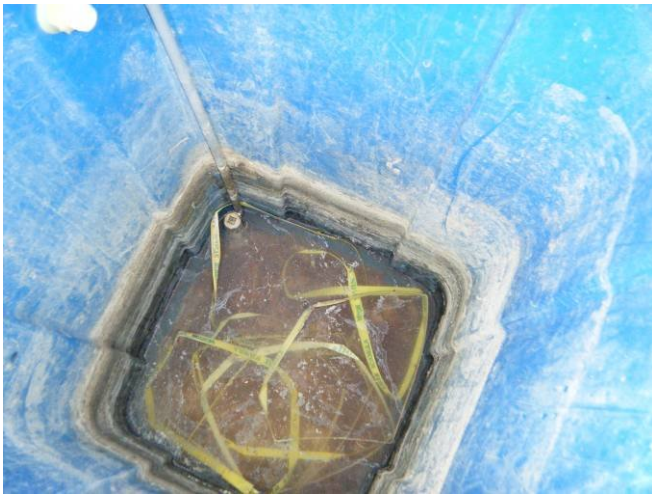
52 Crawl



50 Crawl



53 Crawl



54 Water softener not used



57 Sump pump doesn't work when plugged in



55 Fridge water line



58 No drain tile system



56 Sump not plugged in

DEFINITIONS

Satisfactory	- No attention required
Marginal	- Fix / Repair 1-5 years
Poor	- Fix / Repair Immediately
NFV	- Not Fully Visible

Building Data

Approximate Age: 1987 **Style:** Single Family **Main Entrance Faces:** East
Weather Condition: Snow Covered Wet Raining Dry **Temperature:** 30 Deg F
Roof: Approx. Age Not Visible Estimated Layers 1 **Primary Roof Type:** Gable
Visibility: All None Partial % N/A **Limited By:** Snow Height Accessibility
A Limited Roof Inspection From The: Roof Ladder At Eaves Ground NFV
Material: Asphalt Wood Roll Built-Up Other _____
Shingle Condition: Cupped/Curled Damaged/Cracked/Missing Moss Present **Snow Covered**
Roof Structure: Visual Sagging

*Roofs often contain hidden defects that will not be seen today. If this is a cause for concern, I recommend the roof be evaluated and certified by a roofing professional prior to the closing.

*Inspection of the roof, gutters or exterior of the home for the determination of potential hail damage is beyond the scope of a home inspection. If this is a concern a roofing and/or siding professional should be consulted.

Roof Flashing: Galvanized Aluminum Copper NFV **Snow Covered**
Vents: None Soffit Ridge Canister Gable Turbine Power **Snow Covered**
Valleys: None Galvanized Aluminum Asphalt Copper NFV **Snow Covered**
Skylight: None Number None Damaged Thermal Seal Poor Flashing **N/A**
Plumbing Vents: Yes No Undersized NFV **Satisfactory**
Gutters/Downspouts: None Galvanized Aluminum Copper Vinyl **Satisfactory**
Rusting Need Cleaning Holes Leaks Extensions Missing Bent

Due to the visual condition of the roof or the fact that it could not be fully viewed,
I recommend the roof be evaluated by a roofing professional prior to the closing: Yes No

Roof / Gutters / Downspouts

1. The roof was snow covered and not visible. If concerned, have the roof evaluated after the snow melts.
2. The gutter fell and bent on the south side from the weight of being filled with snow/ice.
3. The gutter in the NE corner is loose.
4. All gutter supports should be checked.
5. Ensure all downspouts have extensions that direct rainwater 4-6' from the foundation.

Chimneys / Flues / Fireplaces

Chimney: Location Near Peak For: - Furnace Water Heater

Satisfactory

Viewed From: Roof Ladder at Eaves Ground NFV

Chase Material: Brick Stone Framed Metal Block Direct Vent PVC

Chase Condition: Cracked Cap Missing Cap Loose Mortar Joints Rust NFV

Chimney Appears to Need Tuckpointing and/or General Repair: Yes No

Flue Material: Tile Metal Unlined Direct Vent PVC NFV

Chimney: Location North Side of Home For: - Fireplace

Satisfactory

Viewed From: Roof Ladder at Eaves Ground NFV

Chase Material: Brick Stone Framed Metal Block Direct Vent PVC

Chase Condition: Cracked Cap Missing Cap Loose Mortar Joints Rust NFV

Chimney Appears to Need Tuckpointing and/or General Repair: Yes No

Flue Material: Tile Metal Unlined Direct Vent PVC NFV

*Cracks or holes in, and missing or separated sections of, flue material are not fully visible. If this is a cause for concern, I recommend evaluation by a licensed contractor prior to the closing.

Fireplace: Living Room

Gas Wood Damper Operates Needs Cleaning

Fireplace: None

Gas Wood Damper Operates Needs Cleaning

*No opinion on the cleanliness or integrity of the fireplace flue is given.
If this is a concern a certified chimney sweep should be consulted.

Chimneys / Flues / Fireplaces

1. The fireplace flue has build-up and is due to be cleaned by a certified chimney sweep.

2. A wood burning grate is recommended. The current one is for gas logs.



Wood Burning Grate

Exterior

Siding: Brick Stone Stucco Metal Vinyl Wood Masonite EIFS **Satisfactory**

*A board by board search was not performed and is beyond the scope of this inspection.

Trim/Soffits: Wood Aluminum Vinyl **Caulking Needs Repair:** Yes No **Satisfactory**

Exterior Wood Has Areas That Need: Painting Repair Replacement

Window Frames: Wood Aluminum Wrapped Wood Vinyl Aluminum **Satisfactory**

Wood Rot Present:

Windows Throughout Are Energy Inefficient And Maintenance Intensive:

Storm Windows: N/A (Incorporated in window design) Wood Metal **N/A**

Screens: Missing Torn Bent Holes

Window Wells: Yes No **Drains:** Yes No **Covers:** Yes No

Ladder if 44+ Inches Deep: Yes No N/A

Front Entry Door: **Satisfactory**

Front Storm: **Satisfactory N/A**

Rear Entry Door: **N/A**

Rear Storm: **N/A**

Patio Door(s): **Satisfactory**

Patio Screen(s): **Satisfactory**

Exterior Electric Service Lines: Overhead Underground **Overhead Service Lines Too Low:**

Exterior Outlets: Yes No **GFCI:** Yes No N/A **Operates:** Yes No N/A

Exterior

No Comments

Unless noted, the house exterior was inspected from the ground.

Grounds

Walks: None Concrete Brick Other _____ **Pitched To Home** **Snow Covered**
Driveway: None Concrete Asphalt Gravel Brick **Needs Sealing** **Snow Covered**

Front Stoop/Steps: None Concrete Wood Brick **Cracked** **Settled** **Satisfactory**
Back Stoop/Steps: None Concrete Wood Brick **Cracked** **Settled** **N/A**
Stoop Railing Missing or Damaged:

Wood Porch: None **Support Pier:** Wood Concrete **Uneven** **Unstable** **N/A**
Porch Steps: None Concrete Wood Brick **Cracked** **Settled** **N/A**
Porch Railing Missing or Damaged

Patio: None Concrete Stone Brick **Cracked** **Pitched To Home** **N/A**

Deck: None Treated Painted/Stained Composite **Uneven** **Unstable** **N/A**
Deck Steps: None Concrete Wood Brick **Cracked** **Settled** **N/A**
Deck Railing Missing or Damaged:

Balcony: None **Railing Missing or Damaged** **Unstable** **N/A**

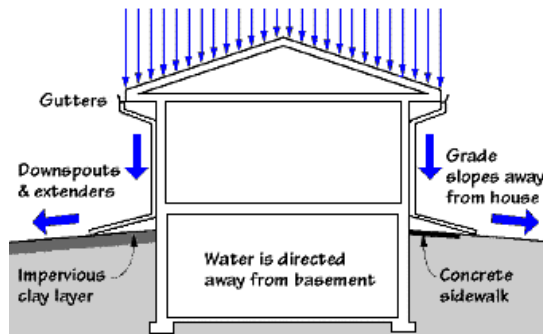
Retaining Wall: None Concrete Block Wood **Wall Is Collapsing:** **Marginal**

Landscape Grade: Flat or Toward Foundation: North South East West

*It is desirable to have the landscape slope away from the foundation one inch per foot for the first five to six feet

Grounds

1. The driveway and walks were snow covered and not visible. If there is a patio it was snow covered as well.
2. The front stairs should have a railing since there are four or more risers.
3. The landscape grade around the foundation is essentially flat. It is desirable to have the landscape grade away from the foundation to shed rainwater.
4. Although not fully visible due to being snow covered, the three step landscape timber retaining wall has sections that are weathered / rotted and the walls are leaning.



Garage

Type: Two Car Attached

Racked: Yes No

Roofing: Same as house Other

NFV **N/A**

Siding: Same as house Other

Needs Painting/Repair:

NFV **Satisfactory**

Trim: Same as house Other

Needs Painting/Repair:

NFV **Satisfactory**

Windows: None Broken Missing Inop No Screens No Storms

N/A

Exterior Door: None Not able to access Doesn't Close Properly Damaged

Satisfactory

Walls: Fully Finished **Firewall:** Yes No N/A NFV

Satisfactory

Floor: Concrete Gravel Asphalt NFV **Cracked:** **Settled:**

Satisfactory

Sill Plates: Rotted Not Anchored Adequately NFV

Overhead Door(s): Wood Masonite Fiberglass Metal

Satisfactory

***Automatic Opener(s):** Yes No **Operates:** Yes No

*Testing remotes and the auto reverse feature of the openers is beyond the scope of this inspection.

Overhead Door Springs: Torsion *Extension **No Safety Cable Through Extension Springs:**

*Safety cables are recommended to run through extension springs to limit their travel if they break.

Electrical: Not Wired **Outlets:** Yes No **GFCI:** Yes No **Operates:** Yes No

Fire Hazard: Furnace or water heater present and less than 18" above the garage floor: Yes No

If Attached: Door to home is at least 4" above floor: Yes No

Door is "exterior" type door: Yes No

Door closes automatically (Recommended): Yes No

The garage was not fully visible and not fully inspected due to vehicles, stored items or clutter:

Garage

1. The outlet below the electric panel should be upgraded to provide GFCI protection since the other outlet does.
2. The light fixture adapter to make it an outlet is not recommended. A second adapter is bypassing the ground prong of the light fixture.
3. Ask the homeowner what the three green wires around the ceiling beam are for. If these are electrical they are not installed properly and should be evaluated and corrected by an electrician. The holes should be sealed as the drywall is the fire separation between the garage and living space above.

Attics

House Attic - 1st Floor

Inspected From: Inside Attic **Access:** Scuttle **Located:** Bedroom Closet

Roof Structure: Rafters **Ceiling Structure:** Joists **Rafter Supports:** No

Sheathing: Plywood Solid Planking Flakeboard Skip **Chimney Chase:** N/A

Insulation: NFV Fiberglass Cellulose Vermiculite **Installed In:** Floor Walls NFV

Approx. Inches: 0-3 (poor) 3-5 (fair) 5-7 (average) 7-10 (good) 10 & up (best)

Evidence of Condensation: Yes No NFV **Vapor Barrier:** Yes No NFV

Water Stains: By Chimney On Roof Boards **Ventilation Appears Sufficient:** Yes No

Fans Exhausted To: N/A Attic Space Outside **Vent Pipes Insulated:** Yes No NFV

*It is preferred that bathrooms with tubs/showers have exhaust fans that vent to the outside via insulated ducts to reduce excessive moisture levels in the attic space.

The attic was NFV and not fully inspected due to heavy insulation, storage, clutter or no flooring

I recommend the attic be inspected by a licensed contractor prior to the closing: Yes No

House Attic - 1st Floor

1. The soffit vents are small circular button vents. These are generally considered undersized and clog easily with insulation & debris. Consider installing larger vents. Use baffles to keep them from being covered with insulation.

House Attic

Inspected From: Top of a Ladder **Access:** Scuttle **Located:** Bedroom Closet

Roof Structure: Rafters **Ceiling Structure:** Joists **Rafter Supports:** No

Sheathing: Plywood Solid Planking Flakeboard Skip **Chimney Chase:** N/A

Insulation: NFV Fiberglass Cellulose Vermiculite **Installed In:** Floor Walls NFV

Approx. Inches: 0-3 (poor) 3-5 (fair) 5-7 (average) 7-10 (good) 10 & up (best)

Evidence of Condensation: Yes No NFV **Vapor Barrier:** Yes No NFV

Water Stains: By Chimney On Roof Boards **Ventilation Appears Sufficient:** Yes No

Fans Exhausted To: N/A Attic Space Outside **Vent Pipes Insulated:** Yes No NFV

*It is preferred that bathrooms with tubs/showers have exhaust fans that vent to the outside via insulated ducts to reduce excessive moisture levels in the attic space.

The attic was NFV and not fully inspected due to heavy insulation, storage, clutter or no flooring

I recommend the attic be inspected by a licensed contractor prior to the closing: Yes No

House Attic

1. There is evidence of condensation throughout the attic as well as visible mold near the gutter line on the north side of the roof. I recommend further evaluation and remediation by a mold remediation contractor.
2. The bath vent fans discharge toward the soffit vents. These are small button vents and are undersized for this purpose. These should be directly vented to the exterior via insulated ducts. This and the whole house fan are the likely causes of the increased humidity / condensation in the attic.
3. The whole house fan should be sealed & insulated in the colder months.

Interior

Interior Basics

Interior Windows: Wood **Insulated Glass:** Yes **Evidence Of Seal Leaks:** No
Type: Single / Double Hung Casement Awning Slide-By **Cracked Glass:** No
Stairs: Satisfactory **Trip Hazard** **Handrail Missing / Damaged / Loose:**

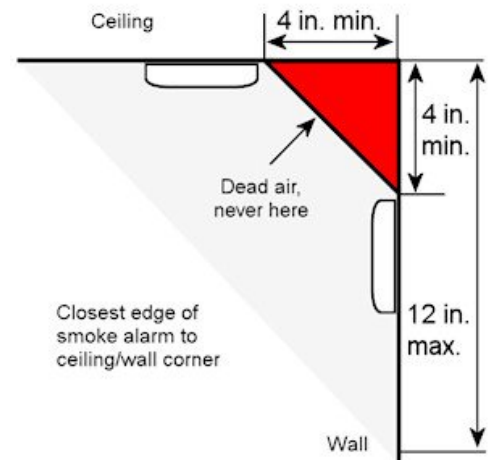
Interior

No Comments

Smoke & CO Alarms

Smoke & CO Alarms

1. The home was built to an older standard in regards to smoke alarms. At a minimum there should be one on each level of the home and outside the bedrooms.
2. I highly recommend smoke alarms inside the bedrooms also, even if only battery operated.
3. If you are interested in bringing this home up to the latest standard an electrician should be consulted.
4. State law requires a CO alarm within 15 feet of every sleeping area. Combination smoke/CO alarms are acceptable. **This home did not have any CO alarms.**
5. Replace all smoke and CO alarm back-up batteries when you first move in and every 6 months thereafter. Test the units monthly.
6. Replace smoke alarms every 10 years and CO alarms every 7 years.



Front Entry

Ceiling/Walls: Satisfactory No Water Stains or Cracks

Floors: Satisfactory Level - No Squeaks NFV

Interior Door: None **Windows:** None **Heat Source:** Yes

Electrical: Switches: Yes No **Outlets:** Yes No

Ceiling Fan/Light Fixture: None **Operates:** Yes No (Not all fan/light functions tested)

Closet: Yes No **Closet Door:** Satisfactory

This room was not fully visible and not fully inspected because of furniture, storage or clutter:

Front Entry

No Comments

Living Room

Ceiling/Walls: Satisfactory No Water Stains or Cracks

Floors: Satisfactory Level - No Squeaks NFV

Interior Door: None Windows: Satisfactory Heat Source: Yes

Electrical: Switches: Yes No Outlets: Yes No

Ceiling Fan/Light Fixture: None Operates: Yes No (Not all fan/light functions tested)

Closet: Yes No Closet Door: N/A

This room was not fully visible and not fully inspected because of furniture, storage or clutter:

Living Room

No Comments

Dining Room

Ceiling/Walls: Satisfactory No Water Stains or Cracks

Floors: Satisfactory Level - No Squeaks NFV

Interior Door: None Windows: Satisfactory Heat Source: Yes

Electrical: Switches: Yes No Outlets: Yes No

Ceiling Fan/Light Fixture: None Operates: Yes No (Not all fan/light functions tested)

Closet: Yes No Closet Door: N/A

This room was not fully visible and not fully inspected because of furniture, storage or clutter:

Dining Room

No Comments

Family Room

Ceiling/Walls: Satisfactory No Water Stains or Cracks

Floors: Satisfactory Level - No Squeaks NFV

Interior Door: None Windows: Satisfactory Heat Source: Yes

Electrical: Switches: Yes No Outlets: Yes No

Ceiling Fan/Light Fixture: None Operates: Yes No (Not all fan/light functions tested)

Closet: Yes No Closet Door: N/A

This room was not fully visible and not fully inspected because of furniture, storage or clutter:

Family Room

No Comments

Laundry Room

Ceiling/Walls: Satisfactory No Water Stains or Cracks Floors: Satisfactory NFV

Interior Door: None Windows: None

Plumbing Leaks: None Faucet Pipes Drain Unable to Determine

Drainage: Satisfactory Water Pressure: Satisfactory

Electrical: Outlets: Yes No GFCI: Yes No N/A Operates: Yes No

Utility Sink: Yes No Leaks: None Faucet Pipes Drain Unable to Determine

Washing Machine: None Operates: Yes No Not Tested Why: _____

Clothes Dryer: None Operates: Yes No Not Tested Why: _____

Laundry Room

1. Lint is highly flammable. Clean the dryer vent when you first move in and at least annually thereafter.
2. The gas line should be capped to prevent a gas leak should the valve accidentally open or begin to leak.
3. If a utility sink is installed ensure the 220 volt dryer outlet is GFCI protected.

Kitchen

Ceiling/Walls: Satisfactory No Water Stains or Cracks **Floors:** Satisfactory NFV

Counter Condition: Satisfactory **Cabinet Cond:** Satisfactory

Water Pressure: Satisfactory **Drainage:** Satisfactory

Plumbing Leaks: None Faucet Pipes Drain Dishwasher Disposal Ice Maker

Ceiling Fan/Lights: None Operates: Yes No (Not all fan/light functions tested)

Electrical: Outlets: Yes No **GFCI Near Sink:** Yes No **Operate:** Yes No

Heat Source: Yes No N/A Open Design **Windows:** Satisfactory

Disposal None Operates: Yes No Not Tested Why: _____

Dishwasher None Operates: Yes No Not Tested Why: _____

Stove/Range None Operates: Yes No Not Tested Why: _____

Built-In Oven None Operates: Yes No Not Tested Why: _____

Exhaust Fan None Operates: Yes No Not Tested Why: _____

Microwave* None Operates: Yes No Not Tested Why: _____

Fridge None Operates: Yes No Not Tested Why: _____

*The appliances were tested solely to determine if they were operational. No judgment is being made as to the quality of their performance. * Only built-in microwaves are tested.

Kitchen

1. The right front burner igniter doesn't work and appears to be cracked.
2. While not required due to the age of the home, it is recommended that all countertop outlets be upgraded to provide GFCI protection.

BATHROOM - Powder

Ceiling/Walls: Satisfactory No Water Stains or Cracks **Floors:** Satisfactory NFV
Entry Door: Satisfactory **Windows:** None **Heat:** Yes
Plumbing Leaks: None Faucet Pipes Drain Unable to Determine
Drainage: Satisfactory **Water Pressure:** Satisfactory
Tub/Shower: None
Toilet: Satisfactory **Operates:** Yes **Vent Fan:** Yes and operates
Electrical: Outlets: Yes No **GFCI:** Yes No **Operates:** Yes No

Bathroom - Powder

1. The hot water shut-off vavle under the sink has a broken handle stem and should be replaced.

BATHROOM - 2nd Floor Hallway

Ceiling/Walls: Satisfactory No Water Stains or Cracks **Floors:** Satisfactory NFV
Entry Door: Satisfactory **Windows:** None **Heat:** Yes
Plumbing Leaks: None Faucet Pipes Drain Unable to Determine
Drainage: Satisfactory **Water Pressure:** Satisfactory
Tub/Shower: Satisfactory
Toilet: Satisfactory **Operates:** Yes **Vent Fan:** Yes and operates
Electrical: Outlets: Yes No **GFCI:** Yes No **Operates:** Yes No

Bathroom - 2nd Floor Hallway

No Comments

BATHROOM - Master

Ceiling/Walls: Satisfactory No Water Stains or Cracks **Floors:** Satisfactory NFV
Entry Door: Satisfactory **Windows:** None **Heat:** Yes
Plumbing Leaks: None Faucet Pipes Drain Unable to Determine
Drainage: Satisfactory **Water Pressure:** Satisfactory
Tub/Shower: Satisfactory
Toilet: Satisfactory **Operates:** Yes **Vent Fan:** Yes and operates
Electrical: Outlets: Yes No **GFCI:** Yes No **Operates:** Yes No

Bathroom - Master

1. The tub spigot shower pull does not move due to corrosion. The spigot should be replaced.
2. The vanity top is cracked.

BEDROOM - Master

Ceiling/Walls: Satisfactory No Water Stains or Cracks

Floors: Satisfactory Level - No Squeaks NFV

Entry Door: Satisfactory **Windows:** Satisfactory **Heat Source:** Yes

Electrical: Switches: Yes No **Outlets:** Yes No

Ceiling Fan/Light Fixture: None **Operates:** Yes No (Not all fan/light functions tested)

Closet: Yes No **Closet Door:** Satisfactory

This room was not fully visible and not fully inspected because of furniture, storage or clutter:

Bedroom - Master

1. The entry door has as small hole in the back.

BEDROOM - Northeast

Ceiling/Walls: Satisfactory No Water Stains or Cracks

Floors: Satisfactory Level - No Squeaks NFV

Entry Door: Satisfactory **Windows:** Satisfactory **Heat Source:** Yes

Electrical: Switches: Yes No **Outlets:** Yes No

Ceiling Fan/Light Fixture: None **Operates:** Yes No (Not all fan/light functions tested)

Closet: Yes No **Closet Door:** Satisfactory

This room was not fully visible and not fully inspected because of furniture, storage or clutter:

Bedroom - Northeast

No Comments

BEDROOM - Southeast

Ceiling/Walls: Satisfactory No Water Stains or Cracks

Floors: Satisfactory Level - No Squeaks NFV

Entry Door: Satisfactory **Windows:** Satisfactory **Heat Source:** Yes

Electrical: Switches: Yes No **Outlets:** Yes No

Ceiling Fan/Light Fixture: None **Operates:** Yes No (Not all fan/light functions tested)

Closet: Yes No **Closet Door:** Satisfactory

This room was not fully visible and not fully inspected because of furniture, storage or clutter:

Bedroom - Southeast

No Comments

FOUNDATION

CRAWLSPACE

Access: Inside Outside Unable To Access Why: _____

Stairs: None Concrete Wood Other _____ **Handrails Loose / Missing / Damaged**

Condition: N/A Cracked Settled Unstable Uneven Risers **Trip Hazard**

Ceiling Structure: Joist 2x10 Approx. Percent Visible 90-100

Condition: Visible Portion Satisfactory

Support Beams: Steel **Support Column(s):** Steel **Condition:** Visible Portion Satisfactory

Foundation Walls: Poured Concrete Approx. Percent Visible 90-100

Condition: Visible Portion Satisfactory Typical Cracks Unusual Cracks

Floor: Concrete Dirt/Gravel Carpet/Tile

Condition: Recommend Vapor Barrier Cracked Settled

Insulation: None Walls Floor Ceiling Framed Portion of Exterior Walls Only NFV

Vapor Barrier: Yes No NFV **If Yes, Vapor Barrier Toward Living Space:** Yes No

Ceiling Lights: Yes No **Operate:** Yes No Some Bulbs Missing

Outlets: Yes No **GFCI Where Necessary:** Yes No N/A **Operate:** Yes No

Windows: None **Screens:** N/A

Sanitary Pump: None **Sealed:** Yes No **Vented:** Yes No

Operates: Yes No Not able to Test Why: _____

**Sanitary pumps should be sealed and vented properly*

Sump Pump: None **Operates:** Yes No Not able to Test Why: _____

Evidence of Drain Tile: Yes No **Window Well Drains:** Yes No N/A NFV (Not Tested)

Floor Drain: Yes No N/A (Not Tested)

Moisture: Fresh Water Stains Efflorescence **On:** Walls Floor Ceiling

Signs Crawlspace Has Flooded In the Past: Yes No **Crawlspace Is Dry Today:** Yes No

The crawlspace was NFV and not fully inspected due to furniture, storage or clutter:

Areas of the crawlspace have been finished. The foundation walls and/or ceiling and/or floor could not be examined; therefore, no judgment is being made about the conditions present here:

I recommend the crawlspace be evaluated by a licensed contractor prior to the closing:

Crawlspace

1. The sump pump was unplugged. Once plugged in it did not work. It should be replaced.
2. There is no evidence of any perimeter drain tile system - inside or outside.
3. There is a water softener present that does not appear to be in service.
4. A continuous vapor barrier that is sealed at all seams, to the walls and all penetrations is recommended.

UTILITIES

PLUMBING

Supply: City Shut-Off Location: Near Meter in Utility Closet Waste: Sewer

Supply Lines: Copper Galvanized Plastic Pressure: Satisfactory

Drain/ Waste/Vent: Galvanized Copper Cast Iron Plastic Drainage: Satisfactory

Water Heater: Brand GE Gas Elec Capacity 40 gal Approx Age Mfg 2005

Hazards: TPR Valve Extension Is Too Short / Missing Flue Backdrafts Gas Odor Present

Operation: Tested Not Tested Why - Operated: Yes No

*Pipes inside walls and underground are not readily visible are not able to be inspected.

I recommend the plumbing be evaluated by a licensed plumber prior to the closing:

Plumbing

No Comments

ELECTRICAL SERVICE

Main Panel: Location: Garage Amps 100 Volts 110/220 Fuses Breakers

* The # of amps is only an approximation. For an exact amount an electrician must be consulted.

Service Wires: Copper Aluminum Branch Wires: Copper Aluminum

Protective Sheathing: NM (Romex)

Problems: Multiple Taps Mini-Breakers Taps Before Main Breaker Burning Corrosion

Panel is undersized or outdated for today's lifestyle and is due to be upgraded:

I recommend the electrical system be evaluated by a licensed electrician prior to the closing:

* GFCI outlets/circuits provide shock protection and are recommended in the following locations:

1. Bathrooms - All outlets, fans & lights in shower / tub enclosures, whirlpool tub circuits
2. Kitchens - All countertop outlets
3. Laundry, Utility, Wet Bar Sink Areas - Within 6' of open water source
4. Unfinished Basements
5. Crawlspace
6. All Exterior Outlets (Except for De-Icing Equip)
7. Garages & Accessory Buildings
8. Any other location dictated by international, national, state or local electrical code

To determine which outlets & circuits must be protected inside these areas consult the National Electrical Code or Local Building Department

Electrical

1. In the main panel one breaker is triple tapped - three wires to one breaker. This is a fire hazard and should be corrected by a licensed electrician.

HEATING / CENTRAL AIR-CONDITIONING

Furnace: Brand: Bryant **Approx Age** Mfg 2003 **Clean** **Dirty**
Fuel: Gas **Type of Heat:** Forced Air **Distribution:** Ductwork
Heat Exchanger: % Visible <5 DNA Flame Distortion Rusted Cracked Sealed Unit
Filter: Washable Disposable Electronic Missing **Needs Changing / Cleaning:**
Flue Pipes: Satisfactory **Humidifier:** Yes No (Not Tested) Signs Of Leaking
Furnace Operation: Tested Not Tested Why - Operated: Yes No

AC Condenser: Brand: Goodman **Approx Age** Faded Label - Poss 1995 **Level:** Yes No
Elec. Shutoff Near Condenser: Yes No
AC Operation: Tested Not Tested Why Outdoor Temp Below 65 Deg F Operated: Yes No
Condensation Drain Leaked or Was Blocked:

I recommend the HVAC system be professionally evaluated / serviced prior to the closing:

I recommend the heat exchanger be professionally evaluated for unseen cracks:

HVAC

1. The furnace is a 2003. It operated when tested; however, this was a brief test and only determined that it operated by the use of the thermostat. If the condition of the furnace is a concern I recommend it be serviced and/or evaluated by a certified HVAC technician prior to closing.
2. Keep in mind that only a certified HVAC technician can determine the integrity of the furnace heat exchanger. The heat exchanger separates combustion air from room air. A compromise of the heat exchanger generally means the furnace will need to be replaced.
3. There is a service sticker that indicates the furnace was last serviced on 11/15/11, the AC on 6/29/12 and the humidifier in 9/2012. Service is recommended at least every 2 years.
4. There is a flexible gas line for the furnace. While functional, this may not meet local code. Typically rigid pipe is required. Contact the local building department if this is a concern.
5. The flue pipe should have 1-2" of clearance between itself and anything combustible. It is in direct contact with the drywall.
6. The air conditioner has a faded label that is hard to read. It may be a 1995. The AC was not able to be tested due to the outdoor air temperature being below 65°F. Operating an air conditioner below this temperature for an extended period of time can damage the unit.

* Certain practices in this home, while nationally acceptable, may not meet this village's present codes. This is not a code inspection and does not represent adherence to the codes of this municipality.

Items Client Must Check During Final Walkthrough

NOTES

- 1. **Furnace Operated**

- 2. **Air Conditioner Operated**

- 3. **Water Heater Fired**

- 4. **Standing Water Not Present**
Look under all sinks
Look around all toilets
Look in the crawl space
Look in the basement
Look in the attic

- 5. **Appliances Operated**
Stove top burners
Oven
Built-in microwave
Dishwasher
Disposal
Refrigerator
Washing machine
Dryer

- 6. **Plumbing Fixtures Operated and Did Not Leak**
Run all water
Flush all toilets
Check the drainage

- 7. **Windows Were Not Broken and Operated Properly**

These are determined to be the most common problems that can occur between the inspection and the closing