

Household Inspection Team ®

Presents

**Your Confidential Property Inspection Report
of Property Location:**

Prepared for:

1-800-WE-INSPECT

www.weinspect.com

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Report Index

INFO	25
GROUNDS	28
EXTERIOR	31
ROOF SYSTEM	34
GARAGE	38
Entrys	41
GENERAL	42
KITCHEN - APPLIANCES	43
INTERIOR	47
BEDROOMS	50
LAUNDRY ROOM	53
BATHROOMS	55
BASEMENT	60

08/03/2017

Inspection address: 1235 W. Scott St. Chicago, IL

Dear Jimmy Kimmel:

At your request, and in your presence, a visual inspection of the above referenced property was conducted on 08/03/2017 . This inspection report reflects the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. The following is an opinion report, expressed as a result of the inspection. Please take time to review limitations contained in the inspection agreement. Each system will also have it's own limitations on the main report which we also recommend reviewing.

We offer a re-inspection service for a nominal fee where we will return to verify that all the requested repairs and replacements have been completed in a workman-like manner. It is also recommended to take advantage of this service 72 hours prior to closing once all the furnishings and stored items have been removed. Since we don't move any of these items during an inspection, additional defects may be observed once everything has been removed.

REPORT SUMMARY

GROUNDS

DRIVEWAY:

Type and condition:

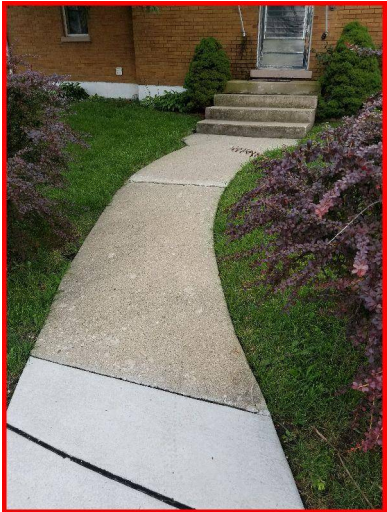
Driveway is asphalt type and needs to be sealed every couple years for maintenance purposes. Cracks noted are typical.



SIDEWALKS:

Type and condition:

Sidewalk is concrete type. Surface raised / settled and could get worse over time. Recommend to have a concrete contractor evaluate.



CATCH BASIN

Location

Catch basin has not been located. Recommend to ask the seller if there is one and where is located.

LANDSCAPING:

Condition:

Maintenance is needed to landscaping. Trees are touching or overhanging the roof. Damage is possible, extra maintenance will be needed to keep roof and gutters clear of debris from tree. Recommend trimming back tree as possible. Bushes up close against building restricted viewing. Recommend bushes touching building be trimmed back to allow viewing and prevent damage to side of home.



Trees are touching or overhanging the roof. Damage is possible, extra maintenance will be needed to keep roof and gutters clear of debris from tree. Recommend trimming back tree as possible.



EXTERIOR

SIDING MATERIAL and CONDITION:

CONDITION:

Typical cracks and wear noted at mortar joints. Recommend further evaluation by a qualified masonry contractor for re-pointing maintenance. Recommend sealing openings around utility penetrations.



EXTERIOR TRIM:

Condition:

Soffit are capped with a pre finished metal covering. Exterior window trim is capped with pre-finished metal covering. Surfaces underneath could not be evaluated.

Wood. Recommend caulking seams and refinishing exposed wood trim.

HOSE BIBS:

Condition

Hose bibs are not frost proof type, will require annual draining and interior shut-off before temperatures drop below freezing. Locations of interior shut off valves may not determined as part of this inspection. Consult owner or qualified contractor for information on interior shut off valves as needed. Hose bibs are not anti-siphon type now required in many areas to protect fresh water system from cross contamination. A simple screw on device can be added to faucet to break siphoning that may draw dirty water into house drinking water system if supply water pressure drops.

PATIO/PORCH COVER:

CONDITION:

Roof and roof support deteriorated at spots. Posts show moisture rot. Shingles missing and roof decking damaged. Recommend further evaluation by a qualified contractor for proper repair.



EXTERIOR OUTLETS AND LIGHTING

Condition

No GFCI safety protection noted, and open ground hazard noted at West wall outlet - improper Romex feed noted. Recommend to have an electrician install for safety.

EXTERIOR STAIRS/STOOPS:

CONDITION:

Stoop and walkway show some settlement - anticipate need for repair.
No handrail noted - recommend adding for safety.



ROOF SYSTEM

CHIMNEY #1 EXTERIOR:

CONDITION:

Signs of back venting hazard at water heater and heavy corrosion at furnace vent. Recommend further evaluation by a qualified contractor.



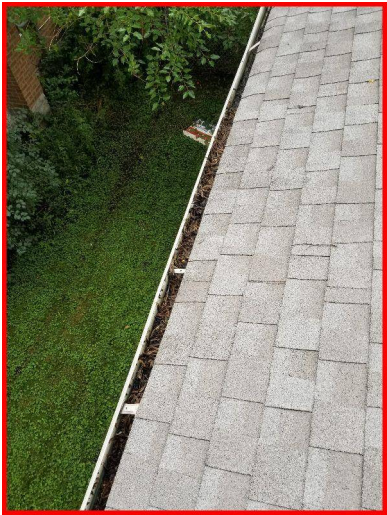
GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Water leaks noted in gutter system - several spots.



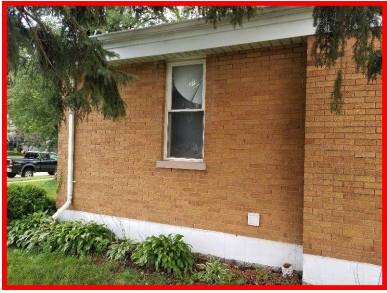
Debris noted in gutters. Clean gutters as needed to prevent damage to roof and trim materials. Homes with trees over roof area may need gutter cleaning several times a year.



Conditions of underground drainage not determined with this limited inspection. Recommend sealing off unused drains.



Downspouts discharge too close to building foundation. Water draining against foundation can cause serious damage to structure and water leakage into basement over time. Route downspouts away from the building as possible, ten feet is recommended. Consult a basement waterproofing contractor or a qualified landscaping professional for options on correcting downspout discharge.



GARAGE

CEILING:

Ceilings:

Exposed foam insulation panels are combustible - recommend removal. Insulation panels limited inspection access and view of framing.



DOOR to Home:

CONDITION:

Door closer device such as a spring hinge is required by most new building fire safety standards for door between garage and living area. Recommend garage door be upgraded with closure device to maintain fire separation between garage and home. Fire rated door should be installed between garage and living space.

VEHICLE DOOR:

CONDITION:

Door operational. Recommend adjusting door seal, as gap may allow for pest entry issues. Electric opener operational.



GARAGE OUTLETS AND WIRING:

Condition

Recommend to install a GFCI outlets for safety inside the garage. Recommend to have a licensed electrician simply reverse the hot and neutral wires at devices.

Recommend further evaluation of Romex wiring - improper - for replacement by a qualified contractor.

Entrys

FRONT ENTRY:

Exterior Door:

Older door shows some wear - maintenance recommended. Storm door deteriorated and repair or replacement recommended.



GENERAL

General interior of home throughout

Outlets:

Accessible outlets tested throughout.

Loose outlet hazards, along with many missing cover plates, and some damaged outlets. Recommend correction for safety.

Lights:

Accessible switches and lights tested throughout.

Lights out at spots and bulbs not tested with this limited inspection. Check with seller about status and test before closing.

Exposed bulb fixtures installed in closets should be upgraded to covered bulb fixtures for today's safety standards.

Old switches show wear - recommend replacing.

KITCHEN - APPLIANCES

KITCHEN APPLIANCES:

Disposal:

Appliance is an older model with only limited service life remaining. Recommend to budget to replace.

Typical life expectancy of disposal is 8 - 12 years. Unit is not working and should be evaluated. A qualified plumber should be called to make further evaluation and repair as needed.



Dishwasher:

Appliance is an older model with only limited service life remaining. Recommend to budget to replace.

Typical life expectancy of dishwashers is 8 - 12 years. Not tested per buyer.



CABINETS and COUNTERS

Condition:

Loose cabinet and counter at North wall left of refrigerator.
Sink cabinet shows moisture damage.

INTERIOR

Floors:

Vinyl and linoleum. Torn and worn at spots. Recommend further evaluation for proper repair by a qualified contractor.



Ceilings:

No moisture noted with limited meter spot testing. Recommend to ask seller history of patches noted in this room.



ELECTRICAL COMPONENTS

Outlets:

Recommend to install a GFI outlet for safety at all counter area outlets located in the kitchen area. GFI did not trip when tested at right of sink - recommend to have this evaluated by a licensed electrician. This is an important safety device that is required to be at all outlets in the kitchen. Outlet may need to be rewired or replaced.

INTERIOR

Living Room

Ceilings:

No moisture noted with limited meter spot testing at this time. Recommend to ask seller history of patches noted in this room.



Fireplace:

Damper operational. Limited view of the flue from the fire box only. Recommend further evaluation by a qualified contractor to verify conditions before use.



Basement Family Room

Walls:

South wall. Stain was wet when tested with moisture meter at time of inspection. Recommend to have a professional evaluate this area located in this room.



Ceilings:

Stain was wet when tested with moisture meter at time of inspection. Recommend to have a professional evaluate this area located in this room.



Emergency Exit:

Windows in room are too high or small to serve as emergency exits.

Window Condition:

Windows deteriorated and inoperable. Recommend further evaluation by a qualified contractor for proper repair.

Outlets:

Limited outlet spacing noted. No power at a south wall outlet - see laundry notes regarding exposed electric whip.

Basement Stairs

Stairs:

Tread off kitchen level is short - recommend correction. Guardrail off garage slab is weak and shows movement - recommend correction for safety.



BEDROOMS

Main floor bedroom # 1

Outlets:

Reversed polarity is found at east wall outlet in this room. Recommend to have a licensed electrician simply reverse the hot and neutral wires at the specific outlet.

Switches:

Bad contact - recommend further evaluation by a qualified contractor.

Main floor bedroom # 3

Outlets:

Damaged at east wall. Recommend further evaluation by a qualified contractor for proper repair. Ceiling fan improperly installed off this outlet - recommend correction.

LAUNDRY ROOM

LAUNDRY

Outlets:

GFI did not trip when tested - Recommend to have this evaluated by a licensed electrician. This is an important safety device that is required to be within 6' of all sinks. Outlet may need to be rewired or replaced.

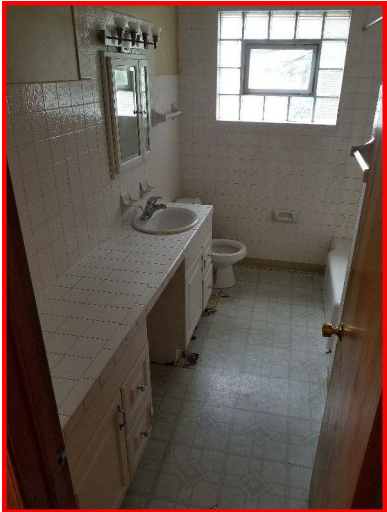
Open wiring whip at east side and outlet at south wall has no power - recommend further evaluation by a qualified contractor for proper repair.

BATHROOMS

Bathroom # 1

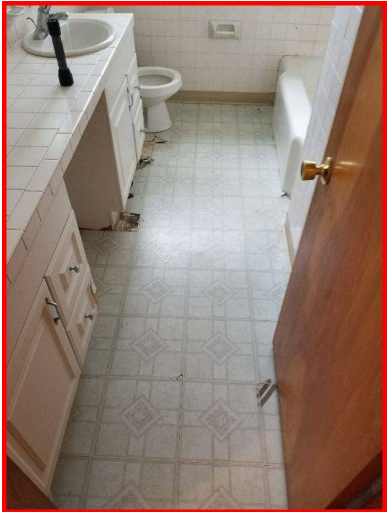
LOCATION:

Bathroom is located on first floor hallway.



Floors:

Vinyl deteriorated. Recommend further evaluation by a qualified contractor for proper repair by a qualified contractor.

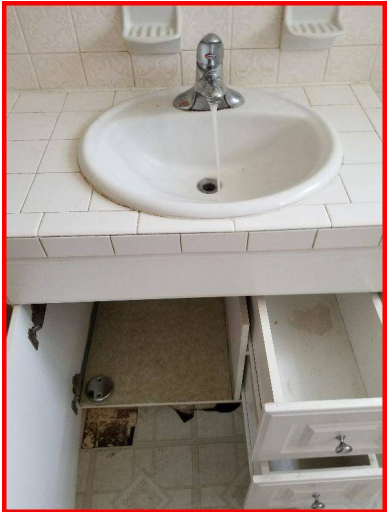


Window Condition:

Vent damaged and plastic covers area - recommend further evaluation by a qualified contractor for proper repair. No ventilation available - recommend correction.

Sinks/Vanity:

Low flow noted at faucet. Drain leaks and repair is recommended. Cabinet shows some wear.



Heat Source:

Noted a return register where supply, with damper, is recommended.

TUB / SHOWER Stall

Tub finish worn. Tike loose and deteriorated at spots. Recommend further evaluation by a qualified contractor for proper repair.



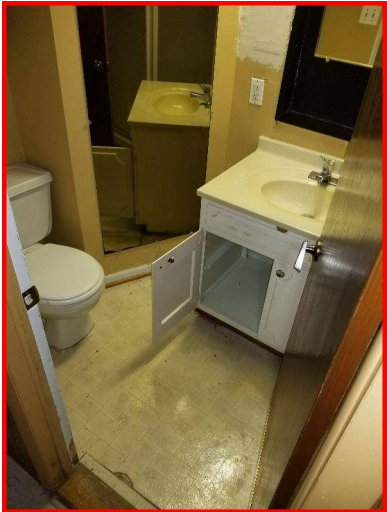
Tub / Shower COMBO

Older fixture shows wear. Reduced flow noted with multiple fixtures on. Missing overflow cover and drain stopper. Recommend further evaluation by a qualified contractor.

Bathroom # 2

LOCATION:

Basement.



Walls:

Stain was dry when tested with moisture meter at time of inspection. Recommend to get history of stain located in this room.



Ceilings:

Stain was dry when tested with moisture meter at time of inspection. Recommend to get history of stain located in this room.



Outlets:

Recommend to install a GFI outlet for safety at all outlets located in the bathroom. Reverse polarity noted at outlet. Recommend to have a licensed electrician simply reverse the hot and neutral wires at the specific outlet.

Ventilation:

Exhaust fan operational. I did not measure the amount of air flows through the unit, but I did confirm it is working. Recommend verifying vent is fed thru exterior wall.

Sinks/Vanity:

Older faucet shows reduced flow with multiple fixtures on- recommend further evaluation by a qualified contractor. Drain flow generally serviceable.



Heat Source:

NO heat source noted - You may opt for one for comfort.

SHOWER Stall

Cosmetic moisture damage is noted at the wall or floor outside the tub/shower area. Recommend further evaluation by a qualified contractor for proper repairs.



BASEMENT

BASEMENT STRUCTURE

FOUNDATION WALL CONDITION:

Wall finishes prevent complete viewing of foundation walls. Defects such as cracking may be concealed. Limited access to foundation walls was available. Structure not fully inspected. Recommend insulation sill areas at top of foundation walls. This can be an area of significant heat loss.



Active seepage noted at multiple spots on South wall. North wall suspect as well - but may be old stains from ejector basin area plumbing issues.



BASEMENT FINISHED WALLS:

Symptoms of prior water entry exist, Additional water damage and possibly hazardous microbial growth may be concealed inside walls that were wet at one time. Foundation cracks or other defects may be covered by finished walls. Evaluating these conditions is beyond the scope of this inspection. Further evaluation including full or partial removal of wall materials at substantial expense may be needed to evaluate and correct the damage and the source of water. Recommend a further evaluation by a qualified contractor before the end of your attorney review period.



FLOOR SLAB

CONDITION:

Water signs are noted on floor slab. Floor does not appear to be adequately pitched to drain. Recommend correction.



ATTIC

ATTIC ACCESS

Access Condition

Small attic access opening limited review of area.

ATTIC SPACE

CONDITION:

Several rafters appear to have been replaced and some areas appear discolored - check with seller about history of past fire exposure or other issue.

ATTIC INSULATION:

DEPTH AND R-FACTOR:

5-6 inches of insulation provides an R-value of approximately R-10 to R-19. This is low as I like to see around 10 - 15 inches for maximum efficiency.

VAPOR BARRIER

Vapor barrier is improperly installed on cold / unconditioned side of attic insulation at spots. Moisture from inside home can be trapped in insulation under vapor barrier.

ATTIC VENTILATION

VENTILATION TYPE AND CONDITION

Non Mechanical vents are installed on roof. No soffit ventilation noted by design - gutters tight to wall. Recommend improvements to ventilation.

HEAT

HEATING UNIT:

General Condition:

Blower fan operation improper and capacitor overheating hazard noted. Recommend HVAC system be serviced / reviewed by qualified contractor.

Flue Condition:

Corrosion noted on metal flue. This condition may be a result of flue gasses that did not expel up the flue. The flue gasses cooled, condensed on their way back down the flue, and the resulting aldehyde deteriorated the metal flue. Recommend to have this issue remedied by a HVAC technician as this is a safety issue.



Blower Condition:

Blower motor may be going bad, with capacitor burning up. Recommend further evaluation by a qualified contractor for proper repair.



Filter Condition:

Attention Needed - The filter is dirty and should be changed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance. I recommend to simply purchase the cheap blue ones which will only cost around .50 cents each. For \$6.00 per year, you are saving on energy costs and keeping you system nice and clean.

AC

A/C UNIT

Identification tag:

Unit not accessible due to landscaping neglect.

Unit Tested:

Unable to properly test due to blower fan issue. Motor may be burning out.

General Condition:

Recommend hvac system be serviced / reviewed by qualified contractor.

Condenser Clear of Obstruction:

Recommend clearing foliage from unit to provide proper air flow and access to unit.

WH

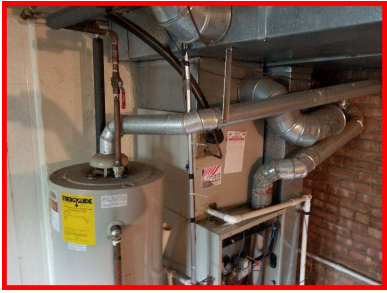
WATER HEATER

Approximate AGE:

Hot water heater appears to be over 12 years old. Average life of a standard hot water heater with a storage tank is 9-12 years and tankless ones about 20.

Flue Condition:

Signs of back venting hazard at water heater and heavy corrosion noted at furnace flue - Recommend further evaluation of the chimney by a qualified contractor. A liner may be needed.



Drip Pan:

Water heater is installed at an interior area without an overflow pan. These pans are typically provided with a drain line to the exterior and act to prevent damage to carpeting and furnishings, should the unit begin leaking. They are a good idea however, and you should consider installing one when water heater replacement time arrives.

PLUMBING

EXPOSED WATER SUPPLY LINES:

CONDITION:

Corrosion noted. Copper / Galvanized piping connections are noted without the use of proper dielectric unions. Contact between copper and galvanized piping can cause corrosion in copper piping system. Recommend further review by a qualified plumbing contractor.



Area off water main. Copper / Galvanized piping connections are noted without the use of proper dielectric unions. Contact between copper and galvanized piping can cause corrosion in copper piping system. Recommend further review by a qualified plumbing contractor.

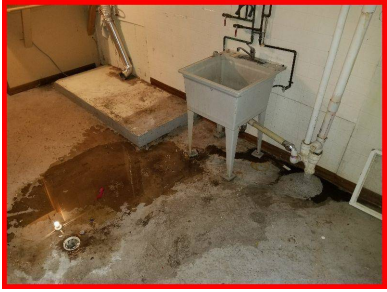


Ceiling area wet - see basement family room notes - recommend further evaluation by a qualified contractor of piping run thru area for leak. Noted reduced flow with multiple fixtures on. Recommend further evaluation by a qualified plumbing contractor for possible galvanized piping replacement.

EXPOSED WASTE LINES:

CONDITION:

Kitchen waste line appears to feed into the ejector basin via the laundry sink and floor drain route - not recommended. Recommend a qualified plumber determine if a catch basin was bypassed. Recommend a qualified plumber evaluate to re-route kitchen waste line to North wall main waste line to avoid ejector basin feed with above grade waste.



Ejector pump discharge pipe tap into cast iron waste line is bad - loose and with active leak - recommend repair by a qualified contractor.



Leak noted below ejector pump discharge tap. Recommend further evaluation by a qualified contractor. Mold-like staining noted below.



SUMP PUMP
CONDITION

None located and active seepage is present. Recommend further evaluation by a qualified contractor.

EJECTOR PUMP

CONDITION

Ejector cover is not properly sealed, and sewer gas may enter home - recommend correction. Pump was activated by running basement bathroom fixtures. Conditions of underground drainage not determined with this limited inspection.



ELECTRICAL SERVICE COMPONENTS

INTERIOR ELECTRIC WIRING:

BASEMENT BRANCH WIRING METHOD

Romex. Noted sections of Romex (plastic sheathed wiring) in home, which is generally not approved for use by many cities in this area. Only a licensed electrician can review the proper use of such wiring. Recommend further review.



ELECTRICAL DISTRIBUTION PANELS:

Panel Condition:

Splicing noted within panel, including service neutral - not recommended. Recommend further evaluation by a qualified contractor for proper repair.

Breakers do not fit properly in panel - hazard. Recommend further evaluation by a qualified contractor for proper repair.

Recommend electrician evaluate to upgrade panel with matching breakers, more space for additional circuits, and correct splicing issues.



SMOKE and CARBON MONOXIDE:

Smoke / CO

Smoke / CO detectors are noted but not tested. Smoke/carbon monoxide detectors should be replaced every 8 years AND THE BATTERIES REPLACED EVERY 6 MONTHS. Since these detectors are relatively inexpensive and important, we recommend replacing these upon occupancy.

Smoke and CO detectors are supposed to be installed within 15 feet of all sleeping rooms on all levels and also in the room where the gas burning appliance is located. Recommend to add more for safety.

Each of these items will likely require further evaluation and repair by licensed trades people. Obtain competitive estimates for these items and make sure all contractors are properly licensed and insured.

Thank you for selecting our firm for your inspection needs. If you have any questions regarding the inspection report, please feel free to contact us.

Sincerely,

HOUSEHOLD INSPECTION TEAM, Inc.

Alex Ratarac Illinois License # 450003701
1-800-WE-INSPECT

www.weinspect.com

INFO

HOUSEHOLD INSPECTION TEAM, INC.

1.800.WEINSPECT (800 - 934 - 6773) www.weinspect.com

CLIENT & SITE INFORMATION:

Date of inspection:

August 3, 2017.

Inspection start time:

3:00 PM.

Client first name:

Jimmy.

Client last name:

Kimmel.

Email addresses:

[jimmyabc7@gmail.com.](mailto:jimmyabc7@gmail.com)

Inspector:

Alex Ratarac Illinois License # 450.003701.

Inspection address:

1235 W. Scott St.

City / State / Zip:

Chicago, IL.

PAYMENT INFORMATION:

Total fee:

450.00.

Paid by:

Swiped credit card at inspection.

CLIMATIC CONDITIONS:

Weather:

Outside weather conditions are overcast, Outside weather conditions are rainy.

Soil Conditions:

Wet.

Approximate Outside
Temperature:

The current outside temperature is 80 - 90 degrees.

BUILDING CHARACTERISTICS:

Main Entry Direction:

North.

Building Type:

Single family home.

Estimated age of home:

50-75 years.

Stories:

1

Space Below Grade:

Basement.

UTILITY SERVICES:

Water Source:

Public.

Sewage Disposal:

Public.

Utilities Status:

All utilities on.

OTHER INFORMATION:

House Occupied?

No.

Client Present:

Yes.

People Present:

Purchaser.

REPORT LIMITATIONS

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules then obtaining, unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

By accepting this report, the client agrees that should an oversight occur, we are only responsible for the fee paid for the inspection.

We offer a re-inspection service for a nominal fee where we will return to verify that all the requested repairs and replacements have been completed in a workman-like manner. It is also recommended to take advantage of this service 72 hours prior to closing once all the furnishings and stored items have been removed. Since we don't move any of these items during an inspection, additional defects may be observed once everything has been removed.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

DRIVEWAY:

Type and condition:

Driveway is asphalt type and needs to be sealed every couple years for maintenance purposes. Cracks noted are typical.



SIDEWALKS:

Type and condition:

Sidewalk is concrete type. Surface raised / settled and could get worse over time. Recommend to have a concrete contractor evaluate.



PATIO:

Type and condition:

Concrete, Appears in acceptable condition.



RETAINING WALLS:

Type:

Metal window wells settled at spots - recommend further evaluation by a qualified contractor for proper repair. Rain covers are damaged. Vegetation overgrown at areas. Condition of any underground drainage not determined with this limited.

Catch basins are part of the homes plumbing system. Basins still in service need regular maintenance and cleaning.

CATCH BASIN

Location

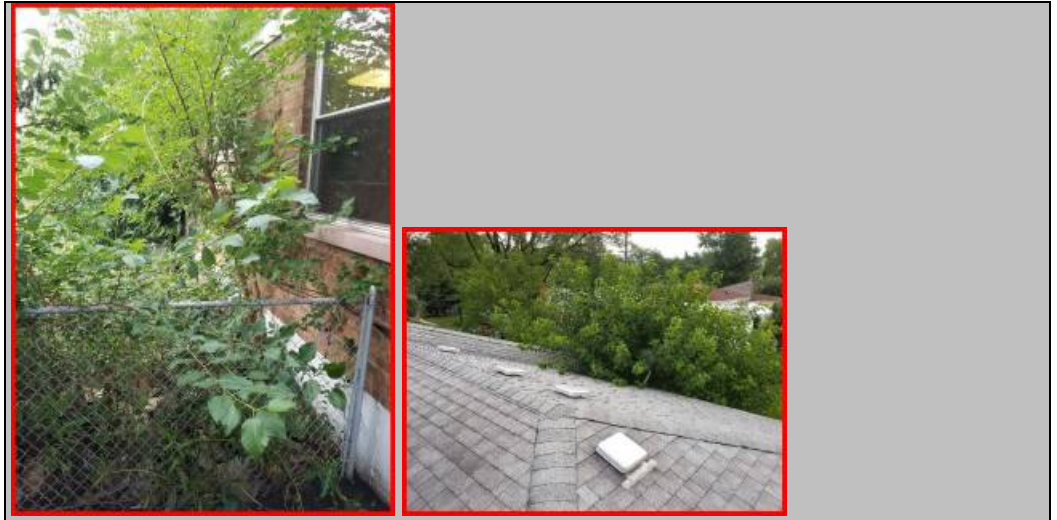
Catch basin has not been located. Recommend to ask the seller if there is one and where is located.

LANDSCAPING:

Condition:

Maintenance is needed to landscaping. Trees are touching or overhanging the roof. Damage is possible, extra maintenance will be needed to keep roof and gutters clear of debris from tree. Recommend trimming back tree as possible. Bushes up close against building restricted viewing. Recommend bushes touching building be trimmed back to allow viewing and prevent damage to side of home.

Trees are touching or overhanging the roof. Damage is possible, extra maintenance will be needed to keep roof and gutters clear of debris from tree. Recommend trimming back tree as possible.



SITE GRADING AND DRAINAGE:

Site and drainage:

Gentle slope noted. Limited determination due to overgrown vegetation at spots. Slope should fall away a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation to direct water away from building.

FENCES & GATES:

Type:

Chain link.

Condition:

Inquire with seller about property lines and fence ownership. Fencing system was not part of this inspection.

EXTERIOR

CONSTRUCTION:

Type:

Masonry block, Brick.



SIDING MATERIAL and CONDITION:

EXTERIOR MATERIAL:

Brick.

CONDITION:

Typical cracks and wear noted at mortar joints. Recommend further evaluation by a qualified masonry contractor for re-pointing maintenance. Recommend sealing openings around utility penetrations.



EXTERIOR TRIM:

Material:

Wood, Vinyl.

Condition:

Soffit are capped with a pre finished metal covering. Exterior window trim is capped with pre-finished metal covering. Surfaces underneath could not be evaluated. Wood. Recommend caulking seams and refinishing exposed wood trim.

HOSE BIBS:

Condition

Hose bibs are not frost proof type, will require annual draining and interior shut-off before temperatures drop below freezing. Locations of interior shut off valves may not be determined as part of this inspection. Consult owner or qualified contractor for information on interior shut off valves as needed. Hose bibs are not anti-siphon type now required in many areas to protect fresh water system from cross contamination. A simple screw on device can be added to faucet to break siphoning that may draw dirty water into house drinking water system if supply water pressure drops.

PATIO/PORCH COVER:

TYPE:

Shed roof at West side of home.



CONDITION:

Roof and roof support deteriorated at spots. Posts show moisture rot. Shingles missing and roof decking damaged. Recommend further evaluation by a qualified contractor for proper repair.



EXTERIOR OUTLETS AND LIGHTING

Condition

No GFCI safety protection noted, and open ground hazard noted at West wall outlet - improper Romex feed noted. Recommend to have an electrician install for safety.

EXTERIOR STAIRS/STOOPS:

CONDITION:

Stoop and walkway show some settlement - anticipate need for repair.
No handrail noted - recommend adding for safety.



EXTERIOR FOUNDATION WALL

MATERIAL

Concrete, Limited view of foundation wall from exterior.

ROOF SYSTEM

A roof is "walked" only when safely accessible. When, as judged by the inspector, weather conditions, wet grounds, roof heights, steep pitch, the likelihood of causing damage to roof, or any condition determined to be unsafe exists, the roof will only be viewed from the ground as possible, in which case all defects may not be discovered as part of this inspection.

In such a case, we recommend the client consult a qualified roofing contractor for further evaluation of the roof before the end of attorney review period. Roofs commonly owned or maintained by the building are not viewed as part of this inspection. The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

Age of roofing materials is not determined as part of this inspection. Any estimates made on age of roof are approximate based on physical condition. Roofing materials age at very different rates based on orientation to sun, weather, pitch, shade and debris from trees, and quality of roof materials.

Significant costs may be involved in roof repairs / replacement if needed. Damage to roofs and finished areas below can develop quickly and be very expensive to correct. Be sure you understand the status of the roof report and have roof reviewed / maintained annually.

Antennas, satellite dishes, solar panels, or other devices attached to roof are not evaluated. Seal around connections to roof is checked as possible.

ROOF:

STYLE:

Hip.

ROOF MATERIAL:

Composition asphalt architectural laminated shingles. Typical life of this style shingle is 20-25 years with good maintenance. Many shingles of this style now carry a lifetime warranty. Consult owner for information on any roof warranties that may be transferable to you.



ROOF LAYERS

Appears to be single layer roof.

ROOF ACCESS:

Walked on roof.

SLOPED ROOF COVERING STATUS:

Appears serviceable/within useful life. Proper maintenance / regular review is needed to get the full life from roofing materials. Typical maintenance needed. This usually consists of cleaning debris from roof and repair / replacement of damaged / missing shingles. This maintenance should help insure the weather tightness of the building and should be performed on a regular basis.



ROOF PENETRATIONS

Metal roof vents show some signs of past hail exposure - small indentations. Recommend further evaluation by a qualified roofing contractor.



ROOF FLASHING

Appear acceptable as far as visible.

Chimney interiors are not reviewed as part of this inspection. Some serious and costly defects may only be found by a qualified contractor using specialized equipment. It is recommended that fireplaces and chimneys, especially older masonry chimneys, be independently evaluated by qualified contractor before end of attorney review period.

CHIMNEY #1 EXTERIOR:

MATERIAL:

Brick.



CONDITION:

Signs of back venting hazard at water heater and heavy corrosion at furnace vent. Recommend further evaluation by a qualified contractor.



Gutters and downspouts should be cleaned and checked for proper operation in the Spring and after leaves have dropped in the Fall. Gutters are not tested for leaks as part of this inspection.

GUTTERS & DOWNSPOUTS:

TYPE & CONDITION:

Water leaks noted in gutter system - several spots.

Debris noted in gutters. Clean gutters as needed to prevent damage to roof and trim materials. Homes with trees over roof area may need gutter cleaning several times a year.

Conditions of underground drainage not determined with this limited inspection. Recommend sealing off unused drains.

Downspouts discharge too close to building foundation. Water draining against foundation can cause serious damage to structure and water leakage into basement over time. Route downspouts away from the building as possible, ten feet is recommended. Consult a basement waterproofing contractor or a qualified landscaping professional for options on correcting downspout discharge.





GARAGE

Notice: Determining the heat resistance rating of firewalls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

TYPE:

TYPE:

Attached, Two car, Masonry.

GARAGE ROOF:

STYLE:

Same as main roof notes.

FLOOR:

CONDITION:

Acceptable condition.



WALLS:

CONDITION:

Concrete block. Minor cracks noted. Monitor.

Concrete block. Minor cracks noted. Monitor.



CEILINGS:

Ceilings:

Exposed foam insulation panels are combustible - recommend removal. Insulation panels limited inspection access and view of framing.



DOOR to EXT:**CONDITION:**

Older door shows wear. Maintenance recommended.



DOOR to Home:**CONDITION:**

Door closer device such as a spring hinge is required by most new building fire safety standards for door between garage and living area. Recommend garage door be upgraded with closure device to maintain fire separation between garage and home. Fire rated door should be installed between garage and living space.

VEHICLE DOOR:**CONDITION:**

Door operational. Recommend adjusting door seal, as gap may allow for pest entry issues.
Electric opener operational.



GARAGE OUTLETS AND WIRING:

Condition

Recommend to install a GFCI outlets for safety inside the garage. Recommend to have a licensed electrician simply reverse the hot and neutral wires at devices.
Recommend further evaluation of Romex wiring - improper - for replacement by a qualified contractor.

Entrys

FRONT ENTRY:

Exterior Door:

Older door shows some wear - maintenance recommended. Storm door deteriorated and repair or replacement recommended.



Door bell / Intercom:

Low voltage systems not tested with this limited inspection.

SIDE ENTRY:

Exterior Door:

See garage notes.

GENERAL

General interior of home throughout

Outlets:

Accessible outlets tested throughout.
Loose outlet hazards, along with many missing cover plates, and some damaged outlets. Recommend correction for safety.

Lights:

Accessible switches and lights tested throughout.
Lights out at spots and bulbs not tested with this limited inspection. Check with seller about status and test before closing.
Exposed bulb fixtures installed in closets should be upgraded to covered bulb fixtures for today's safety standards.
Old switches show wear - recommend replacing.

Walls

Plaster, drywall, paneling. Typical cracks noted. Uneven areas noted. Stored items and furniture limited inspection access and view. Check all finishes before closing.

Ceilings

Plaster and drywall. Typical cracks noted. Uneven repairs and peeling paint noted at spots- recommend further evaluation for proper repair by a qualified contractor. Stored items and furniture limited inspection access and view. Check all finishes before closing.

Floors:

Wood, tile, vinyl, linoleum. Check all finishes before closing.

KITCHEN - APPLIANCES

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

KITCHEN APPLIANCES:

Disposal:

Appliance is an older model with only limited service life remaining. Recommend to budget to replace. Typical life expectancy of disposal is 8 - 12 years. Unit is not working and should be evaluated. A qualified plumber should be called to make further evaluation and repair as needed.



Dishwasher:

Appliance is an older model with only limited service life remaining. Recommend to budget to replace. Typical life expectancy of dishwashers is 8 - 12 years. Not tested per buyer.



Range:

Gas. Unplugged and not tested.



Microwave:

A built-in microwave is not installed.

Refrigerator:

No fridge was present at time of inspection.

Ice Maker:

No ice machine present.

Kitchen Exhausts:

None present. I recommend to install one whether its an internal one or external one.

Many garbage disposals have electric reset buttons on bottom which may pop to protect straining motor from overload. Check bottom of disposal for button if unit will not run.

CABINETS and COUNTERS

Cabinets

Wood cabinets.

Condition:

Loose cabinet and counter at North wall left of refrigerator.
Sink cabinet shows moisture damage.

Counters

Laminate counters.

Condition:

Loose at left of refrigerator.

INTERIOR

Floors:

Vinyl and linoleum. Torn and worn at spots. Recommend further evaluation for proper repair by a qualified contractor.



Ceilings:

No moisture noted with limited meter spot testing. Recommend to ask seller history of patches noted in this room.



Window Type:

Clad-Metal/Vinyl, Thermopane windows are very difficult to identify bad seals. We look for trapped water and calcium stains or a fogginess in the window. If we cannot find that, we cannot confirm if the window is good or bad. Double hung.

Window Condition:

Appears acceptable as tested. Window treatments are not part of this inspection and may have only been tested as a courtesy. I recommend to test all window treatments during your final walk through.

KITCHEN PLUMBING:

Sink condition

Faucet operational. Supply pipes loose in cabinet and air chambers missing - recommend correction. Drain flow generally serviceable. Recommend replacing any corroded parts with inoperative disposal replacement or removal.

We recommend re-testing all plumbing fixtures at your final walk through to verify no leaks have developed since the initial inspection.

ELECTRICAL COMPONENTS

Outlets:

Recommend to install a GFI outlet for safety at all counter area outlets located in the kitchen area.

GFI did not trip when tested at right of sink - recommend to have this evaluated by a licensed electrician. This is an important safety device that is required to be at all outlets in the kitchen. Outlet may need to be rewired or replaced.

Ceiling Fans:

Ceiling fan appears acceptable as tested.

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection. No opinion is offered as to the adequacy of dishwasher operation. Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection. Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

Many garbage disposals have electric reset buttons on bottom which may pop to protect straining motor from overload. Check bottom of disposal for button if unit will not run.

We recommend re-testing all plumbing fixtures at your final walk through to verify no leaks have developed

since the initial inspection.

INTERIOR

Living Room

Ceilings:

No moisture noted with limited meter spot testing at this time. Recommend to ask seller history of patches noted in this room.



Floors:

Wood flooring shows some general wear with age.



Window Type:

Clad-Metal/Vinyl, Thermopane windows are very difficult to identify bad seals. We look for trapped water and calcium stains or a fogginess in the window. If we cannot find that, we cannot confirm if the window is good or bad. Double hung.

Window Condition:

Appears acceptable as tested. Window treatments are not part of this inspection and may have only been tested as a courtesy. I recommend to test all window treatments during your final walk through.

Fireplace Type:

Masonry, Wood burning.



Fireplace:

Damper operational. Limited view of the flue from the fire box only. Recommend further evaluation by a qualified contractor to verify conditions before use.



Basement Family Room

Walls:

South wall. Stain was wet when tested with moisture meter at time of inspection. Recommend to have a professional evaluate this area located in this room.



Ceilings:

Stain was wet when tested with moisture meter at time of inspection. Recommend to have a professional evaluate this area located in this room.



Floors:

Concrete.



Emergency Exit:

Windows in room are too high or small to serve as emergency exits.

Window Type:

Steel, Single glazed / one glass panel type of window is present. Awning.

Window Condition:

Windows deteriorated and inoperable. Recommend further evaluation by a qualified contractor for proper repair.

Outlets:

Limited outlet spacing noted. No power at a south wall outlet - see laundry notes regarding exposed electric whip.

Basement Stairs

Stairs:

Tread off kitchen level is short - recommend correction. Guardrail off garage slab is weak and shows movement - recommend correction for safety.



BEDROOMS

Bedrooms are numbered from front of house to back.

Main floor bedroom # 1

Entry Door:

Main entry door appears acceptable as tested.

Closet and Closet Doors:

Accordion doors operational.

Floors:

Wood flooring shows some general wear with age.



Window Type:

Clad-Metal/Vinyl, Thermopane windows are very difficult to identify bad seals. We look for trapped water and calcium stains or a fogginess in the window. If we cannot find that, we cannot confirm if the window is good or bad. Double hung.

Window Condition:

Appears acceptable as tested. Window treatments are not part of this inspection and may have only been tested as a courtesy. I recommend to test all window treatments during your final walk through.

Outlets:

Reversed polarity is found at east wall outlet in this room. Recommend to have a licensed electrician simply reverse the hot and neutral wires at the specific outlet.

Switches:

Bad contact - recommend further evaluation by a qualified contractor.

Main floor bedroom # 2

Entry Door:

Main entry door appears acceptable as tested.

Closet and Closet Doors:

No doors installed.

Floors:

Wood flooring shows some general wear with age.



Window Type:

Clad-Metal/Vinyl, Therompane windows are very difficult to identify bad seals. We look for trapped water and calcium stains or a fogginess in the window. If we cannot find that, we cannot confirm if the window is good or bad. Double hung.

Window Condition:

Appears acceptable as tested. Window treatments are not part of this inspection and may have only been tested as a courtesy. I recommend to test all window treatments during your final walk through.

Main floor bedroom # 3

Entry Door:

Main entry door appears acceptable as tested.

Closet and Closet Doors:

Appears acceptable as tested.

Floors:

Wood flooring shows some general wear with age.



Window Type:

Clad-Metal/Vinyl, Therompane windows are very difficult to identify bad seals. We look for trapped water and calcium stains or a fogginess in the window. If we cannot find that, we cannot confirm if the window is good or bad. Double hung.

Window Condition:

Appears acceptable as tested. Window treatments are not part of this inspection and may have only been tested as a courtesy. I recommend to test all window treatments during your final walk through.

Outlets:

Damaged at east wall. Recommend further evaluation by a qualified contractor for proper repair. Ceiling fan improperly installed off this outlet - recommend correction.

LAUNDRY ROOM

Laundry appliances are not moved during the inspection. Condition of any walls or flooring hidden by them cannot be judged. Water and gas valves for laundry appliances should be accessible to user in case of leakage that may be a hazard or cause damage. In many cases these connections are blocked due to space limitations. Inaccessible components are not evaluated as part of inspection. Drain lines and water supply valves serving washing machines are not operated. Standard rubber water supply lines for wash machine are subject to deterioration and possible bursting over time. Switching to stainless steel water supply lines will eliminate the risk of leakage. Dryer exhaust lines should be solid metal or flexible metal type. Plastic vents can leak hazardous exhaust gas or trap lint which is a fire hazard. All dryer vent lines should be cleaned and checked regularly for lint build up.

LAUNDRY

Location:

Washer and dryer area is located in the basement.



Washer Hookups:

Valves off and no hoses connected.

Washer:

No appliance.

Dryer:

No appliance.

Sink Condition:

Faucet operational. Drain flow generally serviceable. Monitor drain for corrosion.



Outlets:

GFI did not trip when tested - Recommend to have this evaluated by a licensed electrician. This is an important safety device that is required to be within 6' of all sinks. Outlet may need to be rewired or replaced.
Open wiring whip at east side and outlet at south wall has no power - recommend further evaluation by a qualified contractor for proper repair.

BATHROOMS

Tub and shower surround walls and shower floors are visually checked for leakage. Water problems in these areas may only show up over time. Monitor and carefully maintain tile, grout, and caulking in these areas. Tile grout and some natural stone tiles require sealing at some regular interval as part of their maintenance. Note: there are aerator screens in most faucets and shower heads that may need cleaning occasionally to maintain full water flow. Tips of many faucets unscrew to access screen. Aerators in shower heads may be located where device connects to water piping. Areas under bathroom vanities are often not fully visible due to stored materials. Plumbing under vanities can be bumped around when cabinets are emptied for moving, possible leading to loose connections and small leaks. Recommend checking conditions under sinks when moving in.

Bathroom # 1

LOCATION:

Bathroom is located on first floor hallway.

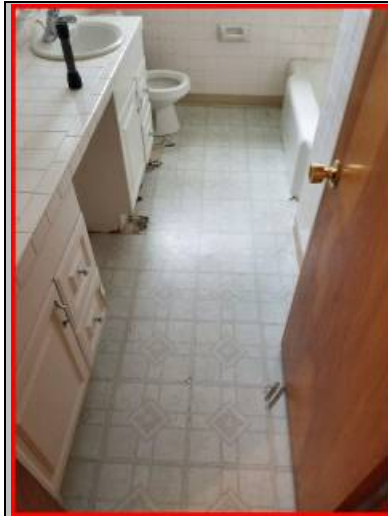


Entry Door:

Main entry door appears acceptable as tested.

Floors:

Vinyl deteriorated. Recommend further evaluation by a qualified contractor for proper repair by a qualified contractor.



Window Type:

Glass block windows are noted in this room.

Window Condition:

Vent damaged and plastic covers area - recommend further evaluation by a qualified contractor for proper repair. No ventilation available - recommend correction.

Outlets:

GFI outlet operated properly when tested.

Ventilation:

No fan.

Sinks/Vanity:

Low flow noted at faucet. Drain leaks and repair is recommended. Cabinet shows some wear.



Toilet:

Appears acceptable as tested.

Heat Source:

Noted a return register where supply, with damper, is recommended.

TUB / SHOWER Stall

Tub finish worn. Tile loose and deteriorated at spots. Recommend further evaluation by a qualified contractor for proper repair.



Tub / Shower COMBO

Older fixture shows wear. Reduced flow noted with multiple fixtures on. Missing overflow cover and drain stopper. Recommend further evaluation by a qualified contractor.

Bathroom # 2

LOCATION:

Basement.



Entry Door:

Main entry door appears acceptable as tested.

Walls:

Stain was dry when tested with moisture meter at time of inspection. Recommend to get history of stain located in this room.



Ceilings:

Stain was dry when tested with moisture meter at time of inspection. Recommend to get history of stain located in this room.



Floors:

Vinyl/Linoleum shows some wear and discoloration.



Outlets:

Recommend to install a GFI outlet for safety at all outlets located in the bathroom. Reverse polarity noted at outlet. Recommend to have a licensed electrician simply reverse the hot and neutral wires at the specific outlet.

Ventilation:

Exhaust fan operational. I did not measure the amount of air flows through the unit, but I did confirm it is working. Recommend verifying vent is fed thru exterior wall.

Sinks/Vanity:

Older faucet shows reduced flow with multiple fixtures on- recommend further evaluation by a qualified contractor. Drain flow generally serviceable.



Toilet:

Appears acceptable as tested.

Heat Source:

NO heat source noted - You may opt for one for comfort.

SHOWER Stall

Cosmetic moisture damage is noted at the wall or floor outside the tub/shower area. Recommend further evaluation by a qualified contractor for proper repairs.



Tub / Shower COMBO

Shower fixture operational but head connection leaks and repair is recommended. Drain missing grated cover.



BASEMENT

Moisture problems and defects in foundation behind finished walls may only be found by removal of wall materials by a qualified contractor. If there are any concerns or indications of moisture problems in basement, it is recommended that further review by a qualified contractor be done before end of attorney review period.

Adequacy of any basement drainage, waterproofing, vapor barriers or de-watering systems are not determined due to the concealed nature of such systems.

Condition of wall materials, framing, or insulation behind finished walls is not determined as part of this inspection.

BASEMENT STRUCTURE

CONSTRUCTION TYPE

Below grade basement space.

BASEMENT FOUNDATION WALLS CONSTRUCTION:

Poured concrete.

FOUNDATION WALL CONDITION:

Wall finishes prevent complete viewing of foundation walls. Defects such as cracking may be concealed. Limited access to foundation walls was available. Structure not fully inspected. Recommend insulation sill areas at top of foundation walls. This can be an area of significant heat loss.

Active seepage noted at multiple spots on South wall. North wall suspect as well - but may be old stains from ejector basin area plumbing issues.



BEAMS:

Beams are not fully exposed for inspection. This element of the structure was not fully reviewed.

FLOOR JOISTS:

Joists are not exposed for inspection. This element of the structure was not reviewed.

COLUMNS / POSTS:

Accessible posts / columns in acceptable condition, where visible.

BASEMENT FINISHED WALLS:

Symptoms of prior water entry exist, Additional water damage and possibly hazardous microbial growth may be concealed inside walls that were wet at one time. Foundation cracks or other defects may be covered by finished walls. Evaluating these conditions is beyond the scope of this inspection. Further evaluation including full or partial removal of wall materials at substantial expense may be needed to evaluate and correct the damage and the source of water. Recommend a further evaluation by a qualified contractor before the end of your attorney review period.



BASEMENT CEILING

Low height hazard noted at duct run.

FLOOR SLAB

CONDITION:

Water signs are noted on floor slab. Floor does not appear to be adequately pitched to drain. Recommend correction.



ATTIC

ATTIC ACCESS

Location

Access is located in garage.

Access Condition

Small attic access opening limited review of area.

ROOF STRUCTURE IN ATTIC

Construction

Standard framing construction.

ATTIC SPACE

CONDITION:

Several rafters appear to have been replaced and some areas appear discolored - check with seller about history of past fire exposure or other issue.

R-Factor reflects the resistance to heat loss / movement through material. The higher the R-value the better the insulation value.

ATTIC INSULATION:

INSULATION TYPE AND
CONDITION:

Insulation is installed on floor of attic. Fiberglass batts, Cellulose- Blown.

DEPTH AND R-FACTOR:

5-6 inches of insulation provides an R-value of approximately R-10 to R-19. This is low as I like to see around 10 - 15 inches for maximum efficiency.

VAPOR BARRIER

Vapor barrier is improperly installed on cold / unconditioned side of attic insulation at spots. Moisture from inside home can be trapped in insulation under vapor barrier.

ATTIC VENTILATION

VENTILATION TYPE AND
CONDITION

Non Mechanical vents are installed on roof. No soffit ventilation noted by design - gutters tight to wall. Recommend improvements to ventilation.

HEAT

Evaluating adequate air flow to registers, or adequate circulation of hot water in radiators, is beyond the scope of this inspection. Radiator valves and balancing valves in ductwork may not be fully open and are not operated as part of inspection. Radiator covers and furniture often obstruct access. Tall and narrow homes and homes with long duct runs naturally have challenges evenly distributing air flow. People have subjective preferences for comfort levels in different areas of the home. A qualified HVAC contractor can provide analysis on changing distribution throughout home as needed.

Evaluating the condition of furnace heat exchangers, even if partially visible, is beyond the scope of this inspection.

HEATING UNIT:

Location:

Basement.



Areas of home served:

Entire home.

Capacity of Unit:

96,000 BTU.

Approximate Age:

Furnace appears to be 16 years old.

Identification tag:

Photo.



Manufacturer:

Tappan / Nordyne.

System Type:

A forced air furnace is installed as the primary source of heat. Typical life expectancy of a forced air furnace is approximately 20 - 25 years. The furnace is a high efficiency type with a fan installed in the vent pipe to push the burnt flue gases up and out the flue.

Unit Tested:

Yes.

General Condition:

Blower fan operation improper and capacitor overheating hazard noted. Recommend HVAC system be serviced / reviewed by qualified contractor.

Fuel Source:

The fuel source is natural gas.

Gas line

Gas lines appear acceptable at the visible areas only. A gas test was conducted at most reachable joints and fittings.

Burners:

Flame typical. Limited inspection access and view. Recommend regular cleaning and inspection by a qualified contractor.

Flue Type:

The flue pipe is metal and runs to a masonry chimney.

Flue Condition:

Corrosion noted on metal flue. This condition may be a result of flue gases that did not expel up the flue. The flue gases cooled, condensed on their way back down the flue, and the resulting aldehyde deteriorated the metal flue. Recommend to have this issue remedied by a HVAC technician as this is a safety issue.



Plenum:

Visible sections of the plenum appear acceptable.

Ductwork:

Duct system should be cleaned regularly by a qualified contractor. Measurements of air volume are outside the scope of our inspection. We also do not confirm if each vent is blowing air. Any ductwork that is concealed cannot be reviewed as part of this inspection.

Registers / Radiators:

Note, register louver controls are not operated as part of this inspection. Register covers are generally not removed. Registers behind furniture or stored items may not be viewed. Air flow from each register is not verified as part of this inspection.

Secondary Air Adequacy:

Satisfactory - Availability of secondary air for combustion and flue draft appears to be adequate; however, no calculation was performed by the inspector.

Blower Condition:

Blower motor may be going bad, with capacitor burning up. Recommend further evaluation by a qualified contractor for proper repair.



Filter Condition:

Attention Needed - The filter is dirty and should be changed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance. I recommend to simply purchase the cheap blue ones which will only cost around .50 cents each. For \$6.00 per year, you are saving on energy costs and keeping you system nice and clean.

Humidifier:

Bypass model. Limited test due to Conditions of furnace.



Thermostat:

Satisfactory - The thermostat worked properly when tested.

AC

Air conditioning systems can not be inspected if the outside temperature is below 65 degrees. Should this become a concern, it is our recommendation to get a home warranty. We also cannot determine the effectiveness of the system and how well it cools the home. Some rooms may appear to be stuffy or lack cool air which is not part of the inspection. We also don't determine the amount of air coming out of the individual vents throughout the property. The inspector does not perform pressure tests on coolant systems, therefore, no representation is made regarding coolant charge or line integrity.

REPORT EXCLUSIONS: Any components of the heating and air conditioning systems that may be inaccessible at time of inspection, including but not limited to heat generating and distribution, air condition system, exhaust systems and chimneys, ventilation systems are excluded from this inspection. Any comments or references to these components is done as a courtesy to the client and does not indicate inclusion of the component.

Our inspection is not a code compliance evaluation.

A/C UNIT

Areas of home served:

Entire home.

Type:

Refrigerator/Split System. Electricity-powered.

Identification tag:

Unit not accessible due to landscaping neglect.

Unit Tested:

Unable to properly test due to blower fan issue. Motor may be burning out.

General Condition:

Recommend hvac system be serviced / reviewed by qualified contractor.

Condenser Location:

Condenser is located at the side of the building.

Condenser Clear of Obstruction:

Recommend clearing foliage from unit to provide proper air flow and access to unit.

WH

A minimum 50 gallon water heater is recommended any time you have a soaker tub or whirlpool tub. It is also recommended to run hot water for 30 minutes prior to closing to determine the effectiveness of the system since this is beyond the scope of inspection. All valves including temperature-pressure relief valves are also beyond the scope of the inspection. A qualified and insured plumber should be called to make any further evaluations and repairs. The average life expectancy of water heaters are 9-12 years.

Our inspection is not a code compliance evaluation.

WATER HEATER

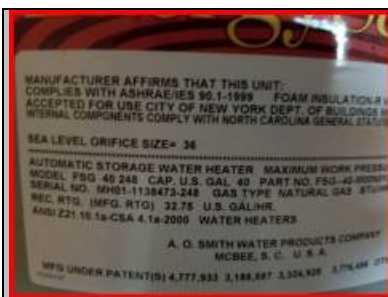
Type:

Water is stored in water heater tank. Tanks have a life expectancy of 9 - 12 years.



Identification tag:

Photo.



Size:

40 Gallons.

Approximate AGE:

Hot water heater appears to be over 12 years old. Average life of a standard hot water heater with a storage tank is 9-12 years and tankless ones about 20.

Equipment Condition:

Operational. A water shutoff valve is installed but not tested.

Flue Condition:

Signs of back venting hazard at water heater and heavy corrosion noted at furnace flue
- Recommend further evaluation of the chimney by a qualified contractor. A liner may be needed.



Gas line

Gas lines appear acceptable at the visible areas only. A gas test was conducted at most reachable joints and fittings.

TPR pipe and valve:

Pressure relief valve noted but not tested. No leaks noted at time of inspection.

Drip Pan:

Water heater is installed at an interior area without an overflow pan. These pans are typically provided with a drain line to the exterior and act to prevent damage to carpeting and furnishings, should the unit begin leaking. They are a good idea however, and you should consider installing one when water heater replacement time arrives.

PLUMBING

Water quality or hazardous materials (lead) testing is available from local testing labs. Water quality is not evaluated as part of this inspection.

All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection. .

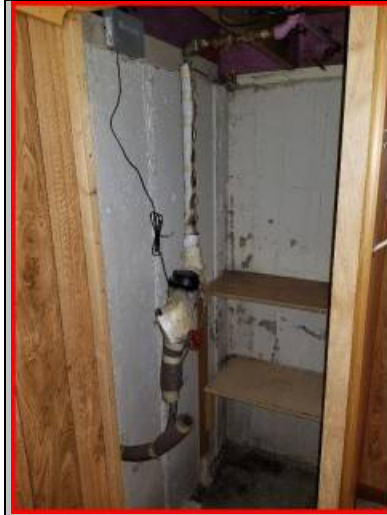
Underground main sewer lines running between house and street connection are not evaluated as part of this inspection. Sewer pipes can be affected by roots of large trees in parkway or simply by age. Some homes need to have main sewer rodded regularly to prevent blockage by roots. Camera inspections can be done by qualified contractors to evaluate the condition of main sewer line. Main sewer repairs can be costly. Suggest you consult owner for any information available on condition of main sewer line and any maintenance that has been done. You may wish to have main line evaluated by a qualified plumber.

Water main valves and other water shut off valves are not operated as part of this inspection. Older valves can be delicate. Consider replacing old screw down valves with modern quarter turn valves that use a lever handle. Recommend you test operation of main water valves upon move in. Testing / exercising water valves annually is recommended.

MAIN WATER SHUT OFF:

LOCATION

Basement east wall.



MAIN LINE MATERIAL:

Copper as far as visible.

CONDITION:

Water main shut off valves are visually inspected as possible. Water valves are not operated. Recommend you test water shut off valves regularly.

EXPOSED WATER SUPPLY LINES:

MATERIAL:

Combination of materials, Copper, Galvanized.

CONDITION:

Corrosion noted. Copper / Galvanized piping connections are noted without the use of proper dielectric unions. Contact between copper and galvanized piping can cause corrosion in copper piping system. Recommend further review by a qualified plumbing contractor.

Area off water main. Copper / Galvanized piping connections are noted without the use of proper dielectric unions. Contact between copper and galvanized piping can cause corrosion in copper piping system. Recommend further review by a qualified plumbing contractor.

Ceiling area wet - see basement family room notes - recommend further evaluation by a qualified contractor of piping run thru area for leak. Noted reduced flow with multiple fixtures on. Recommend further evaluation by a qualified plumbing contractor for possible galvanized piping replacement.



EXPOSED WASTE LINES:

MATERIAL:

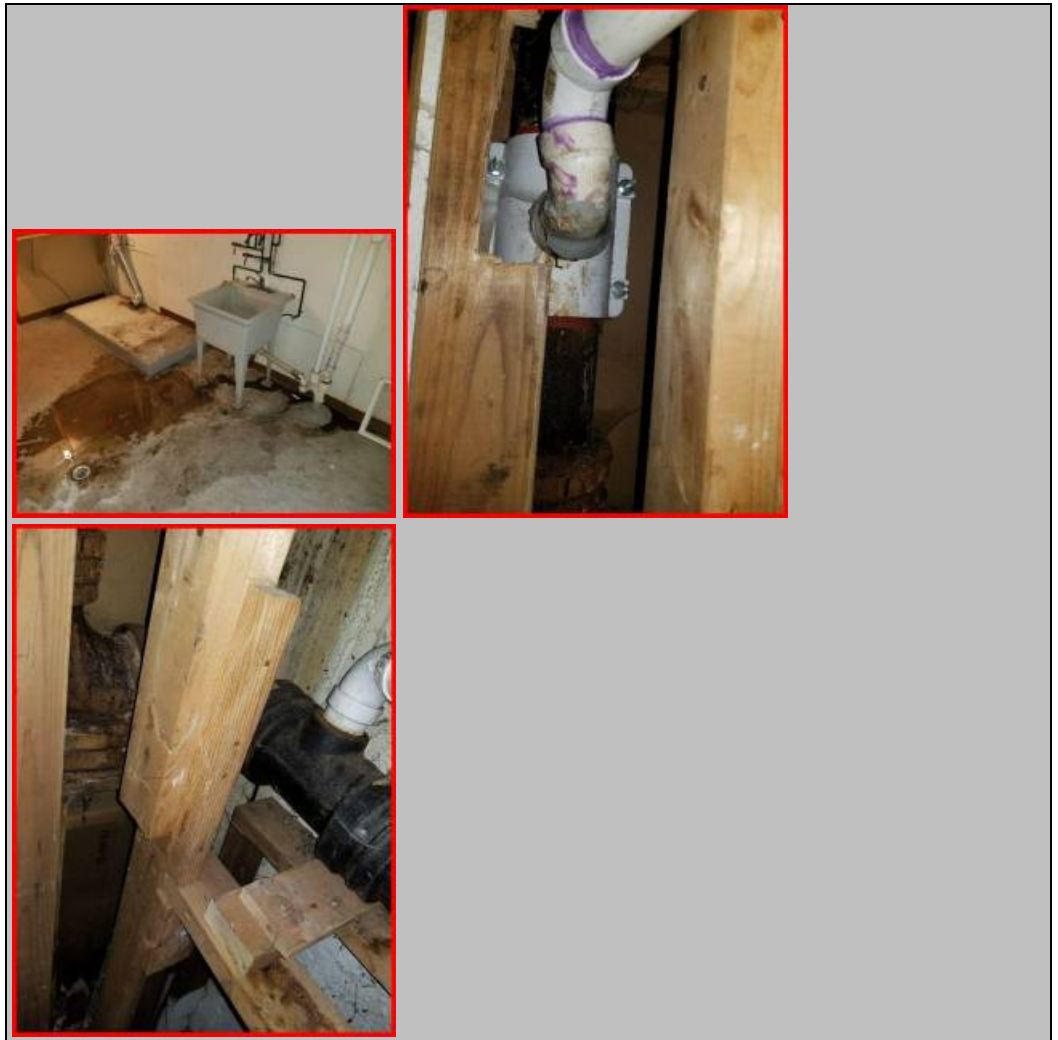
Combination of materials, Cast Iron, Galvanized, Plastic.

CONDITION:

Kitchen waste line appears to feed into the ejector basin via the laundry sink and floor drain route - not recommended. Recommend a qualified plumber determine if a catch basin was bypassed. Recommend a qualified plumber evaluate to re-route kitchen waste line to North wall main waste line to avoid ejector basin feed with above grade waste.

Ejector pump discharge pipe tap into cast iron waste line is bad - loose and with active leak - recommend repair by a qualified contractor.

Leak noted below ejector pump discharge tap. Recommend further evaluation by a qualified contractor. Mold-like staining noted below.



Evaluating condition of sewer lines is beyond the scope of this inspection. You may wish to have sewer lines evaluated by a qualified plumber to provide information on their condition and any expenses that may be coming for repairs or rodding.

SUMP PUMP

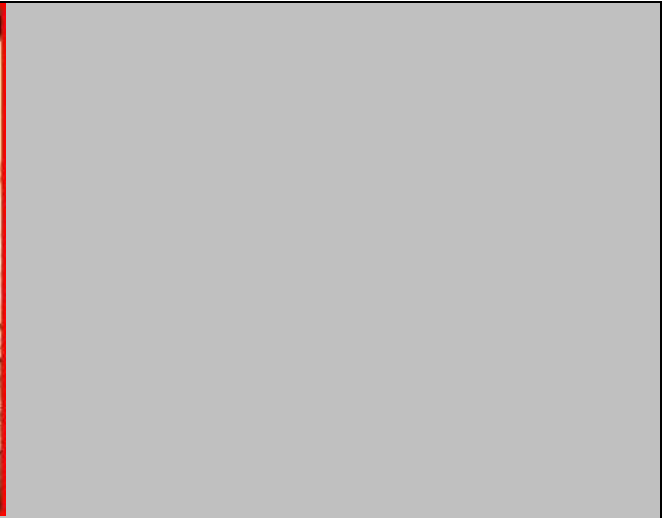
CONDITION

None located and active seepage is present. Recommend further evaluation by a qualified contractor.

EJECTOR PUMP

CONDITION

Ejector cover is not properly sealed, and sewer gas may enter home - recommend correction. Pump was activated by running basement bathroom fixtures. Conditions of underground drainage not determined with this limited inspection.



ELECTRICAL SERVICE COMPONENTS

Branch wiring conductors are viewed only in electric panel when that is accessible. Branch wiring in walls or otherwise obstructed is not reviewed. Branch wiring connections to fixtures, switches and outlets are not reviewed.

EXTERIOR ELECTRIC SERVICE COMPONENTS:

DESCRIPTION:

Electric service is delivered through overhead lines.

CONDITION OF EXTERIOR COMPONENTS

Appears to be in acceptable condition.

INTERIOR ELECTRIC WIRING:

ENTRANCE CABLES IN PANEL:

Copper.

BRANCH WIRING IN PANEL:

Copper.

BASEMENT BRANCH WIRING METHOD

Romex. Noted sections of Romex (plastic sheathed wiring) in home, which is generally not approved for use by many cities in this area. Only a licensed electrician can review the proper use of such wiring. Recommend further review.



Main breakers and circuit breakers are not tripped / tested as part of this inspection. Ground fault and arc fault circuit breaker test buttons may be operated if at the discretion of inspector household appliances, computers, clocks, etc, will not be disrupted. It is recommended that homeowners test arc fault and ground fault devices at least monthly. Arc fault circuit breakers detect sparking or arcing between conductors in circuit that may cause a fire. Ground fault circuit breakers detect current leaking from circuit that might be a shock hazard.

Ground Fault Circuit Interrupter (GFCI) safety electric outlets are recommended for installation at exterior, garage, balconies and decks, bath rooms, laundry areas, work benches, unfinished basement areas, and kitchen outlets over work surfaces. Current electric standards call for GFCI safety outlets to be installed at these locations.

ELECTRICAL DISTRIBUTION PANELS:

Panel Location:

Basement.



Panel Condition:

Splicing noted within panel, including service neutral - not recommended. Recommend further evaluation by a qualified contractor for proper repair.
Breakers do not fit properly in panel - hazard. Recommend further evaluation by a qualified contractor for proper repair.
Recommend electrician evaluate to upgrade panel with matching breakers, more space for additional circuits, and correct splicing issues.



Circuit Protection Type:

Mechanical circuit breakers serve as overload protection for system wiring. To reset, put switch in full off position then over to full on. If breaker resists resetting, call a licensed electrician to review panel.

Main Breaker

Main breaker is located in service panel.

Amperage Size:

Service into panel appears to be 100 AMPS.

System Grounding:

Appears acceptable - Only visible portions of the ground can be evaluated. Much of the system is not exposed.

Open Spaces:

Panel is full, no room for additional full size breakers in panel.

of 110 Volt Circuits:

10.

of 220 Volt Circuits:

1

AFCI breakers:

None.

GFCI breakers:

None.

All smoke/fire and CO detectors are required to be mounted at all levels of the home within 15' of all sleeping rooms and the mechanical room where the gas appliance is located.

SMOKE and CARBON MONOXIDE:

Smoke / CO

Smoke / CO detectors are noted but not tested. Smoke/carbon monoxide detectors should be replaced every 8 years AND THE BATTERIES REPLACED EVERY 6 MONTHS. Since these detectors are relatively inexpensive and important, we recommend replacing these upon occupancy.

Smoke and CO detectors are supposed to be installed within 15 feet of all sleeping rooms on all levels and also in the room where the gas burning appliance is located. Recommend to add more for safety.

FUEL

Gas shut off valves are not operated as part of this inspection.

FUEL SYSTEMS:

MAIN NATURAL GAS SHUT OFF LOCATION

Gas meter / shut off located at exterior - Left side when facing front.



GAS SUPPLY LINES:

Not all lines are visible. Accessible gas valves and connections were tested with a gas detection device which may reveal larger leaks. Gas line testing is not exhaustive.

Thermal imaging was performed in conjunction with a moisture meter. Limited determination - dependant on conditions at time of inspection.