



Inspection Report

Matthew Smith
Emily Smith

Property Address:
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Anytown IL 60554



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Property: 1234 Main Street Anytown IL 60554	Customer: Matthew Smith Emily Smith	Real Estate Professional: My #1 Realtor

INTRODUCTION, SCOPE, RISK OF OWNERSHIP, PERMIT SEARCH, ADDITIONAL OPINIONS AND COST ESTIMATES, USE OF PHOTOS/VIDEOS, REAL ESTATE CONTRACT 7.0, THE PROCESS, COMMENT KEY AND DEFINITIONS

Introduction: This report represents our professional opinion regarding conditions of the property as they existed on the day of our inspection. The following numbered and attached pages are your home inspection report. The report includes information based on the condition of the property at the time of the inspection. The report will also include recommendations, photos, and possibly short videos of specific situations. This report prepared by Quality Assurance Home Inspections, Inc., shall be considered the final and exclusive findings, Client understands and agrees Client will not rely on any oral statements made by the inspector prior to the issuance of the report. This inspection was performed in accordance with the State of Illinois Home Inspector License Act, Part 1410 Home Inspector License Act, Section 1410.200 Standards of Practice as well as the ASHI Standards of Practice. The Standards of Practice (SOP) contain certain and very important limitations, expectations, and exclusions to the inspection process. A copy of the Standards of Practice are available at www.ilga.gov and www.ashi.org. **By acceptance of our inspection report and/or payment of the inspection fee, you are agreeing to the terms and conditions of our Pre-Inspection Agreement. This report is not transferable to other parties, our contractual relationship is only to the person(s) purchasing our report/service.**

Scope: A home inspection is intended to assist in evaluating the condition of the dwelling. The home inspection is based on observation of the visible, readily accessible and apparent condition of the structure and its components on this day. The results of this inspection are not intended to make any representation regarding the presence or absence of concealed defects that are not reasonably ascertainable or readily accessible in a competently performed inspection.

No warranty, guarantee, or insurance by Quality Assurance Home Inspections, Inc. is expressed or implied. This report does not include inspections and/or testing for Wood Destroying Insects, Mold, Radon, Lead, or Asbestos. This is not an Environmental Inspection. A representative sampling of the building components is viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of components is performed. Not all defects will be identified during this inspection. Unexpected repairs should be anticipated. The individual conducting your inspection is not a Structural Engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts.

Risk Of Ownership: Information in this report is based on a limited visual examination of simple discovery by your inspector. It blends observations and facts with inferences and opinions. **This information can help you understand the risks (and potential costs) of owning this property, but it cannot eliminate those risks, nor can it specifically predict future performances and failures.** We help you assess these risks, we do not assume them for you.

Permit Search: It is highly recommended that the Client performs a permit search with the City/Village/Municipality for any repairs/work completed on the property prior to closing. This report is not a code compliance inspection or certification for past or present governmental codes or regulations of any kind.

Additional Opinions and Cost Estimates: You are advised to seek at least two professional opinions and acquire estimates of repair by qualified, licensed/certified professionals/contractors as to any defects, comments, improvements or recommendations mentioned in this report prior to closing on the home. We recommend that all repairs, corrections, and cost estimates be completed and documented prior to closing/purchasing the property. Feel free to hire other professionals to inspect the property prior to closing, including qualified, licensed/certified professional HVAC, Plumbing, Electrical, Engineering, Window/Door, Environmental, Roofing, and Chimney/Fireplace Contractors.

Use of Photos and Videos: Your report will include photos and possibly videos which help to clarify where the inspector went, what was looked at, and the condition of a system or component at the time of the inspection. Some of the pictures may be of deficiencies or problem areas, these are to help you better understand what is documented in this report and may allow you to see areas or items that you normally would not see. A pictured issue does not necessarily mean that the issue was limited to that area only, but may be a representation of a condition that is in multiple areas. Not all areas of deficiencies or conditions will be supported with photos. Some photos may be informative photos only.

The Process: The inspection process will cover a number of recommendations, such as home maintenance, life expectancies, and minor imperfections in addition to... 1) Major Defects (e.g. needed roof replacement), 2) Items that may lead to major defects (e.g. a small leak at a piece of roof flashing, lack of caulking), 3) Items that may hinder your ability to obtain financing, occupy the home, or insure the home, 4) Safety Hazards (e.g. lack of GFCI outlet protection, electrical issues). Often a problem can be corrected inexpensively to protect both life and property (especially categories 2 and 4). Most sellers are honest and are often surprised to learn of defects uncovered during an inspection. Realize that sellers are under no obligation to repair everything mentioned in the report. No home is perfect. Congratulations on your new home!

Multi-Board Real Estate Contracts 7.0: Paragraph 12 (Line items 166-175). The request for repairs shall cover only the major components of the Real Estate, limited to central heating and cooling system(s), plumbing and well system, electrical system, roof, walls, windows, doors, ceilings, floors, appliances, and foundation. A major component shall be deemed to be in operating condition, therefore not defective within the meaning of this paragraph, if it does not constitute a current threat to health or safety, and performs the function for which it is intended, regardless of age or if it is near or at the end of its useful life. Minor repairs, routine maintenance items and painting, decorating or other items of a cosmetic nature, no matter the cost to remedy same, do not constitute defects, are not a part of this contingency and shall not be a basis for the Buyer to cancel this Contract. A request by Buyer for credits or repairs in violation of the terms of this subparagraph shall allow Seller to declare this Contract terminated and direct the return of Buyer's Earnest Money.

Comment Key and Definitions: The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection/evaluation by a qualified/licensed professional contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Repair or Replace (RR) / Recommend Proper Repairs = The item, component or unit is not functioning as intended, or needs repair, or needs maintenance, or needs further evaluation/inspection by a qualified/licensed professional contractor prior to closing on the home. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning at time of inspection.

Not Present (NP) = This item, component or unit is not in this home or building.

In Attendance:

Buyer(s) and Buyer's Realtor

Real Estate Transaction:

Standard (Normal) Transaction

Type of Home:

Single Family (Ranch)

Approximate Age of the Home:

47 Years (Built 1973 per MLS)

Approximate Square Footage of the

Home:
1,778 ASF (per MLS)

Home Occupied:

No

Home Faces:

For the Sake of the Report the House Faces
South (SW)

Weather:

Clear

Temperature:

48(F)

Ground/Soil Surface Condition:

Damp

Rain in last 3 days:

Yes

Standards of Practice:

State of Illinois, ASHI American Society of
Home Inspectors

Multi-Board Real Estate Contract 7.0:

Please Review Section 12. Professional
Inspections (Line Items 166-175)

1. Grounds

The home inspector shall observe: Walkways, driveways, stoops/steps, porches, patios, decks/balconies, and applicable railings/handrails; and vegetation, grading, drainage, window wells and retaining walls with respect to their effort on the condition of the building. **The home inspector is not required to observe:** exterior accent lighting (landscaping lighting), sprinkler systems, awnings, and similar seasonal accessories, fences, geological conditions, soil conditions, recreational facilities (including spas/hot tubs, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings, pole barns, stables or structures; or presence/condition of buried fuel storage tanks. **The home inspector is not required to:** move personal storage items, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility.

Styles & Materials

Driveway:

Concrete

Walkways:

Concrete

Steps/Stoop:

Concrete
Wood

Deck/Balcony:

Wood-Treated

Wood-Painted/Stained

		IN	RR	NI	NP
1.0	Driveway	•			
1.1	Walkway(s)	•			
1.2	Stoop(s)/Step(s)	•			
1.3	Deck/Balcony		•		
1.4	Landscaping, Vegetation, and Grading		•		
1.5	Misc.		•		

IN= Inspected, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

IN RR NI NP

Comments:

1.0 Driveway had some cracking but was usable.

1.1 Walkway had some cracking, but is usable.

 1.3 (1) Deck was in overall marginal to poor condition, recommend proper repairs/replacement.

 1.3 (2) Deck structure was not level/square, recommend proper repairs.



1.3 Item 1(Picture)

 1.3 (3) Deck railings were loose and need to be secured; potential safety hazard, recommend proper repairs.



1.3 Item 2(Picture)



1.3 Item 3(Picture)

✘ 1.3 (4) Deck (ledger board) is not attached to the house properly, recommend lag bolts are installed to properly secure the Deck, recommend proper repairs.



1.3 Item 4(Picture)

✘ 1.3 (5) Deck boards/framing have wood rot present, recommend proper repairs.



1.3 Item 5(Picture)



1.3 Item 6(Picture)



1.3 Item 7(Picture)



1.3 Item 8(Picture)



1.3 Item 9(Picture)

1.3 (6) Joist hangers are not installed at Deck, recommend proper repairs.



1.3 Item 10(Picture)

1.3 (7) Deck support columns in direct contact with soil/grading is not a recommended practice, repair as needed.



1.3 Item 11(Picture)

1.3 (8) Recommend further evaluation and proper repairs by a qualified professional Deck contractor.

1.4 (1) A number of sand bags have been installed at north Basement window, recommend inquiring with current owner regarding past flooding issues within the home/yard/property. (Note: Wetland area/creek is present directly behind the home).



1.4 Item 1(Picture)

1.4 (2) Low areas next to the foundation are in need of additional back-fill (dirt) and/or re-grading to prevent water intrusion entering the home, recommend proper repairs.

1.4 (3) Grading/yard/driveway back-pitches towards house/foundation in areas.



1.4 Item 2(Picture)



1.4 Item 3(Picture)

1.4 (4) Maintain a positive drainage slope away from the foundation.

1.5 Rear backyard storage shed was in poor condition, recommend removal.



1.5 Item 1(Picture)

The Grounds of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roof Covering(s)/Chimney(s)

The home inspector shall observe: the roof covering, roof penetrations, flashings, ventilation, and signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roofing materials; and report the methods used to observe the roof covering. **The home inspector is not required to:** Walk on any roof surface, predict the service life expectancy, remove snow, ice, debris or other conditions that prohibit the observation of the roof surface, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and/or cause damage. Perform a water test, warrant, or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials

Roof Covering: Asphalt/Fiberglass Architectural Shingles	Style of Roof: Gable/Hip Combination	Approx. Age of Roof: 1-5 Years
Number of Layers: 1 Layer	Roof Average Life Expectancy: Architectural Shingles 20-25 Years	Roof Visibility: All
Inspected Roof From: Walked Roof	Roof Ventilation: Top Vents Ridge Vents Soffit Vents Gable Vents	Chimney Chase (Exterior): Framed Wood

Sky Light(s)/Light Tube(s):
One

		IN	RR	NI	NP
2.0	Roof Covering(s)	•			
2.1	Flashings	•			
2.2	Roof Ventilation	•			
2.3	Plumbing Vent(s)	•			
2.4	Chimney(s)/Flue(s)	•			
2.5	Skylight(s)/Light Tube(s)	•			

IN= Inspected, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

IN RR NI NP

Comments:

2.0 (1) Newer roofing shingles were present.



2.0 Item 1(Picture)

2.0 Item 2(Picture)



2.0 Item 3(Picture)

2.0 (2) Roofing shingles were showing normal wear and were in satisfactory condition.



2.0 Item 4(Picture)



2.0 Item 5(Picture)

2.1 Recommend monitoring of flashings/nail heads and sealing as needed to avoid future/potential water intrusion, as part of your typical home maintenance.

2.5 No representation is made to the proper installation of sky-lights/light tubes, sky-lights/light tubes can and may eventually leak, recommend monitoring sky-lights/light tubes and flashing.

The Roof Covering of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Gutters/Siding/Doors/Windows/Electrical

The home inspector shall observe: Wall cladding, flashings, trim, soffits, fascia, gutters, caulking, entryway doors, a representative number of windows, exterior electrical components (outlets, switches, permanent light fixtures). **The home inspector shall:** describe wall cladding materials; operate entryway doors, and a representative number of windows. **The home inspector is not required to observe:** storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; exterior accent lighting, account for windows/screens, torn screens, or the presence of safety glazing within doors and windows. **The home inspector is not required to inspect:** the coatings on and the hermetic seals between panes of window glass (bad seals on thermo-pane windows).

Styles & Materials

Gutters/Downspouts: Galvanized/Aluminum	Siding: Aluminum Wood Masonite (Hardboard/Pressed Wood Fibers)	Trim: Wood Metal
Soffits/Fascia: Wood	Exterior Doors: Metal	Window Frames: Metal
Windows & Screens: Thermo-panes/Insulated Glass Single Pane Wood/Metal Combination Double Pane	Caulking/Foaming: Marginal	

		IN	RR	NI	NP
3.0	Gutters/Downspouts/Sump Pump Discharge Line		•		
3.1	Siding		•		
3.2	Trim	•			
3.3	Soffits and Fascias		•		
3.4	Exterior Doors		•		
3.5	Doorbell	•			
3.6	Windows/Screens/Frames		•		
3.7	Caulking/Foaming/Flashings		•		
3.8	Electrical/Exterior Outlets/Light Fixtures		•		
3.9	Exterior Water Faucets (hose bibs)		•		
3.10	Exterior Vent Cover/Louvers		•		

IN= Inspected, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

IN RR NI NP

Comments:

3.0 (1) Maintain downspout discharge away from the house.

3.0 (2) Inside of gutters have some debris and need to be cleaned out.



3.0 Item 1(Picture)

3.0 (3) Gutters were incorrectly pitched and in need of correction, recommend proper repairs.



3.0 Item 2(Picture)

3.0 (4) Gutters had some denting/damage present, recommend proper repairs.

3.1 (1) Siding was in need of painting/staining maintenance, recommend proper repairs.



3.1 Item 1(Picture)



3.1 Item 2(Picture)

3.1 (2) Garage has Masonite (Headboard/Fiberboard) siding present. Masonite siding has a history of swelling and rotting over time when exposed to the elements and will prematurely deteriorate, recommend further evaluation of siding by a qualified, experienced siding contractor. For further information on this type of siding type Masonite Siding into an internet search engine.



3.1 Item 3(Picture)

3.1 (3) Front siding is not installed under awning window, recommend proper repairs.



3.1 Item 4(Picture)

3.3 Fascia had some deterioration/wood rot present, recommend proper repairs.



3.3 Item 1(Picture)

3.4 (1) Recommend re-keying all door locks upon moving into your new home.

3.4 (2) Front storm door has gaps present when closed, recommend proper repairs.



3.4 Item 1(Picture)

3.4 (3) Rear sliding door does not lock/latch properly, handle not installed, recommend proper repairs.



3.4 Item 2(Picture)

3.5 Doorbell was operational at time of inspection.

3.6 (1) Windows and screens were generally reviewed from the exterior only. Exact accounting for all windows and screens was not performed.

3.6 (2) Some window screens are not installed, recommend proper repairs/installation of screens.

3.6 (3) Some windows have cracked glass present, recommend proper repairs.



3.6 Item 1(Picture)

3.7 Recommend caulking and/or foaming on the exterior of the home (e.g. doors, windows, utility penetrations, sump pump discharge line, etc.) to prevent water/insect/pests intrusion into the home, recommend proper repairs.

3.8 (1) Recommend all exterior outlet(s) are GFCI protected, potential safety hazard(s), recommend proper repairs by a qualified/licensed professional electrician.



3.8 Item 1(Picture)

 **3.8** (2) Exterior outlet(s) present with open grounds; potential safety hazard, recommend proper repairs by a qualified/ licensed professional electrician.



3.8 Item 2(Picture)

3.9 (1) Exterior hose faucet(s) were operational at time of inspection.



3.9 Item 1(Picture)

3.9 (2) Recommend a frost free/anti-siphon exterior hose faucet(s) are installed, recommend proper repairs.

3.10 Rear exterior vent is missing covers/louvers, recommend proper repairs.



3.10 Item 1(Picture)

The Exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Garage

The home inspector shall observe: Garage walls, floors, ceilings, garage doors, garage door openers, entryway doors, a representative number of windows, garage electrical components (outlets, switches, permanent light fixtures). **The home inspector shall:** operate garage doors manually or by using permanently installed controls for any garage door operator; report whether or not any garage door operator will automatically reverse or stop when closing. **The home inspector is not required to:** Move personal items, panels, furniture, equipment, cars, motorcycles, etc. that obstructs access or visibility. Please Note: Garage doors will buckle and break without warning, and Garage Door Openers will also malfunction and stop working without any warning as well.

Styles & Materials

Overhead Garage Door Opener Manufacturer: CHAMBERLAIN/LIFT-MASTER
Overhead Garage Door Type: One Automatic
Overhead Garage Door Material: Metal

		IN	RR	NI	NP
4.0	Garage Ceiling (Including Firewall Separation)		•		
4.1	Garage Walls (Including Firewall Separation)		•		
4.2	Garage/House Door	•			
4.3	Garage Floor/Foundation	•			
4.4	Overhead Garage Door(s)	•			
4.5	Garage Door Opener(s)	•			
4.6	Garage Outlets/Electrical		•		
4.7	Garage Exterior Service Door	•			
4.8	Garage View(s)	•			
4.9	Misc.			•	

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IN RR NI NP

Comments:

✘ 4.0 Firewall (fire-rated drywall, 5/8"/Type X) protection needed at Garage ceiling area; potential safety hazard, recommend proper repairs.

✘ 4.1 Firewall (fire-rated drywall, 5/8"/Type X) between Garage and House wall is not present; potential safety hazard, recommend proper repairs.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

4.4 Overhead garage door, and garage door spring were operational at time of inspection.

4.5 (1) Older garage door opener is present, Client should budget for replacement in the near future.



4.5 Item 1(Picture)

4.5 (2) Overhead garage door opener was tested and in working order at time of inspection.



4.5 Item 2(Video)

4.6 (1) Recommend all Garage outlets are GFCI protected, recommend proper repairs by a qualified/licensed professional electrician.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)

4.6 (2) Exposed romex present in Garage is no longer a recommended practice, recommend proper repairs by a qualified/ licensed professional electrician.



4.6 Item 4(Picture)

4.8 FYI...Garage View(s).



4.8 Item 1(Picture)

4.9 Rear Garage (storage area) was not accessible at time of inspection.

The Garage Area(s) were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Kitchen(s)

The home inspector shall observe and operate the basic functions of the following kitchen appliances: permanently installed dishwasher, through its normal cycle; range, cook top, and permanently installed oven; trash compactor; garbage disposal; ventilation equipment or range hood; and permanently installed microwave oven. **The home inspector is NOT required to observe:** Clocks, timers, self-cleaning oven function, or thermostats for calibration or automatic operation; Non built-in appliances; or refrigeration units, refrigerators, ice makers, freezers. The home inspector is not required to operate: appliances in use; or any appliance that is shut down or otherwise inoperable. **Appliances were checked as a courtesy only (e.g. On/Off Only). No representation is made to the condition or life expectancy of the appliances. If future operation of the Appliances are suspect, a home or appliance warranty should be taken into consideration by the Buyer. Appliances are not part of this inspection process per the Standards of Practice. Note: Appliances are operated at the discretion of the Inspector.**

Styles & Materials

Garbage Disposal/Food Waste Disposer Brand:

NONE

Dishwasher Brand:

FRIGIDAIRE

Stove/Cooktop Brand:

FRIGIDAIRE

Oven(s) Brand:

FRIGIDAIRE

Exhaust/Range Hood Brand:

FRIGIDAIRE

Built-In Microwave Brand:

FRIGIDAIRE

Refrigerator Brand:

FRIGIDAIRE

		IN	RR	NI	NP
5.0	Countertops and a Representative Number of Cabinets	•			
5.1	Kitchen Sink	•			
5.2	Plumbing Water Supply Lines and Faucets	•			
5.3	Plumbing Drain Lines	•			
5.4	Ceilings	•			
5.5	Walls	•			
5.6	Floor		•		
5.7	Windows		•		
5.8	Doors	•			
5.9	Pantry/Closet Doors	•			
5.10	Outlets/Wall Switches/Light Fixtures/Electrical		•		
5.11	Garbage Disposal/Food Waste Disposer				•
5.12	Dishwasher	•			
5.13	Stove/Cooktop	•			
5.14	Oven(s)	•			
5.15	Built-In Microwave	•			
5.16	Kitchen Exhaust Fan/Hood	•			
5.17	Refrigerator/Freezer/Ice Maker	•			
5.18	Kitchen View(s)	•			

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IN RR NI NP

Comments:

5.2 Plumbing supply lines showed no signs of leakage at time of inspection.



5.2 Item 1(Picture)

5.2 Item 2(Picture)

5.3 (1) Plumbing drain lines showed no signs of leakage at time of inspection.



5.3 Item 1(Picture)

5.3 (2) Plumbing drain lines showed no signs of drainage back-up at time of inspection.

5.6 Kitchen flooring was not level in area(s), recommend proper repairs.

5.7 Kitchen window has cracked glass present, recommend proper repairs.

✘ 5.10 Kitchen outlet(s) have open ground(s) present; potential safety hazard, recommend proper repairs by a qualified/ licensed professional electrician.



5.10 Item 1(Picture)

5.10 Item 2(Picture)



5.10 Item 3(Picture)

5.10 Item 4(Picture)

5.12 Dishwasher was operational a full cycle was completed during the inspection.

5.13 Stove/cooktop was operable at time of inspection.



5.13 Item 1(Picture)

5.14 Oven was operable at time of inspection.

5.15 Microwave was operable at time of inspection.

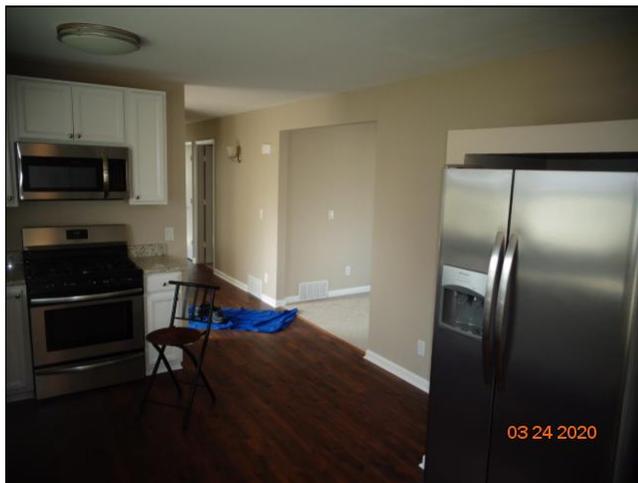
5.16 Kitchen exhaust fan was operable at time of inspection.

5.17 Refrigerator was operable at time of inspection.

5.18 FYI...Kitchen View(s).



5.18 Item 1(Picture)



5.18 Item 2(Picture)

The Kitchen of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Laundry Area

The home inspector shall observe the laundry room area and its components. The home inspector may elect to operate the dryer. The home inspector is not required to: test the washer, the washer is not part of this inspection process. The home inspector is not required to operate: appliances in use; or any appliance that is shut down or otherwise inoperable. Appliances were checked as a courtesy only. No representation is made to the condition or life expectancy of the appliances. **If future operation of the Appliances are suspect, a home or appliance warranty should be taken into consideration by the Buyer.** Appliances are not part of this inspection process per the Standards of Practice. **Note: Appliances are operated at the discretion of the Inspector.**

Styles & Materials

Washer Brand:
NONE

Dryer Brand:
NONE

Washer Hoses Material:
NONE

Dryer Power Source:
Gas Connection

Clothes Dryer Vent Material:
Rigid Metal

		IN	RR	NI	NP
6.0	Ceilings	•			
6.1	Walls	•			
6.2	Floor	•			
6.3	Closet Door(s)	•			
6.4	Outlets/Wall Switches/Light Fixtures/Electrical		•		
6.5	Washer				•
6.6	Dryer		•		•
6.7	Clothes Dryer Vent Piping	•			

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IN RR NI NP

Comments:

6.4 Recommend Laundry Room outlet(s) are GFCI protected, recommend proper repairs by a qualified/licensed professional electrician.

6.6 Recommend capping vacant gas line, recommend proper repairs.

6.7 Recommend Dryer vent is cleaned on a regular basis.

The Laundry Room of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Bathroom(s)

The home inspector shall observe: Walls, ceiling, and floors; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. The home inspector is not required to inspect: the coatings on and the hermetic seals between panes of window glass (bad seals on thermo-pane windows).

Styles & Materials

Shower/Tub Area(s):

Fiberglass/Plastic

Exhaust Fans:

Fan with Light

		IN	RR	NI	NP
7.0	Ceiling	•			
7.1	Walls	•			
7.2	Floor	•			
7.3	Windows	•			
7.4	Doors	•			
7.5	Counters and Cabinets	•			
7.6	Plumbing Water Supply Lines and Faucets		•		
7.7	Plumbing Drain Lines	•			
7.8	Outlets/Wall Switches/Light Fixtures/Electrical		•		
7.9	Exhaust fan(s)	•			
7.10	Sink(s)	•			
7.11	Toilet(s)	•			
7.12	Tub/Shower Area(s)	•			

IN= Inspected, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

IN RR NI NP

Comments:

7.6 (1) Plumbing supply lines showed no signs of leakage at time of inspection.



7.6 Item 1(Picture)



7.6 Item 2(Picture)



7.6 Item 3(Picture)



7.6 Item 4(Picture)



7.6 Item 5(Picture)



7.6 Item 6(Picture)

 7.6 (2) Hot water was not present at tub faucets, handles did not rotate completely to hot side, recommend further evaluation and proper repairs by a qualified/licensed professional plumber.



7.6 Item 7(Picture)

7.7 (1) Plumbing drain lines showed no signs of leakage at time of inspection.



7.7 Item 1(Picture)



7.7 Item 2(Picture)



7.7 Item 3(Picture)

7.7 (2) Plumbing drain lines showed no signs of drainage back-up at time of inspection.

 7.8 Bathroom outlet(s) present with an open ground(s); potential safety hazard, recommend proper repairs by a qualified/licensed professional electrician.



7.8 Item 1(Picture)

7.8 Item 2(Picture)

The Bathroom(s) of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interior Room(s)

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. **The home inspector shall:** Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. **The home inspector is not required to observe:** Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments. **The home inspector is not required to inspect:** the coatings on and the hermetic seals between panes of window glass (bad seals on thermo-pane windows).

Styles & Materials

Ceiling Material:

Drywall

Wall Material:

Drywall

Paneling

Floor Covering:

Carpet

Wood

Tile

Vinyl

Interior Doors:

Solid Wood

Louvered

Window Types:

Thermo-panes/Insulated Glass

Single Pane

Awning

Casement

Double-Hung

Wood

Double Pane

		IN	RR	NI	NP
8.0	Walls		•		
8.1	Ceilings		•		
8.2	Floors	•			
8.3	Windows		•		
8.4	Doors	•			
8.5	Outlets/Wall Switches/Light Fixtures/Electrical		•		
8.6	Closets		•		
8.7	Heat Source		•		
8.8	Cooling Source	•			
8.9	Staircase/Handrails/Railings; Main Level/Lower Level/2nd Level				•
8.10	Interior Room(s) View(s)	•			

IN= Inspected, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

IN RR NI NP

Comments:

8.0 (1) Settling cracks are present, recommend proper repairs.

8.0 (2) Walls have some nail popping present in areas, recommend proper repairs.

 8.1 (1) Staining/water marks were present on ceiling area of North Bedroom, recommend further evaluation and proper repairs.



8.1 Item 1(Picture)

 8.1 (2) Textured/"Popcorn" ceilings were present in the home, which may possibly contain an asbestos like material, recommend further evaluation/testing by a qualified contractor as needed.



8.1 Item 2(Picture)

8.1 (3) Ceiling has some nail popping present in areas, recommend proper repairs.

8.3 (1) Some Windows are painted/sealed shut, recommend efforts are made to open windows.

8.3 (2) Original/Older windows are present within the home, recommend replacement as needed.

 8.5 The majority of the three prong outlets are not properly grounded, recommend proper repairs by a qualified/licensed professional electrician.



8.5 Item 1(Picture)



8.5 Item 2(Picture)



8.5 Item 3(Picture)

8.6 (1) Shelving is not installed in some Bedroom closets, recommend proper repairs.

8.6 (2) Exposed wiring is present at Bedroom closet light fixture, recommend proper repairs.



8.6 Item 1(Picture)

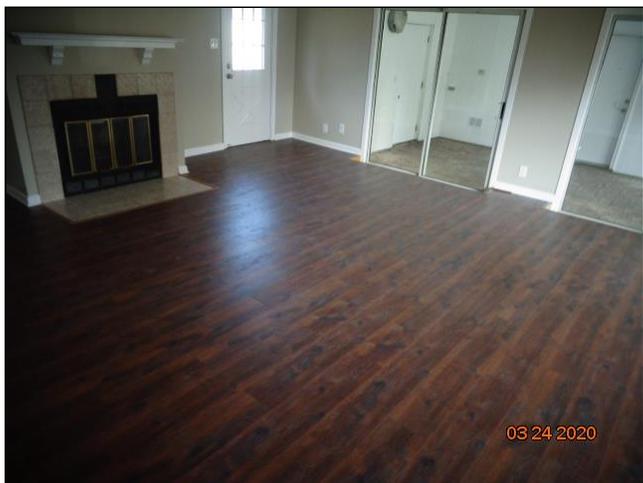
8.7 Recommend additional heat vents are installed in East Family area, large temperature differential was present between Family Room and the rest of the house.



8.7 Item 1(Picture)



8.7 Item 2(Picture)



8.7 Item 3(Picture)

8.10 FYI...Interior Room(s) View(s).



8.10 Item 1(Picture)



8.10 Item 2(Picture)



8.10 Item 3(Picture)



8.10 Item 4(Picture)



8.10 Item 5(Picture)

The Interior Rooms of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Fireplace(s)

The inspector shall inspect: The fireplace, and open/close the damper if readily accessible and operable. Hearth extensions, and other permanently installed components. Report as in need of repair and deficiencies in the lintel, hearth, and material surrounding the fireplace, including proper clearances from combustible materials. **The inspector is not required to inspect:** the flue or vent systems, the interior of the chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation, inspect automatic fuel devices, inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform a National Fireplace Protection Association (NFPA) inspection. Perform a Phase 1 fireplace and chimney inspection. **Additional Buyer Information: The National Fire Protection Association recommends a Level II fireplace inspection when buying a home, which includes a video scan and may identify problems which cannot be identified as part of this general home inspection process.**

Styles & Materials

Types of Fireplace(s)/Stove(s):

Number of Fireplace(s)/Stove(s):

- Pre-Fab Fireplace
- Wood-Burning

One

		IN	RR	NI	NP
9.0	Fireplace(s)/Damper/Wood-Burning Stove		•		

IN= Inspected, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

IN RR NI NP

Comments:

 **9.0** (1) Fireplace box has cracked refractory panel(s) present, potential safety hazard(s), recommend further evaluation and replacement panels and/or sealing of cracks by a qualified professional fireplace/chimney contractor.



9.0 Item 1(Picture)

 **9.0** (2) Annual cleaning and inspection of all fireplaces and chimneys by a CSIA (Chimney Sweep Institute of America) certified professional chimney sweep/contractor is recommended.

The National Fire Protection Association recommends a Level II fireplace inspection when buying a home, which includes a video scan and may identify problems which cannot be identified as part of this general home inspection process.

The fireplace(s) of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Attic

The home inspector shall observe: the attic, roof sheathing, framing, ventilation, insulation, and signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of attic materials; and report the methods used to observe the attic area. The home inspector is not required to: Walk in the attic area; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

Styles & Materials

Attic Access:

Scuttlehole

Method Used to Observe Attic:

From Attic Access Panel

Roof Sheathing:

Plywood

Roof Structure:

Trusses and Rafters

Roof Ventilation:

Top Vents
Ridge vents
Gable Vents
Soffit Vents
Soffit Vent Air Baffles/Channel Vents NOT Present

Attic Insulation:

Batts
Cellulose
Approximate Inches: 12+

Exhaust Fans Vented to Exterior:

No - Not a Dedicated Discharge to Exterior

		IN	RR	NI	NP
10.0	Attic Roof Sheathing	•			
10.1	Attic Trusses / Rafters		•		
10.2	Attic Insulation	•			
10.3	Attic Ventilation		•		
10.4	Exhaust Fans (Bathrooms & Kitchen)		•		
10.5	Visible Electric/Wiring in Attic	•			

IN= Inspected, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

Comments:

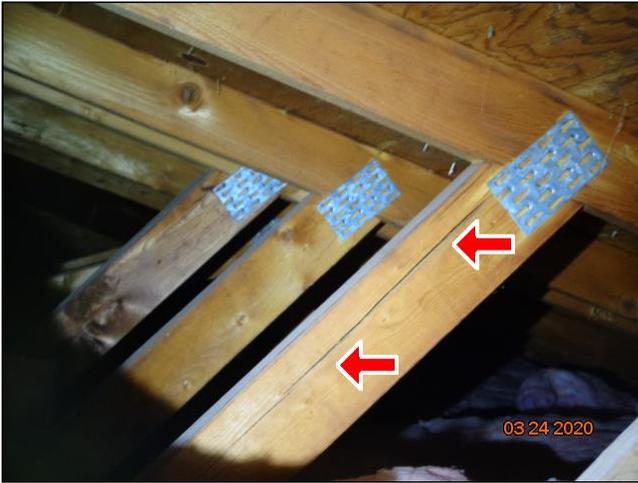
10.0 Roof sheathing showed no major defects.



10.0 Item 1(Picture)

10.0 Item 2(Picture)

 **10.1** (1) Cracked/damaged truss was present in main attic area, recommend proper repairs.



10.1 Item 1(Picture)

10.1 (2) Rafters showed no major defects and were in satisfactory condition.



10.1 Item 2(Picture)

10.2 Insulation has been upgraded and was sufficient for homes in this area.

❌ 10.3 (1) Recommend additional ventilation is installed in attic area, recommend proper repairs by a qualified/licensed professional contractor/roofer.

❌ 10.3 (2) Recommend air baffles/channel vents are installed at soffit vents for additional ventilation, recommend proper repairs.



10.3 Item 1(Picture)

❌ 10.4 Recommended extending exhaust fans venting to the exterior to dedicated discharge(s), recommend proper repairs.



10.4 Item 1(Picture)



10.4 Item 2(Picture)

The Attic Area of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Attic, roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

11. Basement/Lower Level

The Home Inspector shall: observe structural components including foundations, floors, walls, columns or piers. **The home inspector shall describe:** the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure. **The home inspector shall:** Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. **The home inspector is not required to:** Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

Styles & Materials

Foundation Walls:

- Poured Concrete
- Not Visible
- Paneling Installed

Basement Floor:

- Poured Concrete

Support Columns/Piers/Girders:

- Steel
- Telescopic Screw Jacks

Joists:

- 2x8's

		IN	RR	NI	NP
11.0	Basement Staircase		•		
11.1	Foundation Walls/Basement Walls		•		
11.2	Basement Floor		•		
11.3	Basement Drainage/Sump Pump		•		
11.4	Support Columns/Piers/Girders		•		
11.5	Joists/Trusses		•		
11.6	Sub-Floor/Basement Ceiling	•			
11.7	Outlets/Wall Switches/Light Fixtures/Electrical		•		
11.8	Basement/Lower Level Window(s)		•		
11.9	Basement/Lower Level View(s)	•			
11.10	Misc.		•		

IN= Inspected, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

IN RR NI NP

Comments:

✘ 11.0 Basement staircase has uneven riser heights present, potential safety/trip hazards present, recommend proper repairs.



11.0 Item 1(Picture)

✘ 11.1 (1) Foundation wall shows evidence of cracking/movement and are in need of additional patching/repairs, recommend further evaluation and proper repairs by a qualified professional foundation contractor.



11.1 Item 1(Picture)



11.1 Item 2(Picture)



11.1 Item 3(Picture)

✘ 11.1 (2) Evidence of water intrusion is apparent in Basement area (water lines present in a number of areas throughout the Basement), recommend inquiring with current owner (and obtaining property disclosures) regarding past water issues/intrusion in Basement area, recommend further evaluation and proper repairs.



11.1 Item 4(Picture)



11.1 Item 5(Picture)



11.1 Item 6(Picture)



11.1 Item 7(Picture)



11.1 Item 8(Picture)

11.1 (3) Evidence of previous seepage/water intrusion was present, maintain a positive drainage slope away from the foundation, recommend patching as needed.

11.1 (4) Paneling was warped in a number of areas, from water intrusion, recommend proper repairs.



11.1 Item 9(Picture)

11.1 (5) Some old moisture stains were present, maintain a positive drainage slope away from house/foundation.

11.1 (6) A portion of the foundation walls were covered with drywall/paneling/insulation and/or personal storage items and were not visible.

11.1 (7) No representation is made to the condition of the walls that are covered.

11.2 (1) **Evidence of water intrusion is apparent in Basement area, recommend inquiring with current owner (and obtaining property disclosures) regarding past water issues/intrusion in Basement area, recommend further evaluation and proper repairs.**



11.2 Item 1(Picture)



11.2 Item 2(Picture)

- 11.2** (2) Evidence of past water intrusion and/or seepage was apparent in Basement area, recommend proper repairs.
- 11.2** (3) Some old moisture stains were present, maintain a positive drainage slope away from house/foundation.
- 11.3** (1) Recommend sump pump cover/lid is completely sealed.
- 11.3** (2) Sump pump was cycling on frequently during inspection process, recommend further evaluation and proper repairs as needed.
- 11.4** Telescopic screw floor jacks (no longer a recommended practice) have been installed as permanent support columns for main load bearing support girder, recommend proper support columns are installed (e.g. solid 3" support columns, top plate, bottom plates are properly installed/secured), recommend proper repairs by a qualified/licensed professional contractor.



11.4 Item 1(Picture)



11.4 Item 2(Picture)



11.4 Item 3(Picture)

☒ 11.5 (1) Evidence of microbial growth; a mold/mildew/fungi like substance was visible at time of inspection in Basement area on floor joists; potential safety hazards, recommend further evaluation (air testing/tape lifts) and proper repairs (remediation) by qualified/certified/experienced/reputable professional mold contractors.

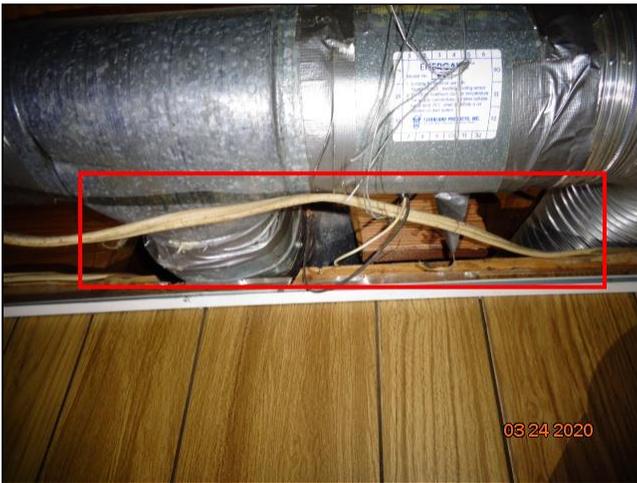


11.5 Item 1(Picture)



11.5 Item 2(Picture)

☒ 11.5 (2) Floor joist(s) has been improperly cut/notched, recommend proper repairs/re-supporting.



11.5 Item 3(Picture)



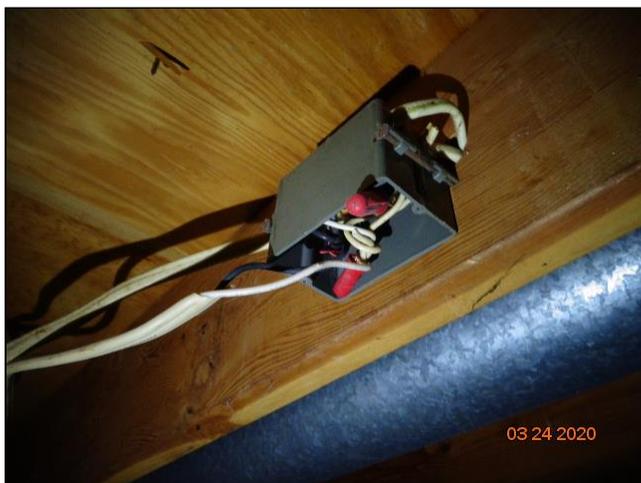
11.5 Item 4(Picture)



11.5 Item 5(Picture)

11.7 (1) Exposed romex located below grade in Basement area is no longer a recommended practice, recommend proper repairs as needed.

11.7 (2) Open junction box present in need of a cover plate, recommend proper repairs.



11.7 Item 1(Picture)

11.8 Fire-escape windows are not present for secondary emergency egress, do not use Basement area for sleeping purposes; potential safety hazard, recommend proper repairs as needed.



11.8 Item 1(Picture)

11.9 FYI...Basement/Lower Level View(s).



11.9 Item 1(Picture)

11.9 Item 2(Picture)

11.10 Recommend a dehumidifier for Basement area during summer months as needed.

The Structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

12. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. **The home inspector shall describe:** Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. **If future operation of the Water Heater/Plumbing System are suspect, a Home Warranty should be taken into consideration by the Buyer. The home inspector shall:** operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. **The home inspector is not required to:** Determine if blockage exists in underground or concealed main sewer systems. Turn on main water valves. State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials. The home inspector is not required to inspect well and septic systems. **Additional Buyer Information: CLAY SEWER LINES; are prone to root growth due to the connections not being completely sealed. Cabling the sewer on an annual basis is helpful for Clay sewer lines to help keep the roots under control and prevent sewer back-ups. CAST IRON and PVC SEWER LINES; are sealed at the connections and should not allow roots into the line unless they are damaged. Roots in Cast Iron and PVC will generally warrant repair of the damaged area but they can be managed with a foaming root killer (e.g. Root-X) to help prolong the life of the sewer. This is only considered a temporary solution because repair will ultimately be required (especially with Cast Iron). Cast Iron and Clay were used for almost all sewer lines until around the 1980's when PVC became the material of choice for most plumbers.**

Styles & Materials

Water Heater Manufacturer: A.O. SMITH	Water Heater Capacity: 40 Gallons	Water Heater Energy Source: Gas
Approx. Age of Water Heater: 1-2 Years	Water Heater Average Life Expectancy: 8-12 Years	Number of Water Heater(s): One
Water Heater Location: Basement	Water Source: Well-Private (per MLS Listing)	Plumbing Water Supply (Into Home): Plastic
Plumbing Water Distribution (Inside Home): Copper Plastic	Sewer System: Septic-Private (per MLS Listing)	Plumbing Waste Line: PVC Cast iron
Main Plumbing/Waste (Sewer) Clean-Out: Visible - Yes Accessible - Yes		

		IN	RR	NI	NP
12.0	Water Heater	•			
12.1	Flues/Vents (for Water Heater)		•		
12.2	Plumbing Water Supply and Distribution Systems and Fixtures		•		
12.3	Plumbing Drain, Waste and Vent Systems	•			
12.4	Main Fuel/Shut-Off	•			
12.5	Main Water Shut-Off	•			
12.6	Main Sewer Clean-Out (Cap)	•			
12.7	Well/Septic System		•	•	

IN= Inspected, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

IN RR NI NP

Comments:

12.0 (1) A newer water heater was present.

12.0 (2) Water heater was operational at time of inspection, with no signs of water heater leakage at time of inspection.

12.0 (3) No gas leaks were detected at time of inspection, accessible gas valves were inspected as a courtesy.

12.1 Recommend water heater flue is secured to draft hood, recommend proper repairs.



12.1 Item 1(Picture)

12.2 Some plumbing lines show evidence of corrosion present, repair as needed by a qualified/licensed professional plumber.

12.3 Main plumbing/sewer drain showed no signs of drainage back-up at the time of the inspection.

12.4 FYI...main gas shut off valve(s) at exterior meter.



12.4 Item 1(Picture)

12.5 FYI...main water shut off valve(s).



12.5 Item 1(Picture)

12.6 FYI...main sewer clean-out cap/access.



12.6 Item 1(Picture)

12.7 (1) Recommend a complete well and/or septic (septic pumped) inspection by qualified professional contractors prior to closing.



12.7 Item 1(Picture)

 **12.7 (2)** Recommend inquiring with current owner when septic system was last pumped, the average household septic system should be inspected at least every three years by a qualified septic service professional, household septic systems should typically be pumped every three to five years pending usage.

 **12.7 (3)** A Multi-Flo Wastewater Treatment System is present, recommend further evaluation and inspection of system by a qualified/licensed plumber/contractor. Recommend inquiring with current owner regarding age of system, contractor (installer) contact information, if system has a current service contract, routine maintenance history of system, etc.



12.7 Item 2(Picture)



12.7 Item 3(Picture)

The Plumbing System in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

13. HVAC- Heating System(s)

The home inspector shall: observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. **The home inspector is not required to: Inspect heat exchangers;** Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. **If future operation of the HVAC System are suspect, a Home Warranty should be taken into consideration by the Buyer.**

Styles & Materials

Heating System Manufacturer:

GOODMAN

Heating Equipment Type:

Forced Air Furnace

Heating System Energy Source:

Gas

Approx. Age of Furnace/Heating System(s):

27 Years

Furnace Average Life Expectancy:

15-20 Years

Number of Heating Systems:

One

Filter Type:

Disposable

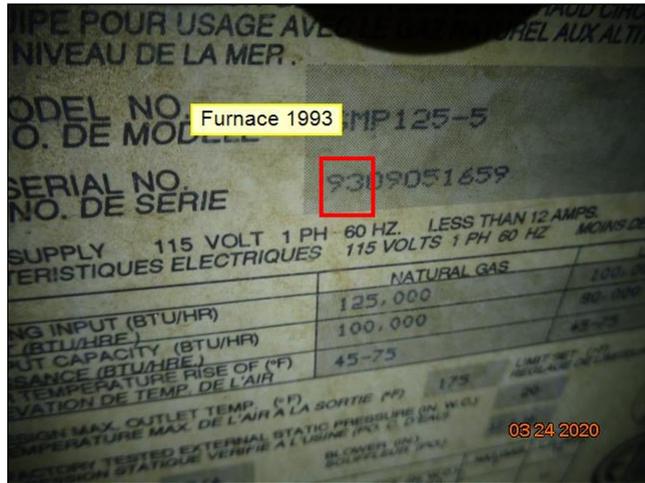
		IN	RR	NI	NP
13.0	Heating Equipment		•		
13.1	Flues/Vents (for Heating Systems)		•		
13.2	Normal Operating Controls (Thermostats & Service Switches)	•			
13.3	Automatic Safety Controls (Shut Off Switch at Blower Compartment Panel)	•			
13.4	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, baseboards, fan coil units.)		•		
13.5	Heat Source Visible in Each Room	•			
13.6	Misc.		•		

IN= Inspected, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

IN RR NI NP

Comments:

✘ 13.0 (1) Older 27 year old Furnace was present, budget for replacement in the very near future.



13.0 Item 1(Picture)

13.0 Item 2(Picture)

✘ 13.0 (2) Furnace gas shut off valve located within furnace is not a recommended practice, recommend proper repairs by a qualified/licensed professional HVAC contractor.



13.0 Item 3(Picture)

 **13.0** (3) Recommend Furnace is serviced by a qualified/licensed professional HVAC contractor prior to closing on the home.

13.0 (4) Furnace was operational and in working order at time of inspection.



13.0 Item 4(Video)

13.0 (5) Heat exchanger has no visibility/access and is not part of the inspection process, the heat exchanger portion of the furnace is difficult to access without disassembly, and cannot be adequately checked during a visual inspection, we recommend a qualified/licensed professional HVAC contractor verify the condition of the heat exchanger on an annual basis.

13.0 (6) No gas leaks were detected at time of inspection, accessible gas valves were inspected as a courtesy.

13.0 (7) Carbon monoxide was negative at time of inspection.

13.0 (8) Annual maintenance/service is recommended on all heating and cooling systems towards efficiency and longevity of HVAC components.

13.1 Furnace flue has duct-tape present, recommend proper repairs.



13.1 Item 1(Picture)

13.4 (1) Furnace filter should be changed monthly or on an as needed basis.

13.4 (2) Recommend replacement of furnace filter.

 **13.6 It is highly recommended that Buyer review and take into consideration (purchasing of) Home Warranty options due to the ages (27 and 41 years old) of the Furnace, and A/C unit.**

The Heating and Cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

14. HVAC- Cooling System(s)

The home inspector shall: observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. **The home inspector is not required to: Inspect heat exchangers;** Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms. **If future operation of the HVAC System are suspect, a Home Warranty should be taken into consideration by the Buyer.**

Styles & Materials

Central A/C System(s) Manufacturer: MONTGOMERY WARD
Cooling Equipment Type: Central Air Conditioning (A/C) Unit
Cooling System Energy Source: Electric
Approx. Age of Central AC System(s): 41 Years
Central A/C Average Life Expectancy: 15-20 Years
Number of Cooling System(s): One

		IN	RR	NI	NP
14.0	Cooling Equipment (Central A/C)		•	•	
14.1	A/C Refrigeration Lines	•			
14.2	Normal Operating Controls (Thermostats & Services Switches)	•			
14.3	Automatic Safety Controls (Shut Off Switch at Blower Compartment Panel)	•			
14.4	Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)	•			
14.5	Cooling Source Visible in Each Room	•			

IN= Inspected, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

IN RR NI NP

Comments:

 **14.0 (1) Older 41 year old A/C unit was present, budget for replacement in the very near future.**



14.0 Item 1(Picture)



14.0 (2) Recommend A/C unit is serviced and a freon level check on A/C system by a qualified/licensed professional HVAC contractor when weather permits.

14.0 (3) A/C unit was not operated at time of inspection due to outside overnight ambient air temperature, (operation could possibly cause damage (liquid slugging) to A/C unit, per most HVAC manufacturers), recommend outside air temperature above 60 degrees for 24 hours prior to A/C start-up.

14.0 (4) Annual maintenance/service is recommended on all heating and cooling systems towards efficiency and longevity of HVAC components.

The Heating and Cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

15. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all accessible receptacles in the garage, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors.

The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors and carbon monoxide detectors, operate their test function, if accessible, except when detectors are part of a central/security system. **The home inspector is not required to:** remove outlets switches, or their cover plates; Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

Styles & Materials

Electrical Service Conductors:

Below Ground

Electric Panel(s) Manufacturer:

CUTLER HAMMER
GTE-SYLVANIA

Panel Type:

Circuit Breakers

Panel Capacity:

100 AMP

Main Wiring:

Copper

Branch Wiring:

Copper

Wiring Methods:

- Conduit
- Romex
- Armored Cable/BX

		IN	RR	NI	NP
15.0	Service Entrance Conductors	•			
15.1	Main Electrical Panel(s).	•			
15.2	Electrical Panel(s) Branch Wiring		•		
15.3	Sub Electrical Panel(s)		•		
15.4	Location of Main and Distribution Panels	•			
15.5	Smoke Detectors	•			
15.6	Carbon Monoxide Detectors	•			

IN= Inspected, RR= Repair or Replace, NI= Not Inspected, NP= Not Present

IN RR NI NP

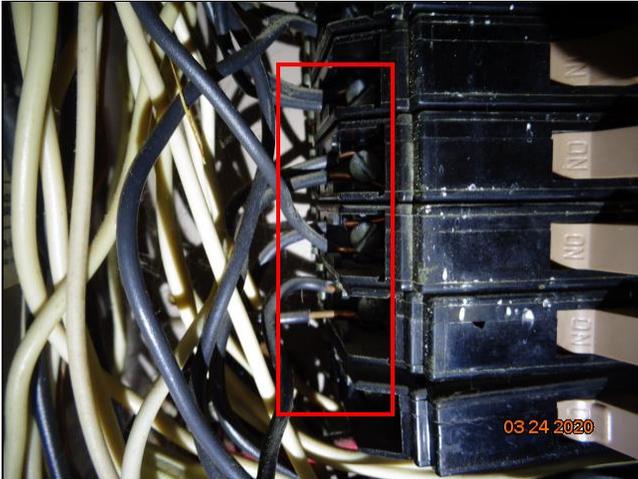
Comments:

✘ 15.2 (1) Numerous (11) Double tapping is present at branch wiring breakers/fuses in main electrical panel; potential safety hazard, recommend proper repairs by a qualified/licensed professional electrician.



15.2 Item 1(Picture)

15.2 Item 2(Picture)

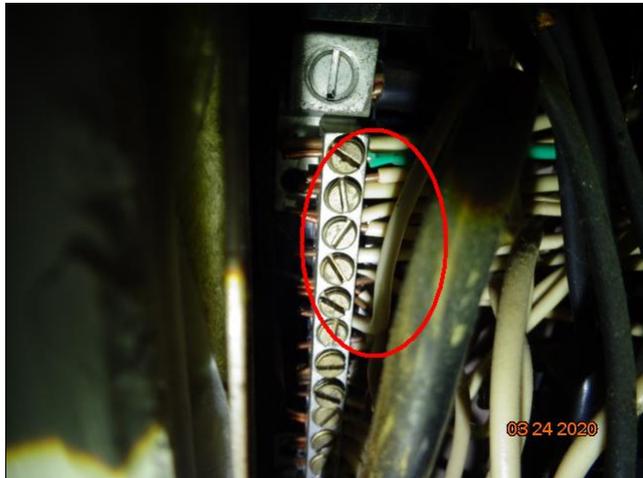


15.2 Item 3(Picture)

✘ 15.2 (2) Double tapping is present at neutral wires on bus bar in main electrical panel (which is no longer considered a common/proper practice); potential safety hazard, recommend ground and neutral wires are installed under individual screws, recommend proper repairs by a qualified/licensed professional electrician.



15.2 Item 4(Picture)



15.2 Item 5(Picture)

✘ 15.3 (1) The Sub Electrical Panel located in the Garage, is a GTE-Sylvania (manufactured by Zinsco/Challenger) electrical panel, which has a known history of being a problematic panel, which is well documented to be a fire/safety hazard, recommend further evaluation and proper repairs/panel replacement by a qualified/licensed professional electrician. For further information on these panels, please type GTE-Sylvania, Zinsco and/or Challenger electrical panels into an internet search engine.

NOTE: Some Professional Electricians may not be aware of the problematic history of the GTE-Sylvania electrical panel.



15.3 Item 1(Picture)

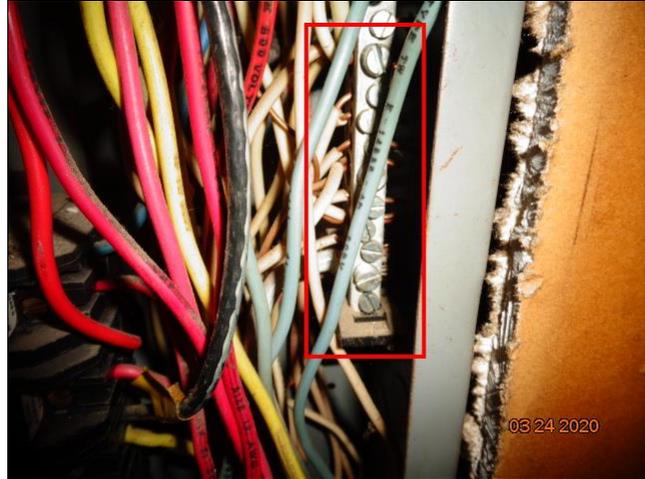


15.3 Item 2(Picture)



15.3 Item 3(Picture)

✗ 15.3 (2) Recommend grounds and neutral wires are separated/isolated in sub-panel, recommend further evaluation and proper repairs by a qualified/licensed professional electrician.



15.3 Item 4(Picture)

15.3 Item 5(Picture)

15.5 (1) Smoke detectors were present at time of inspection.

15.5 (2) The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

15.5 (3) Recommend smoke detector batteries are replaced upon moving into your new home.

15.5 (4) Recommend smoke detectors are tested monthly and are replaced every 8-10 years, (average life span of smoke detectors are 8-10 years per the U.S. Fire Administration).

15.5 (5) Recommend a combo Smoke/Carbon Monoxide detector is installed in Garage area (e.g. to safeguard when using self-start ignition feature of vehicles).

15.6 (1) Carbon monoxide detector(s) were present at time of inspection.



15.6 Item 1(Picture)

15.6 (2) Recommend carbon monoxide detectors are installed within 15' of rooms being used for sleeping purposes per Illinois state law, effective January 1, 2007.

15.6 (3) Recommend a carbon monoxide detector on each level of the home.

15.6 (4) Recommend carbon monoxide detector batteries are replaced upon moving into your new home.

15.6 (5) Carbon monoxide detectors should be tested upon moving into your home.

15.6 (6) Recommend a combo Carbon Monoxide/Smoke detector is installed in Garage area (e.g. to safeguard when using self-start ignition feature of vehicles).

The Electrical System of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

16. Pre-Closing Final Walk-Thru Checklist

16.0	Pre-Closing Final Walk-Thru Checklist
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Comments:

16.0 The Final Walk-Thru prior to closing is the time for the Client/Buyer to inspect the property. Conditions can change between the time of a home inspection and the time of closing. Restrictions that existed during the inspection may have been removed for the Final Walk-Thru. Defects or problems that were not accessible during the inspection process may be discovered during the Final Walk-Thru. The Client/Buyer should be thorough during the Final Walk-Thru.

Any defect or problem discovered during the Final Walk-Thru should be negotiated with owner/seller of the property prior to closing. It is recommended that you contact your Real Estate Attorney immediately should any issues arise at your Final Walk-Thru. Do not miss this important part of the purchase process. Since Client/Buyer does not obtain occupancy of the inspected home/building until closing, Quality Assurance Home Inspections, Inc. accepts no responsibility for any deficiencies that could have been observed by the Client/Buyer during their Final Walk-Thru.

[The following are recommendations for the Pre-Closing Final Walk-Thru of your new home. Print this checklist and take with you to your Final Walk-Thru prior to closing.](#)

COMPLIMENTARY FINAL WALK-THRU CHECKLIST

- Have all agreed upon repairs been completed?
- Do you have all paperwork/documentation associated with those repairs?
- Have the sellers removed all contents?
- Have the sellers removed any contents that were supposed to stay?
- Is the home relatively clean and ready for new occupants?
- Walls, ceilings, and floors; are there any signs of new damage? (water damage, gouges, stains, etc.)
- Electrical; Do all light fixtures work?
- Electrical; Do outlets have power?
- Plumbing; Test each faucet. (On/Off? Water pressure? Hot/cold water?)
- Plumbing; Do all toilets flush properly?
- Plumbing; Are any drains clogged?
- Plumbing; Check under sinks for leaks.
- Windows; Do all windows open, close and lock properly?
- Windows; Do they all have screens (if applicable)?
- Doors; Do all exterior and interior doors open and close properly?
- Doors; Do locks work properly?
- Overhead Garage Door(s); Do garage door(s) open and close properly? Are garage door spring(s) intact (and not broken)?
- Are Overhead Garage Door Opener(s) operational? Are remote control(s) present?

- **Appliances; Do all appliances included in the home operate correctly? Refrigerator, Dishwasher, Stove, Cook-Top, Oven, Microwave, Garbage Disposal, Other specialized kitchen appliances (Warming Drawer, Wine Coolers, Trash Compactor, etc.)**
- **Do exhaust fans and ceiling fans operate?**
- **Test smoke and carbon monoxide detectors.**
- **Operate Sump Pump and/or Ejector/Sanitary Pump, if applicable.**
- **Operate Furnace.**
- **Operate A/C (weather permitting, above 60 degrees).**
- **Exterior; Has there been any damage to exterior walls, roof, driveway, walkway, deck, porches, landscaping or other structures on the property?**
- **Inspect areas that may have been restricted at the time of the inspection.**
- **Ask for all remote controls to any garage door openers, fans, gas fireplaces, etc.**
- **Ask for any owner's manuals that may be available.**
- **Ask seller questions regarding any final concerns.**

ACTION ITEMS (Main Summary)



Quality Assurance Home Inspections, Inc.

**One Ashwood Court
Sugar Grove, IL 60554
www.QAHomeInspect.com
Office: (630)466-0721 Cell/Text: (630)973-9840**

Customer

Matthew Smith
Emily Smith

Address

1234 Main Street
Anytown IL 60554

ACTION ITEMS: The following items or discoveries indicate that these systems or components/units **do not function as intended; or needs repair/replacement, or needs maintenance, or warrants further evaluation/inspection by a qualified/licensed professional contractor; or may be considered a potential safety hazard/safety issue. ACTION ITEMS** may or may not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. **ACTION ITEMS** are not the entire report. The entire report may include additional information of concern to the Buyer(s). **Buyer(s) need to read their entire report.**

It is highly recommended that the Buyer(s) consult with their Realtor and/or Attorney regarding any home inspections issues/concerns that they (Buyers) may elect to address with the Seller(s) prior to closing on the home. We advise our Buyer(s) to utilize the "Create Request List" feature within the report software to address any home inspection issues/concerns prior to closing on the home.

1. Grounds

1.3 Deck/Balcony

Repair or Replace

- (1) Deck was in overall marginal to poor condition, recommend proper repairs/replacement.
- (2) Deck structure was not level/square, recommend proper repairs.



1.3 Item 1(Picture)

❌ (3) Deck railings were loose and need to be secured; potential safety hazard, recommend proper repairs.



1.3 Item 2(Picture)



1.3 Item 3(Picture)

❌ (4) Deck (ledger board) is not attached to the house properly, recommend lag bolts are installed to properly secure the Deck, recommend proper repairs.



1.3 Item 4(Picture)

❌ (5) Deck boards/framing have wood rot present, recommend proper repairs.



1.3 Item 5(Picture)



1.3 Item 6(Picture)



1.3 Item 7(Picture)



1.3 Item 8(Picture)



1.3 Item 9(Picture)



(6) Joist hangers are not installed at Deck, recommend proper repairs.



1.3 Item 10(Picture)



(7) Deck support columns in direct contact with soil/grading is not a recommended practice, repair as needed.



1.3 Item 11(Picture)



(8) Recommend further evaluation and proper repairs by a qualified professional Deck contractor.

1.4 Landscaping, Vegetation, and Grading

Repair or Replace



(1) A number of sand bags have been installed at north Basement window, recommend inquiring with current owner regarding past flooding issues within the home/yard/property. (Note: Wetland area/creek is present directly behind the home).



1.4 Item 1(Picture)

3. Gutters/Siding/Doors/Windows/Electrical

3.8 Electrical/Exterior Outlets/Light Fixtures

Repair or Replace



(1) Recommend all exterior outlet(s) are GFCI protected, potential safety hazard(s), recommend proper repairs by a qualified/licensed professional electrician.



3.8 Item 1(Picture)



(2) Exterior outlet(s) present with open grounds; potential safety hazard, recommend proper repairs by a qualified/licensed professional electrician.



3.8 Item 2(Picture)

4. Garage

4.0 Garage Ceiling (Including Firewall Separation)

Repair or Replace

- Firewall (fire-rated drywall, 5/8"/Type X) protection needed at Garage ceiling area; potential safety hazard, recommend proper repairs.

4.1 Garage Walls (Including Firewall Separation)

Repair or Replace

- Firewall (fire-rated drywall, 5/8"/Type X) between Garage and House wall is not present; potential safety hazard, recommend proper repairs.



4.1 Item 1(Picture)



4.1 Item 2(Picture)

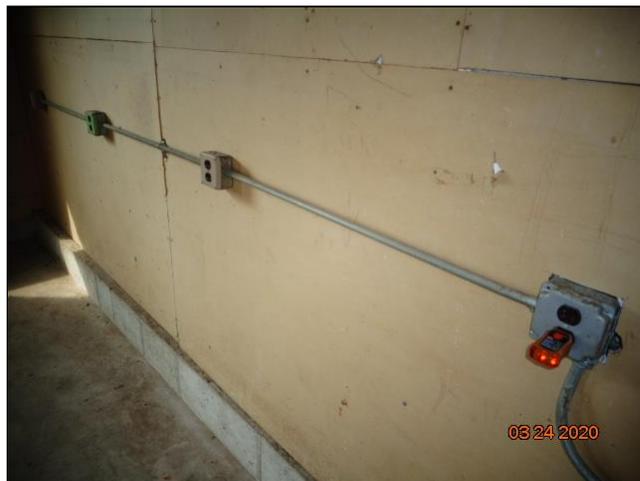
4.6 Garage Outlets/Electrical

Repair or Replace

- (1) Recommend all Garage outlets are GFCI protected, recommend proper repairs by a qualified/licensed professional electrician.



4.6 Item 1(Picture)



4.6 Item 2(Picture)



4.6 Item 3(Picture)

5. Kitchen(s)

5.10 Outlets/Wall Switches/Light Fixtures/Electrical

Repair or Replace



Kitchen outlet(s) have open ground(s) present; potential safety hazard, recommend proper repairs by a qualified/licensed professional electrician.



5.10 Item 1(Picture)



5.10 Item 2(Picture)



5.10 Item 3(Picture)



5.10 Item 4(Picture)

7. Bathroom(s)

7.6 Plumbing Water Supply Lines and Faucets

Repair or Replace



(2) Hot water was not present at tub faucets, handles did not rotate completely to hot side, recommend further evaluation and proper repairs by a qualified/licensed professional plumber.



7.6 Item 7(Picture)

7.8 Outlets/Wall Switches/Light Fixtures/Electrical

Repair or Replace

 Bathroom outlet(s) present with an open ground(s); potential safety hazard, recommend proper repairs by a qualified/licensed professional electrician.



7.8 Item 1(Picture)



7.8 Item 2(Picture)

8. Interior Room(s)

8.1 Ceilings

Repair or Replace

 (1) Staining/water marks were present on ceiling area of North Bedroom, recommend further evaluation and proper repairs.



8.1 Item 1(Picture)



(2) Textured/"Popcorn" ceilings were present in the home, which may possibly contain an asbestos like material, recommend further evaluation/testing by a qualified contractor as needed.



8.1 Item 2(Picture)

8.5 Outlets/Wall Switches/Light Fixtures/Electrical

Repair or Replace



The majority of the three prong outlets are not properly grounded, recommend proper repairs by a qualified/licensed professional electrician.



8.5 Item 1(Picture)



8.5 Item 2(Picture)



8.5 Item 3(Picture)

8.6 Closets

Repair or Replace



(2) Exposed wiring is present at Bedroom closet light fixture, recommend proper repairs.



8.6 Item 1(Picture)

8.7 Heat Source

Repair or Replace



Recommend additional heat vents are installed in East Family area, large temperature differential was present between Family Room and the rest of the house.



8.7 Item 1(Picture)



8.7 Item 2(Picture)



8.7 Item 3(Picture)

9. Fireplace(s)

9.0 Fireplace(s)/Damper/Wood-Burning Stove

Repair or Replace



(1) Fireplace box has cracked refractory panel(s) present, potential safety hazard(s), recommend further evaluation and replacement panels and/or sealing of cracks by a qualified professional fireplace/chimney contractor.



9.0 Item 1(Picture)



(2) Annual cleaning and inspection of all fireplaces and chimneys by a CSIA (Chimney Sweep Institute of America) certified professional chimney sweep/contractor is recommended.

The National Fire Protection Association recommends a Level II fireplace inspection when buying a home, which includes a video scan and may identify problems which cannot be identified as part of this general home inspection process.

10. Attic

10.1 Attic Trusses / Rafters

Repair or Replace



(1) Cracked/damaged truss was present in main attic area, recommend proper repairs.



10.1 Item 1(Picture)

10.3 Attic Ventilation

Repair or Replace



(1) Recommend additional ventilation is installed in attic area, recommend proper repairs by a qualified/licensed professional contractor/roofer.



(2) Recommend air baffles/channel vents are installed at soffit vents for additional ventilation, recommend proper repairs.



10.3 Item 1(Picture)

10.4 Exhaust Fans (Bathrooms & Kitchen)

Repair or Replace



Recommended extending exhaust fans venting to the exterior to dedicated discharge(s), recommend proper repairs.



10.4 Item 1(Picture)



10.4 Item 2(Picture)

11. Basement/Lower Level

11.0 Basement Staircase

Repair or Replace



Basement staircase has uneven riser heights present, potential safety/trip hazards present, recommend proper repairs.



11.0 Item 1(Picture)

11.1 Foundation Walls/Basement Walls

Repair or Replace

-  (1) Foundation wall shows evidence of cracking/movement and are in need of additional patching/repairs, recommend further evaluation and proper repairs by a qualified professional foundation contractor.



11.1 Item 1(Picture)



11.1 Item 2(Picture)



11.1 Item 3(Picture)

- ❌ (2) Evidence of water intrusion is apparent in Basement area (water lines present in a number of areas throughout the Basement), recommend inquiring with current owner (and obtaining property disclosures) regarding past water issues/intrusion in Basement area, recommend further evaluation and proper repairs.



11.1 Item 4(Picture)



11.1 Item 5(Picture)



11.1 Item 6(Picture)



11.1 Item 7(Picture)



11.1 Item 8(Picture)

- ❌ (3) Evidence of previous seepage/water intrusion was present, maintain a positive drainage slope away from the foundation, recommend patching as needed.
- ❌ (4) Paneling was warped in a number of areas, from water intrusion, recommend proper repairs.



11.1 Item 9(Picture)

- (5) Some old moisture stains were present, maintain a positive drainage slope away from house/foundation.

11.2 Basement Floor

Repair or Replace

- (1) Evidence of water intrusion is apparent in Basement area. recommend inquiring with current owner (and obtaining property disclosures) regarding past water issues/intrusion in Basement area, recommend further evaluation and proper repairs.



11.2 Item 1(Picture)



11.2 Item 2(Picture)

- (2) Evidence of past water intrusion and/or seepage was apparent in Basement area, recommend proper repairs.
- (3) Some old moisture stains were present, maintain a positive drainage slope away from house/foundation.

11.3 Basement Drainage/Sump Pump

Repair or Replace

- (2) Sump pump was cycling on frequently during inspection process, recommend further evaluation and proper repairs as needed.

11.4 Support Columns/Piers/Girders

Repair or Replace

- Telescopic screw floor jacks (no longer a recommended practice) have been installed as permanent support columns for main load bearing support girder, recommend proper support columns are installed (e.g. solid 3" support columns, top plate, bottom plates are properly installed/secured), recommend proper repairs by a qualified/licensed professional contractor.



11.4 Item 1(Picture)



11.4 Item 2(Picture)



11.4 Item 3(Picture)

11.5 Joists/Trusses

Repair or Replace



(1) Evidence of microbial growth; a mold/mildew/fungi like substance was visible at time of inspection in Basement area on floor joists; potential safety hazards, recommend further evaluation (air testing/tape lifts) and proper repairs (remediation) by qualified/certified/experienced/reputable professional mold contractors.



11.5 Item 1(Picture)



11.5 Item 2(Picture)

❌ (2) Floor joist(s) has been improperly cut/notched, recommend proper repairs/re-supporting.



11.5 Item 3(Picture)



11.5 Item 4(Picture)



11.5 Item 5(Picture)

11.8 Basement/Lower Level Window(s)

Repair or Replace

❌ Fire-escape windows are not present for secondary emergency egress, do not use Basement area for sleeping purposes; potential safety hazard, recommend proper repairs as needed.



11.8 Item 1(Picture)

12. Plumbing System

12.7 Well/Septic System

Repair or Replace, Not Inspected



(1) Recommend a complete well and/or septic (septic pumped) inspection by qualified professional contractors prior to closing.



12.7 Item 1(Picture)



(2) Recommend inquiring with current owner when septic system was last pumped, the average household septic system should be inspected at least every three years by a qualified septic service professional, household septic systems should typically be pumped every three to five years pending usage.



(3) A Multi-Flo Wastewater Treatment System is present, recommend further evaluation and inspection of system by a qualified/licensed plumber/contractor. Recommend inquiring with current owner regarding age of system, contractor (installer) contact information, if system has a current service contract, routine maintenance history of system, etc.



12.7 Item 2(Picture)



12.7 Item 3(Picture)

13. HVAC- Heating System(s)

13.0 Heating Equipment

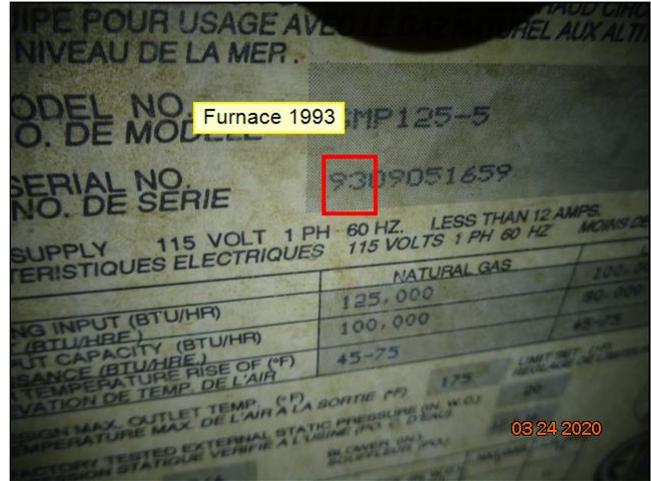
Repair or Replace



(1) Older 27 year old Furnace was present, budget for replacement in the very near future.



13.0 Item 1(Picture)



13.0 Item 2(Picture)



(2) Furnace gas shut off valve located within furnace is not a recommended practice, recommend proper repairs by a qualified/licensed professional HVAC contractor.



13.0 Item 3(Picture)



(3) Recommend Furnace is serviced by a qualified/licensed professional HVAC contractor prior to closing on the home.

13.6 Misc.

Repair or Replace



It is highly recommended that Buyer review and take into consideration (purchasing of) Home Warranty options due to the ages (27 and 41 years old) of the Furnace, and A/C unit.

14. HVAC- Cooling System(s)

14.0 Cooling Equipment (Central A/C)

Repair or Replace, Not Inspected



(1) Older 41 year old A/C unit was present, budget for replacement in the very near future.



14.0 Item 1(Picture)

- ❌ (2) Recommend A/C unit is serviced and a freon level check on A/C system by a qualified/licensed professional HVAC contractor when weather permits.

15. Electrical System

15.2 Electrical Panel(s) Branch Wiring

Repair or Replace

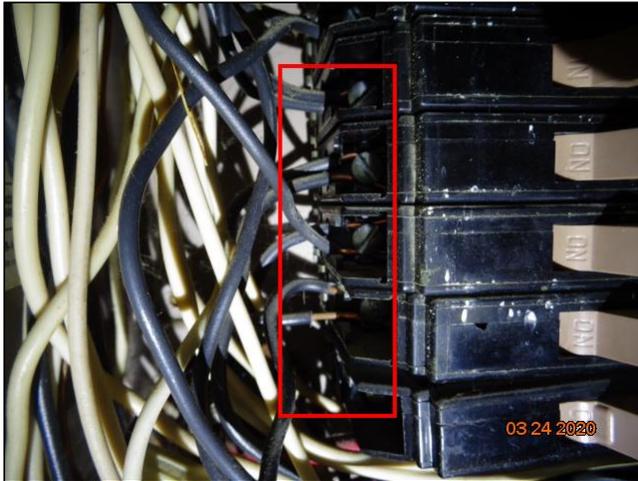
- ❌ (1) Numerous (11) Double tapping is present at branch wiring breakers/fuses in main electrical panel; potential safety hazard, recommend proper repairs by a qualified/licensed professional electrician.



15.2 Item 1(Picture)



15.2 Item 2(Picture)



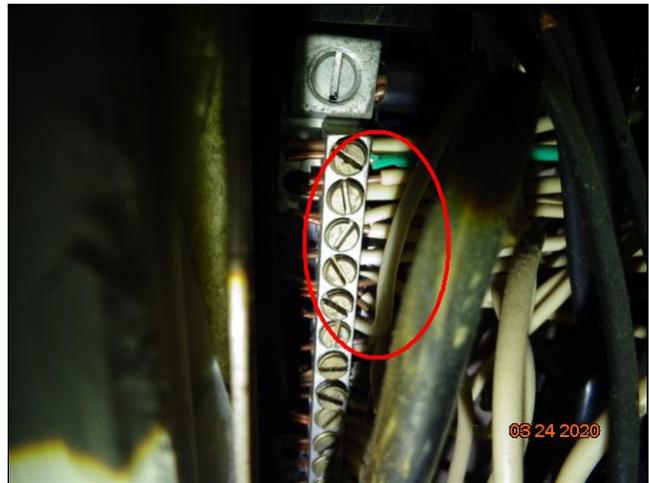
15.2 Item 3(Picture)



(2) Double tapping is present at neutral wires on bus bar in main electrical panel (which is no longer considered a common/proper practice); potential safety hazard, recommend ground and neutral wires are installed under individual screws, recommend proper repairs by a qualified/licensed professional electrician.



15.2 Item 4(Picture)



15.2 Item 5(Picture)

15.3 Sub Electrical Panel(s)

Repair or Replace



(1) The Sub Electrical Panel located in the Garage, is a GTE-Sylvania (manufactured by Zinsco/Challenger) electrical panel, which has a known history of being a problematic panel, which is well documented to be a fire/safety hazard, recommend further evaluation and proper repairs/panel replacement by a qualified/licensed professional electrician. For further information on these panels, please type GTE-Sylvania, Zinsco and/or Challenger electrical panels into an internet search engine.

NOTE: Some Professional Electricians may not be aware of the problematic history of the GTE-Sylvania electrical panel.



15.3 Item 1(Picture)



15.3 Item 2(Picture)



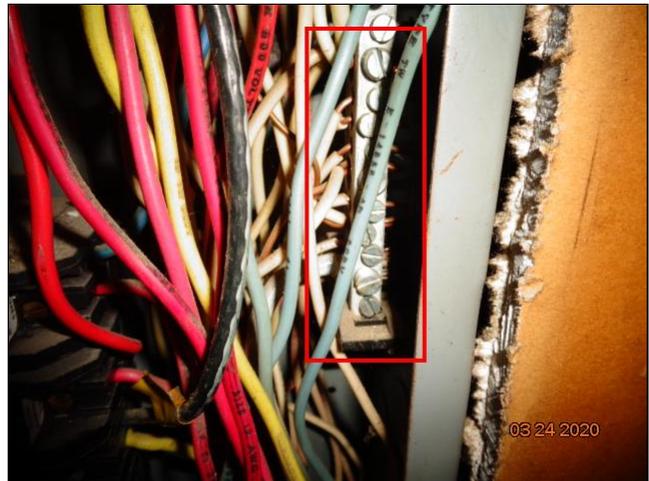
15.3 Item 3(Picture)



(2) Recommend grounds and neutral wires are separated/isolated in sub-panel, recommend further evaluation and proper repairs by a qualified/licensed professional electrician.



15.3 Item 4(Picture)



15.3 Item 5(Picture)

CONCLUSION: We are proud of our service and trust you will be happy with the quality of your report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet,

opened every window and door or identified every problem. Also, because our inspection is essentially visual, latent defects could exist. We cannot see behind walls. Therefore, you should not regard our inspection as a guarantee or warranty. It is simply a report on the general condition of the property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, basements may have water issues, and systems will fail without warning. We cannot predict future component failures and events. For those reasons, you should keep a comprehensive insurance policy current and inquire about home warranty options.

This report was generated exclusively for our Client. This report is not transferable to other parties.

Thank you for taking the time to read this report and feel free to call us if you have any questions. Sincerely ~ Dave

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