

HOME INSPECTION REPORT

123 21st Ave.
Somewhere, IL

Inspection Date: 1-1-00

BUILDING PHOTO
REMOVED
FOR PRIVACY

Prepared for:
Family Estate
773/555-1212

Somewhere, IL,

Prepared by:
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ACCURATE INSPECTIONS
& CONSULTING Inc.

773 / 844-4242

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- Home inspections
- Building assessments
- Code compliance

Housing court services
Scopes of Work
Project consulting

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HOME INSPECTION REPORT

Client Information:

Family Estate
W. Chicago St.
Somewhere, IL,
Phone #773/555-1212

Inspection Property:

Somewhere, IL
Email:

The following report describes conditions at the above listed property. An interior and exterior inspection was conducted, along with a visual and functional inspection of the mechanicals as possible.

This report covers existing conditions observed, potential problems and related concerns that we recommend you take into consideration. Any items needing repair may need further evaluation by a contractor. Overall costs for all repair or replace recommendations by the Inspector are ballpark figures only and should be reviewed in determining the real cost of purchasing a particular property. Final proposals by contractors can vary greatly depending on the decisions you make and what is found inside of walls or ceilings.

Contents of this report are covered in their entirety by the "Agreement" between the "Client" and "Inspector".

The executive summary is provided for your convenience. Please read the entire report and notes to get a full understanding of property conditions. The full report contains additional relevant information regarding conditions, systems and concerns at the property. Included pictures are for reference and do not show all defects or concerns.

The Building appears to be in overall sound condition. The basic structure, i.e. floors, walls, ceilings show normal signs of age and wear. Various defects and conditions were found as outlined in this report.

Inspection			
Date:		Time:	1000
Weather:	Clear / sunny	Temperature:	+/- 50
Recent rain:	NO	Soil:	Dry
Water:	ON	Electric:	ON
Gas:	ON		
Client present during inspection:	NO	Other's present during inspection:	Assistant

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OVERVIEW

The subject property is a traditional brick single family home. There is a basement, 1st and 2nd floors. A wood frame addition and attached garage were added to the rear of the original house. Based on attic crawlspace observations the 2nd floor roof was blown out at some point to increase room/ceiling sizes on the 2nd floor. An older wood deck is located at the rear alongside the garage.

Property and building conditions are good overall. The house shows well initially and is spacious. However, upon further review, extensive maintenance and age repairs throughout the home become evident. The kitchen and baths have been rehabbed and can be considered modern. Mechanical systems are older and need upgrading and repairs throughout.

The basement consists of a large recreation room, utility room and non-functional kitchen space. Overall conditions are fair. Signs of visible water intrusion appear to be confined to the southeast corner. This is likely due to the poor downspout connection at that corner. The downspout should be extended and the wall repaired.

Overall wall conditions in the basement are not very good. Wood paneling is rotted and loose in many locations. Wood framing is exposed along the stairs and utility rooms. Overall appearance is dated. The current look may be difficult for Buyer's to see past and realize the home's potential. Wood paneling could be replaced but refurbishing should be sufficient. I suggest you consider repairing and painting the wood paneling. Also consider installing approximately 10 sheets of drywall in various areas to improve appearance. The entire basement should be repainted. You could install vinyl flooring in the kitchen space but a nice coat of paint should be sufficient. Buyer's are very turned off by raw concrete.

The 1st floor is large and spacious overall. Conditions are good but very dated. Walls and ceilings are in good condition with minor to moderate repairs needed in various locations. Carpet throughout is older, stained and dated. Removal of all carpet is recommended. Cleaning or sanding of original hardwood floors is recommended. Hardwood floors look much better to most buyers than carpet.

OVERVIEW *continued*

Extensive painting is needed throughout the 1st floor. In part to update colors, in part to complete areas that were previously not fully painted. I suggest removal of the kitchen wallpaper. Wallpaper is difficult for Buyer's to see beyond.

The 2nd floor consists of 3 bedrooms and 1 bath. Conditions are good overall. Minor wall & ceiling repairs are needed. Repainting all wall rooms and hallway is recommended. Most carpet should be replaced.

The rear 6x6 retaining wall to the ravine is in good condition. No signs of lean or push out were visible. You may want to consider some minor landscaping and a gate at the stairs.

This is a great spacious house that should show well. Raising a family in this home would be much easier and more manageable than many other homes. However, at this point, there are numerous issues that will keep Buyer's from seeing themselves raising their family in this great house.

- Outdated colors and components
- Needed repairs and upgrades
- Personal touches that allow people to see you in the house but don't allow Buyer's to envision themselves living in the house
- Overall lack of imagination by Buyer's in general

Repair and upgrade costs will be moderate but not cheap. You can easily over spend on needed repairs. It will be important to put together a reasonable budget and allocate funds in the best possible ways.

The market is tough and Buyer's have become unreasonably picky. The fewer problems they see, the more likely it is they will choose your house instead of another. Anything that can reduce market time should be considered.

Please see the repair addendum for details of repair and replace recommendation.

I suggest you begin cleaning out the house as soon as possible. This will provide an easier space to work with, reveal any additional issues, and allow better bidding and assessment.

REPAIR SUMMARY

Defect: front entry cement pad pulled away from wall approximately 1"+,
Recommend: monitor gap size to determine if pad is still sinking

Defect: trims around front door completely rotted out
Recommend: replace all

Defect: gap and cement front door sill, rubber weatherstripping worn away
Recommend: fill cement gap and replace rubber

Defect: garage service door jamb and casing rotted out, door rusting
Recommend: repair or replace as desired

Defect: Severely rotted out windows in numerous locations such as family room, master bedroom closet and 2nd floor
Recommend: repair or replace as desired

Defect: downspout at southeast corner crushed at ground and draining to foundation wall
Recommend: replace damaged section, extend new DS at least 6' from wall without creating a trip hazard

Defect: rot, flaking and deterioration at sunroom windows
Recommend: scrape, caulk and paint as desired

Defect: water intrusion along southeast wall area
Recommend: monitor, repair and seal wall as needed

Defect: mortar erosion at bricks, front entry pad
Recommend: grind and tuck point as needed

Defect: small typical cracking along top of front entry cement pad
Recommend: seal to prevent water/ice intrusion and expansion

Defect: open joints, window to wall at windows
Recommend: caulk along sides of living and dining room windows

Defect: unable to locate bathroom exhaust vent terminations at exterior of house
Recommend: verify bath exhaust fans vent to exterior and not to joist or attic cavities

Defect: Numerous small cracks and at least one significant crack in garage cement slab
Recommend: fill and monitor cracks

Defect: 'beehive' attached to 2nd floor window, east wall
Recommend: remove as desired using caution

REPAIR SUMMARY *continued*

Defect: bottom of rear door rusting

Recommend: scrape and paint using quality exterior paint

Defect: open wall to roof flashing joint at original house to addition, flashing lifted and detached; assess addition to garage valley

Recommend: the family room ceiling leak could be coming from either or both of these areas; both areas should be fully assessed and repaired

Defect: rear addition, 4" PVC stack neoprene flashing loose and detached; verify that this is the sewer stack, if so, elbow terminations not allowed

Recommend: repair flashing and remove elbow at top of vent stack

Defect: split joist at rear deck

Recommend: sister or replace

Defect: water damaged and rotted kitchen cabinets

Recommend: remove all

Defect: remainder of old vinyl tile in kitchen space

Recommend: remove all, paint floor

Defect: floor/sill area not finished at crawlspace entry point

Recommend: install concrete or wood sill to finish and provide even surface

Defect: wood paneling loose/detached various locations, bottom of wood paneling along floor rotted and broken

Recommend: repair or replace as desired

Defect: rotted jamb and broken door at utility room entry

Recommend: replace door and jamb assembly

Defect: yellow flex gas line along utility room ceiling not properly supported

Recommend: support line per manufacturer recommendations

Defect: water damage to southeast wall area in rec room; inside of cabinet at wall also water damaged

Recommend: scrape, seal and paint as desired

Defect: open and defective receptacles various locations

Recommend: repair/replacement by qualified electrician

Defect: open and rotted framing at utility room

Recommend: repair/replace cover with drywall

Defect: This furnace has reached the end of its' useful life cycle. Heat exchanger is rusted with flakes falling off.

Recommend: Replace

REPAIR SUMMARY *continued*

Defect: No dedicated drain for HUM and AC condensate, hose running across floor, trip hazard

Recommend: install proper condensate drain line

Defect: Ducts in crawlspace and crawlspace not insulated, this leads to substantial temperature drop of air coming out of registers

Recommend: insulate ducts

Defect: no vertical rise on flue pipe prior to elbow, elbow directly on unit

Recommend: install vertical rise flue pipe prior to elbow

Defect: The AC unit has reached the end of its' useful life cycle. It may work another day, years or not at all.

Recommend: Replace

Defect: no electrical service disconnect at AC condenser

Recommend: install approved disconnect at condenser location

Defect: open electrical box, no receptacle, basement across from pool table

Recommend: repair by qualified electrician

Defect: at least 6 double tapped breakers in panel

Recommend: repair by qualified electrician

Defect: at least 3 romex running into panel without protective connectors

Recommend: install proper cable connectors

Defect: numerous receptacles throughout house test as having no proper ground or hot/neutral reversed, missing covers

Recommend: all receptacles be checked and repaired by qualified electrician

Defect: numerous 2 prong outlets throughout house

Recommend: replace all with 3 prong receptacles properly wired by qualified electrician

Defect: lots of added wiring and circuits in panel

Recommend: review and service by qualified electrician

Defect: open electrical boxes and loose wiring in garage; unable to locate power to operate garage door opener

Recommend: repair by qualified electrician

Defect: exterior receptacle at rear of house not GFCI protected

Recommend: install GFCI receptacle

Defect: at least 2 mini breakers installed, some municipalities do not allow the use of these devices

Recommend: verify which Code your municipality is under to determine compliance

REPAIR SUMMARY *continued*

Defect: flue vent elbow attached directly to water tank draft hood without 12" straight pipe rise

Recommend: install proper flue vent piping, provide new higher hole in brick chimney for flue insertion

NOTE – You should consider having a qualified electrician either go through the panel or replace it. As it is currently wired, at least 5-6 more breakers are needed. The panel does not have space to add more. It may be possible to go through the circuits and consolidate feeds to reduce the double taps or it may not be feasible. This would mean replacing the panel.

Defect: numerous copper to galvanized pipe connections without dielectric unions

Recommend: install proper unions at all locations

Defect: non-compliant drain set-up, basement kitchen space

Recommend: remove in conjunction with cabinet removal

Defect: flex coupling connections at main stack, some municipalities do not allow such connections

Recommend: verify what Code your municipality is under to determine compliance

Defect: basement kitchen space floor drain does not appear to be draining properly, floor grate remove

Recommend: assess, rod and re-install floor grate

NOTE – There are a lot of plumbing repairs needed throughout the system. Most of the repairs are fairly easy and similar as listed above. I suggest you hire a qualified plumber to go through and repair/upgrade items as needed. This will help eliminate concerns during a Buyer's review.

Concern: Garden hose attached at dishwasher drain running to unknown location behind cabinets presumably attaching to ¾" copper pipe

Recommend: verify hose to pipe connection, install proper drain hose

Defect: minor wall damage from screws on walls inside of appliance garage; decay on appliance garage left wall, loose laminate

Recommend: repair as desired

Defect: portions of kitchen ceiling and ceiling area into hallway not painted, walls inside of appliance garage also not painted

Recommend: sand, prime and paint areas as desired

Defect: no strike on jamb for pocket door lock to engage

Recommend: install strike

REPAIR SUMMARY *continued*

Defect: flat paint used on wall/ceiling in tub surround, can lead to mold growth and wall deterioration, only partially painted

Recommend: repaint using semi-gloss paint

Concern: rear of pedestal sink not caulked

Recommend: caulk sink to wall to avoid water running behind sink and damaging wall

Defect: drywall crack along ceiling

Recommend: tape and sand ready for paint

Defect: deteriorated and open caulk in tub enclosure

Recommend: remove old caulk, clean surfaces, apply new silicone caulk

Defect: top of linen closet doors bind at jambs

Recommend: plane top of doors for proper fit

Defect: open ground at receptacles, both small partition walls between living room and dining room, living room side

Recommend: repair by qualified electrician

Defect: small nail holes from pictures and age typical cracking at walls, etc.

Recommend: repair as desired

Defect: open ground at east window wall receptacle

Recommend: repair by qualified electrician

Defect: age typical minor cracks at walls and ceilings

Recommend: repair as desired

Defect: 2 prong receptacle at brick partition wall

Recommend: install grounded 3 prong receptacle

Defect: hot/neutral reversed at AC wall outlet

Recommend: repair by qualified electrician

Concern: water stains at all window sills; windows rotted and leaking

Recommend: fully assess exterior conditions and repair or replace windows as needed

Defect: left door binds on threshold

Recommend: trim bottom of door as needed

Defect: drywall damage and staining along ceiling from apparent water leaks

Recommend: cut out contaminated surfaces, repair as needed for smooth finished surface; repair exterior leak locations

Defect: double cylinder (key to key) deadbolt locks on egress doors

Recommend: replace with key to knob deadbolts, most municipalities do not allow these locks for residential use

REPAIR SUMMARY *continued*

Defect: loose wallpaper various locations
Recommend: reattach or remove as desired

Defect: vinyl exhaust hose at dryer
Recommend: install aluminum exhaust hose at dryer

Defect: wood deterioration at patio door sill
Recommend: scrape, patch and paint as desired

Concern: Washer and Dryer sitting on carpet, if machine floods carpet throughout room will get soaked and need replacement
Recommend: Consider removing carpet and installing PVC drain pan or tile

Defect: wall cracks Left of wash machine
Recommend: tape and sand wall cracks ready for paint

Defect: missing outlet cover under left window of 3 gang window bay
Recommend: install cover

Defect: rotted, loose and damaged wood paneling along floors
Recommend: replace or cover with moulding as desired

Defect: water intrusion at south wall
Recommend: repair and paint

Defect: wall and ceiling crack running across length of room
Recommend: cut out cracks, patch, tape and sand ready for paint

Defect: missing outlet cover behind bed
Recommend: install cover

Defect: water stains on closet window sills, windows rotted out
Recommend: repair or replace windows as desired, scrape and repaint window sash at interior

Defect: top of closet doors bind to jamb
Recommend: plane top of doors

Defect: sliding door rollers bind along track
Recommend: lubricate track and adjust travel as needed

Defect: entry door to room broken
Recommend: repair or replace

Defect: open window sill along window
Recommend: seal / caulk as desired

Defect: two prong outlets all locations
Recommend: replace with modern 3 prong receptacle

REPAIR SUMMARY *continued*

Defect: cracks on top of wall both sides of window

Recommend: tape and sand, ready for paint

Defect: right sliding closet door off of track

Recommend: re-install door

Defect: all receptacles in room older 2 prong

Recommend: replace with modern 3 prong

Defect: open joint and wood deterioration at window sill

Recommend: seal joint, scrape and paint window sill

Defect: cracked switch cover, missing light bulb globe at ceiling fan

Recommend: install new cover and globe

Defect: 6" duct in knee wall connected to exterior, open at interior

Recommend: remove and cap to stop air infiltration

Defect: poor insulation in knee walls

Recommend: consider improving to reduce heat loss and increase comfort

Concern: south knee wall area covered with carpet and set-up and play/escape from the parents area

Recommend: consider cleaning, removal or blocking access to eliminate questions during the selling process

Defect: 6" duct in kneewall connected to exterior, open at interior

Recommend: remove and seal exterior connection to eliminate outside air infiltration

Recommendation: insulate rear family room addition floor joist cavities in crawlspace; This will greatly help the warmth of the family room

Defect: crack along 2nd floor hallway ceiling

Recommend: tape and sand, ready for paint

Defect: broken glass globe at 3 head light, foyer in front of door to basement

Recommend: install modern light fixture

Defect: poor older insulation at bedroom knee walls

Recommend: leave as is or install new as desired

HAZARDOUS CONDITIONS:

Any items listed as hazardous should be carefully considered. Hazardous conditions can adversely affect the health and safety of building occupants. Such items should be evaluated by a licensed professional in that field and repaired or replaced immediately.

Hazardous Defect: No GFCI receptacles within reach of sink

Recommend: Install GFCI receptacles or breaker

Hazardous Defect: un-protected outlet strip above sinks

Recommend: remove or install GFCI protection, consider removal, changing switch set-up to install GFCI outlet at wall switch location

Hazardous Defect: fireplace vent pipe may be a 3" downspout pipe

Recommend: verify fireplace flue, repair or block off use

If you have any questions about the general condition of your building in the future, we would be happy to assist you. We hope you find our service valuable and will recommend AIC to your friends and associates.

Sincerely,

Markus Keller, Inspector
AIC

Please visit our website at www.aic-chicago.com for more information about buildings.

We can provide additional copies of this report in various formats upon request.

This inspection report has been formatted on a major systems basis, followed with a room by room layout. The room by room layout details all systems or components within that room. We have found that this format is easier for clients to review. We hope you agree. If you have any questions about this report don't hesitate to call.

BUILDING CONSTRUCTION

Building			
Address:		Bedrooms:	4
# of Units:	Single family	Bathrooms:	3
Approximate age:	+/- 50 years	Enclosed porch:	NO
Approx. building size:	40x40	Approximate sq. ft.:	3500

Construction			
Type:	Brick – 3B	Style:	Cottage
Occupancy Class:	A1	Stories:	2
Basement:	YES	Basement height:	7'
Attic:	YES - crawl	Attic height:	NA
Crawl space:	YES – under addition	Approx. lot size:	60x120

Environmental Considerations			
Mold:	None observed	Locations:	
Lead-based paint:	Doubtful	Indicators:	
Above grade Oil tanks:	NO	Asbestos type wrap on heating pipes or 9x9 tile:	NO

SOIL & VEGETATION CONDITIONS / GRADING

The intent of this section is to note to what extent if any, soil levels or vegetation conditions are causing damage to foundations or exterior wall surfaces. This inspection report does not include the testing of soils for composition, hazards or fertility. Visible signs of potential hazards will be noted in this report. Specific soil concerns should be addressed by a licensed professional in that field.

Ground level at each Elevation walls	OK Y/N	Too High	Very Low	Rot and decay	Comments
North	X				
South	X				Door trims rotted, leaf buildup
East	X				
West	X				Rear door jamb and casing
Exterior trims rotting from plant contact?	Y				
Trees in contact with roof?	N				
Plants in contact with walls or trims?	Y				Accumulated leaves
Tree roots heaving up sidewalks?	N				

Soil comments & conditions

No adverse conditions observed

No obvious surface signs of chemicals or hazards were observed

Vegetation Notes

- *Plants & Bushes should be planted 18" away from walls, regardless of construction type to reduce water transfer onto the walls during rain or watering and to reduce water levels at the foundation wall.*
- *Areas that slope towards building should be built up with appropriate soil to slope away from the building.*

FOUNDATIONS

Foundation type: Concrete and masonry

Is foundation exposed at exterior? NO

Is foundation exposed at interior? YES - partial

Interior signs of foundation cracks: NO, limited visibility due to walls and household items

Interior signs of foundation leaks: YES – see basement section

Foundation along grade - exterior	OK	Functional	Defective conditions	Comments
N	X			Addition and ground
S	X			Grass
E	X			Earth and cement
W	X			Earth and grass
Visible cracks	X			NO
Visible separation	X			NO

Wall and floor areas throughout the basement were dry during the inspection. Floor dirt and cobwebs were present with no discoloration indicating water leaks. Floor joints at walls were tight without any noticeable gaps. Age typical minor cracking was evident at wall and floor surfaces. No signs of water intrusion except along the southeast wall as noted.



Foundation Notes

- *The biggest enemy of a foundation is water. Excess water from greenery, sprinklers or downspouts should be avoided. You should check such conditions around perimeter walls periodically. Indentations in soil along walls can be an indication of developing problems.*
- *Ideally 8" of the foundation wall should be exposed above the soil line*
- *Only the readily visible portions of the foundation and structure were observed. Foundation surfaces hidden behind finishes cannot be observed by the inspector. Defects may be present at hidden foundation areas that could allow water infiltration or may have been caused by structural movement. Some foundation cracking is typical of settlement and/or shrinkage and does not usually indicate a structural deficiency.*
- *Every crack or opening in the foundation wall (or floor) is a potential source for moisture entry. We strongly recommend that THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO WHETHER THERE HAS EVER BEEN ANY MOISTURE, SEEPAGE OR FLOODING INTO THE HOUSE OR FOUNDATION.*
- *It should be understood that in the Chicago-land area every basement will likely leak at some point. Often times this is due to conditions beyond the control of the existing structure.*

STRUCTURAL Joists and Rafters

Structural components	Size	Type	Defective conditions	Rot and decay	Comments
1 st floor	2x8 2x10	Wood			Ok
2 nd floor	2x10	Wood			Ok
Rafters	2x6	Wood			Ok
Main beam					Ok
Support posts					Ok
Steel lintels					Ok

Structural and Foundation comments & defective conditions:

Defect: water intrusion along southeast wall area

Recommend: monitor, repair and seal wall as needed

Structural Notes

- *Structural defects may be hidden behind dense foliage, vines, snow, stored items, debris or finishes and can not be included with this inspection.*

EXTERIOR CONDITIONS

Primary exterior wall covering: Brick
 Secondary exterior wall covering: Vinyl siding
 Areas of damage: Minor

Stairs

Front - Type: cement
 Guardrail Height: None
 Overall condition: Fair

Rear - Grade level

Porches

Front - NA

Rear - NA

Service walks

Front - Type: cement
 Pitch of service walks- away from house
 Overall condition: good

Side - Type: cement
 Pitch of service walks- away from house
 Overall condition: good

**Note- If service walks are pitched towards the house, this may contribute to foundation wall water exposure. Check periodically to ensure that the service walk to wall joint is properly sealed.*

Doors

Front- Type: Wood & glass panel Overall condition: Good
 Deadbolt: YES Weatherstripping: Yes
 Locks engaging in jamb: YES
 Peephole: NA

Rear - 3 Type: metal clad Overall condition: Fair, repairs needed
 Deadbolt: YES Weatherstripping: Yes
 Locks engaging in jamb: YES
 Peephole: NA

EXTERIOR CONDITIONS *continued*



Exterior Window conditions

Type of windows:

Approximate age of windows:

Insulated Glass: YES & NO

Storm windows: YES & NO

Exterior of wood windows capped:

Exterior of window caulked:

Broken windows:

Overall condition:

Wood casement & Aluminum

Newer & original

Window locks: YES

NA

NO

NO

Very poor, rotted, open

**Note- Newer window types typically do not have storm windows*



Soffits, Fascia & Eaves

Type: Aluminum clad

Vented: YES

Condition: Good

Continuous soffit vent: NO

EXTERIOR CONDITIONS *continued*

Gutters & Downspouts

Gutter Type:	Aluminum
Condition:	Good, newer

** Note – Gutters and downspout openings should be cleaned out seasonally. Clogged gutters often times will lead to roof and wall leakage.*

Downspout type:	Aluminum
Condition:	average to poor
Downspouts tied into sewer system:	NO
Downspout extensions:	NO
Downspouts extended 6 feet:	NO

**Note- downspouts should be extended out from the house 6' as possible without creating a trip hazard in order to keep water away from foundation walls.*

Lintels & Stone sills

Lintel types present:	Steel & Wood
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Roof system

Type of main roof:	pitched roof – asphalt shingles
Shingles-	standard cedar brown type
Condition of roof material:	newer, no problems observed
Flashing intact at chimney:	Yes
Flashings intact at vents:	NO
Signs of roof leaks: YES	Number of Roof layers: undetermined

Roof penetrations:

Skylights –	None
Plumbing stacks –	neoprene lead flashings - open
Attic furnace -	NA

Flashings

At valleys:	questionable
At chimney:	detached and loose at vent pipe
At eaves:	detached and open

Roof Vents

Ridge vent:	NO – standard roof vents installed
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Roof Notes

- This inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the roof system or how long it will be watertight in the future.*



Chimneys

Type:	Brick	Number of flues: one each
Condition:	Good	
Chimney Cap:	YES	Chimney flashing: Newer aluminum
Critter guard:	YES	Rain hat: YES
Signs of roof leaks at chimney?	NO	
Are trees in contact with roof?	NO	

Exterior comments & defective conditions:

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Recommend: monitor gap size to determine if pad is still sinking

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Recommend: replace all

Defect: gap and cement front door sill, rubber weatherstripping worn away
Recommend: fill cement gap and replace rubber

Defect: garage service door jamb and casing rotted out, door rusting
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Defect: Severely rotted out windows in numerous locations such as family room, master bedroom closet and 2nd floor
Recommend: repair or replace as desired

Defect: downspout at southeast corner crushed at ground and draining to foundation wall
Recommend: replace damaged section, extend new DS at least 6' from wall without creating a trip hazard

Defect: rot, flaking and deterioration at sunroom windows
Recommend: scrape, caulk and paint as desired

Exterior comments & **defective** conditions *continued*:

Defect: mortar erosion at bricks, front entry pad

Recommend: grind and tuck point as needed

Defect: small typical cracking along top of front entry cement pad

Recommend: seal to prevent water/ice intrusion and expansion

Defect: open joints, window to wall at windows

Recommend: caulk along sides of living and dining room windows

Defect: unable to locate bathroom exhaust vent terminations at exterior of house

Recommend: verify bath exhaust fans vent to exterior and not to joist or attic cavities

Defect: Numerous small cracks and at least one significant crack in garage cement slab

Recommend: fill and monitor cracks

Defect: 'beehive' attached to 2nd floor window, east wall

Recommend: remove as desired using caution

Defect: bottom of rear door rusting

Recommend: scrape and paint using quality exterior paint

Defect: open wall to roof flashing joint at original house to addition, flashing lifted and detached; assess addition to garage valley

Recommend: the family room ceiling leak could be coming from either or both of these areas; both areas should be fully assessed and repaired

Defect: rear addition, 4" PVC stack neoprene flashing loose and detached; verify that this is the sewer stack, if so, elbow terminations not allowed

Recommend: repair flashing and remove elbow at top of vent stack

Defect: split joist at rear deck

Recommend: sister or replace

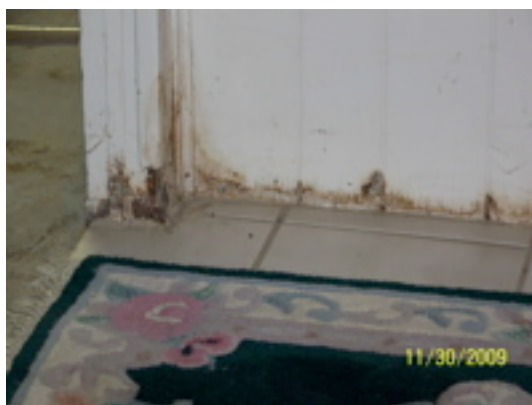
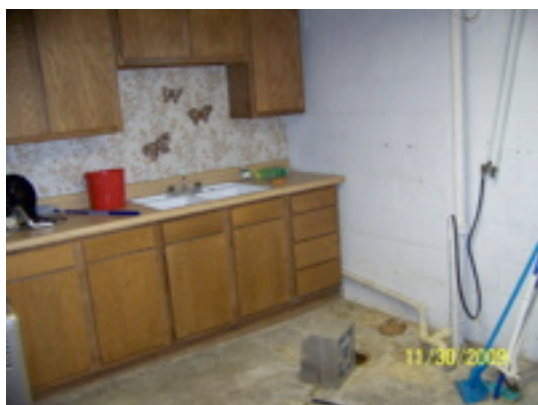
Exterior Notes

- *Downspouts should be extended away from walls at ground level for 6'. If relocating downspouts, do so without creating a trip hazard along service walks or used pathways*
- *Flashings at chimneys should be checked periodically that joints are closed and intact. Chimneys are a prime source of leak problems.*
- *Additional defects may be found when repairs are made to items listed in this report or when remodeling is done to the exterior. We cannot be held responsible for any hidden defects found after the inspection.*

BASEMENT

See 'Structural' section for other details

BASEMENT	Y/N	Ok	Defective	Repair	Comments
Most recent use		X		X	Utility, storage, rec room
EXTERIOR WALLS					
Primary wall surface		X			Cement
Areas of water intrusion	Y			X	Yes – southeast wall area
BASEMENT FLOOR					
Primary floor surface		X			Concrete and ceramic tile
Signs of heaving or open cracks	N				No heaving, age typical minor cracking, no large/open cracks
Floor drains present	Y				
Floor drains wet/dry		X			Wet
Signs of biologic hazard (mold)	N	X			
BASEMENT CEILING					
Type		X			Portions open, rec room dropped acoustical panels
Overall condition		X			Good
BASEMENT WINDOWS AND VENTILATION					
Type					Glass block with vents
Screens in place	Y				
Broken windows	N				
LAUNDRY ROOM					1 st floor in family room addition
Washer installed	Y				
Type of supply hose		X			Typical Manufacturer supplied rubber hoses
Drain hook-up		X			Drain hose to PVC laundry box
Signs of leaks	N				
Dryer installed	Y	X			
Type of vent line				X	Corrugated metal foil
Type of gas line		X			½" black pipe
UTILITY ROOMS	Y				Looks bad, recommend paint
STORAGE ROOMS	Y				Ok



Basement comments & defective conditions

Defect: water damaged and rotted kitchen cabinets

Recommend: remove all

Defect: remainder of old vinyl tile in kitchen space

Recommend: remove all, paint floor

Defect: floor/sill area not finished at crawlspace entry point

Recommend: install concrete or wood sill to finish and provide even surface

Defect: wood paneling loose/detached various locations, bottom of wood paneling along floor rotted and broken

Recommend: repair or replace as desired

Defect: rotted jamb and broken door at utility room entry

Recommend: replace door and jamb assembly

Defect: yellow flex gas line along utility room ceiling not properly supported

Recommend: support line per manufacturer recommendations

Defect: water damage to southeast wall area in rec room; inside of cabinet at wall also water damaged

Recommend: scrape, seal and paint as desired

Defect: open and defective receptacles various locations

Recommend: repair/replacement by qualified electrician

Defect: open and rotted framing at utility room

Recommend: repair/replace cover with drywall

HVAC HeatingFURNACE # 1 – BASEMENT

Heating equipment	Y/N	OK	Defective	Repair	Comments
Furnace #1					AFUE % +
Heat working during inspection?	Y				
Color of Flames		X			Blue
Did unit come up to temperature?	Y				
Furnace brand					Williamson Temp-O-Matic
Furnace Model #					1114-15-5
Unit BTU out					150,000K
Accessories					
Air cleaner type					Filter
EAC functional	NA				
Media condition	NA				
Humidifier					
HUM brand/type	Pad				Williamson
Model #					500
HUM functional	Y				OFF
Signs of leaks	N				Power switch in off position
HUM drain				X	Hose running across floor, trip hazard
Thermostat type		X			
Components					
Condition of ducts		X			Ok, consider insulating crawlspace ductwork
Gas supply type					1/2" black pipe
Conventional Unit					
Overall condition of unit & age					Ancient, 40+ years, heat exchanger rusting
Size of flue pipe					5"
Condition of flue pipe		X			Overall ok, starting to rust at chimney connection, consider new
Flue pipe joints screwed or taped?	N				



Heating comments & defective conditions

Defect: This furnace has reached the end of its' useful life cycle. Heat exchanger is rusted with flakes falling off.

Recommend: Replace

Defect: No dedicated drain for HUM and AC condensate, hose running across floor, trip hazard

Recommend: install proper condensate drain line

Defect: Ducts in crawlspace and crawlspace not insulated, this leads to substantial temperature drop of air coming out of registers

Recommend: insulate ducts

Defect: no vertical rise on flue pipe prior to elbow, elbow directly on unit

Recommend: install vertical rise flue pipe prior to elbow

*Note – some municipalities restrict the use of and type of flexible ductwork

Furnace notes

- *Furnace filters should be changed regularly, at a minimum once at the end of summer and once at the end of winter. If you have pets consider changing the filter monthly.*
- *Proper operation of all units should be verified prior to closing. A conclusive evaluation of a furnace heat exchanger or a boiler combustion chamber requires dismantling of the unit, including burner removal, and is, therefore, beyond the scope of this inspection. We do not report on, nor can we be held responsible for, these items.*

Air Conditioning - central

AC equipment	Y/N	OK	Defective	Repair	Comments
AC #1					
Central AC	Y				
AC working during inspection	N				Too cold to operate
Did space come down to set temperature?	NA				
AC brand					Williamson
AC Model #					7420-03-2036
AC size					3 ton
SEER rating					Probable 8 or less
Electrical					
Disconnect near unit?	N				Disconnect required
Liquidtight from disconnect to unit	Y				
Signs of Electrical damage	N				
Min. 12" & 30" clearances at all sides as req.	N				Bush along one side
Components					
Is lineset insulated	Y				
Filter / dryer installed	Y				
A-coil inspected	N				
Condensate drain line leads to				N	Hose running across floor, trip hazard
Trap installed on condensate line	N				
Secondary drain from A-coil installed?	N				
Roof drip protection for Condenser	N				
Window air conditioners	Y				At least 2 in closets, one installed in sunroom wall



AC comments & defective conditions:

NOTE- AC will not be operated at temperatures below 65 degrees

Defect: The AC unit has reached the end of its' useful life cycle. It may work another day, years or not at all.

Recommend: Replace

Defect: no electrical service disconnect at AC condenser

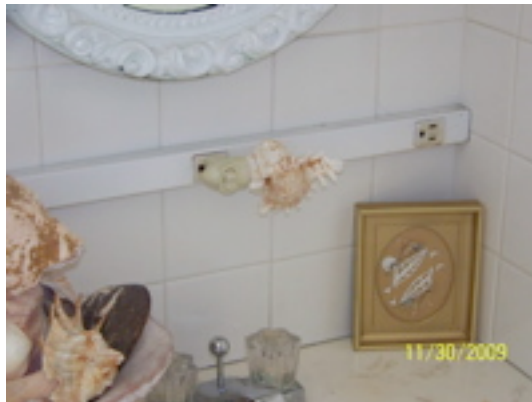
Recommend: install approved disconnect at condenser location

AC Notes

- *Air conditioning systems cannot be checked at temperatures lower than 62 degrees*
- *The larger of the two copper lines leading to the compressor (unit at the exterior) should always be insulated. An un-insulated line can lead to a 2% - 10% reduction in efficiency.*
- Check the drain pipe at the furnace air conditioning coil each season to ensure it is not blocked

ELECTRICAL

Category	Present Y / N	Not present Y /N	Working	In need of repair	Comments
DISTRIBUTION					Westinghouse NQP
Service size					100 AMP
Service entry					Pipe
Adequate support for service pipe	Y				
Weather head attached	Y				
Meter housing & ground rod					Good condition, older install, no ground rod
Service wire type					Aluminum
Service panel location					Basement utility room, corner on wall
Service panel type					Breakers
Panel size			X		24 position
Available slots in panel?					None + 2 mini's installed
Are breakers labeled?					Yes & No
Arc fault breakers?					No – older install
GFCI breakers?					No – older install
Suff. clearance around panel					Yes
Ground connection to water main					Brass connector & # wire
GENERAL					
220V receptacles					None found
Signs of old, frayed wiring?					Yes
GFCI in Kitchen	Y				
GFCI in Bathrooms	Y & N				
Broken switches	N				
Broken receptacles	N				
Broken lights	N				
Bare bulb fixtures	N				
Exterior receptacles	Y				
Locations:					By rear door
GFCI protected?	N				Replace with GFCI
Exterior grade boxes & fittings?	Y				
Did tripping GFCI stop current flow?	NA				



Electrical Notes

- Outlets in kitchens and bathrooms must be GFCI. Depending on the location in a kitchen in proximity to a water source not every single outlet must be GFCI
- Attempting to do electrical repairs yourself is NOT recommended. Hire an electrician, your life may depend on it.
- An electrical panel containing paint or other foreign materials on should be replaced

Electrical comments & defective conditions:

Defect: open electrical box, no receptacle, basement across from pool table

Recommend: repair by qualified electrician

Defect: at least 6 double tapped breakers in panel

Recommend: repair by qualified electrician

Defect: at least 3 romex running into panel without protective connectors

Recommend: install proper cable connectors

Defect: numerous receptacles throughout house test as having no proper ground or hot/neutral reversed, missing covers

Recommend: all receptacles be checked and repaired by qualified electrician

Defect: numerous 2 prong outlets throughout house

Recommend: replace all with 3 prong receptacles properly wired by qualified electrician

Defect: lots of added wiring and circuits in panel

Recommend: review and service by qualified electrician

Defect: open electrical boxes and loose wiring in garage; unable to locate power to operate garage door opener

Recommend: repair by qualified electrician

Defect: exterior receptacle at rear of house not GFCI protected

Recommend: install GFCI receptacle

Defect: at least 2 mini breakers installed, some municipalities do not allow the use of these devices

Recommend: verify which Code your municipality is under to determine compliance

NOTE – You should consider having a qualified electrician either go through the panel or replace it. As it is currently wired, at least 5-6 more breakers are needed. The panel does not have space to add more. It may be possible to go through the circuits and consolidate feeds to reduce the double taps or it may not be feasible. This would mean replacing the panel.

PLUMBING

Water supply

Source of domestic water:	Municipal supply
Water supply entry main:	basement front of house, closet
Interior shut-off:	YES
Water supply pipes:	combination old Galv. & new copper
Supply lines at fixtures:	braided metal hose & metal tubing

Water drainage

Removal of waste water:	Municipal sewer
Drain & waste lines:	combination old Galv., Cast & PVC

Pits - None

Sump pit:	check valve at outlet side:
Pump working:	Vent installed:
Ejector pit:	Pit type:
Pump working:	Vent installed:
check valve at outlet side:	
Floor drains	YES

Venting – plumbing

Vent stack type at roof:
Sufficient flashing at vent stacks on roof:

Water tank(s)

Water tank size:	40 Gallon Richmond
Shutoffs on Water tank:	Cold inlet: YES
	Hot outlet: NO
Condition of flue piping at hot water tank, type & size:	3" metal flue pipe
Temperature & pressure relief valve at hot water tank:	YES
Discharge pipe at water tank within 6" of floor:	YES
Gas connection type: 1/2" black pipe	Drip leg at unit: YES

PLUMBING accessories

Laundry sink:	Basement
Wash machine:	YES – older Kenmore, functional
Gas Dryer:	YES – newer Estate, functional
Exhaust type at gas dryer:	vinyl hose, excess length



Plumbing comments & **defective** conditions:

Defect: numerous copper to galvanized pipe connections without dielectric unions

Recommend: install proper unions at all locations

Defect: flue vent elbow attached directly to water tank draft hood without 12" straight pipe rise

Recommend: install proper flue vent piping, provide new higher hole in brick chimney for flue insertion

Defect: non-compliant drain set-up, basement kitchen space

Recommend: remove in conjunction with cabinet removal

Defect: flex coupling connections at main stack, some municipalities do not allow such connections

Recommend: verify what Code your municipality is under to determine compliance

Defect: basement kitchen space floor drain does not appear to be draining properly, floor grate remove

Recommend: assess, rod and re-install floor grate

NOTE – There are a lot of plumbing repairs needed throughout the system. Most of the repairs are fairly easy and similar as listed above. I suggest you hire a qualified plumber to go through and repair/upgrade items as needed. This will help eliminate concerns during a Buyer's review.

Plumbing Notes

- Water leaks may not appear during the inspection if the home is vacant due to lack of normal usage, but may appear only after repeated usage, and we cannot be held responsible for these.
- Supply and drainage piping is observed in exposed areas only. The condition of hidden piping within walls cannot be determined as a part of this inspection.
- The condition of underground drainage and waste piping cannot be determined by this inspection. We strongly recommend that THE CLIENT MAKE AN INQUIRY WITH THE CURRENT OWNER AS TO THE CONDITION OF UNDERGROUND DRAINAGE AND WASTE PIPING AND IF THERE IS ANY HISTORY OF SEWAGE BACK-UPS INTO THE HOUSE.
- *There should not be a shut-off valve on the hot water outlet side of the hot water tank*
- *If the temperature relief valve (TPR) on the hot water tank releases and discharges hot water there may be a serious problem. Turn off the gas to the unit, for safety and call a qualified plumber to evaluate the condition.*
- *The pipe from the TPR should extend down to within 6" of the floor to reduce a scalding hazard*
- *If a faucet seems to be running slower than usual, try unscrewing the aerator at the end of the spout and cleaning the filter inside. That filter tends to clog over time, especially with older piping.*
- *If you are interested about the quality & purity of your Tap water, testing kits are available. Many are very reliable and test for numerous contaminants and bacteria (\$15-\$20)*

Environmental Protection Agency's Safe Drinking Water Hotline 800-426-4791

KITCHEN

Overall kitchen style: Modern
 Damaged areas in kitchen: NO

APPLIANCES

Refrigerator:	YES	Brand: Amana	Age: older
Type of supply line:	copper	Leaks: NO	
Dishwasher:	YES	Brand: Kitchenaid	Age: older
Type of supply line:	copper	ties to disposal unit	
Dishwasher leak during cycle:		No water	unable to test – floor dry
Electric feed:	Romex		
Stove:	YES	Brand: Magic chef	Age: older
Gas hook-up:	1/2" black	Anti-tip bracket in place?	YES
Garbage disposal:	YES	Brand: Insinkerator 1/2 HP	
Electric supply:	Cord to receptacle		Age: older
Attached Microwave:	YES	Brand: Quasar	Age: older
Exterior venting -	NO –	re-circulating	

**Note- Manufacturer's of combination microwave / kitchen exhaust units require 6" rigid metal pipe for units being vented to the exterior*

KITCHEN FAUCETS

Faucet style & condition:	Newer, single handle with sprayer
Hot & cold water on proper sides at faucets	unable to test
Type of supply line: braided hose	Signs of Leaks at supply: NA
Signs of leaks at drain line:	NO
Overall cabinetry conditions-	Newer, very good
Overall countertop conditions-	Newer, good

PANTRY YES – pantry cabinet

LIGHTING AND RECEPTACLES

Ceiling lights: 6 recessed cans	Dimmer: YES
Ceiling Fan: NO	Exhaust Fan: NO
GFCI within reach of sinks: YES	GFCI functional: YES



Kitchen comments & defective conditions

Concern: Garden hose attached at dishwasher drain running to unknown location behind cabinets presumably attaching to $\frac{3}{4}$ " copper pipe

Recommend: verify hose to pipe connection, install proper drain hose

Defect: minor wall damage from screws on walls inside of appliance garage; decay on appliance garage left wall, loose laminate

Recommend: repair as desired

Defect: portions of kitchen ceiling and ceiling area into hallway not painted, walls inside of appliance garage also not painted

Recommend: sand, prime and paint areas as desired

BATHROOMS

The house has 2 - full bathrooms
 1 - ½ bathroom

BATHROOM #1 – MASTERBATH

Location: 1st floor master suite Style & condition: Modern, Good
 Room Walls: Drywall Bath & Shower: Acrylic panels
 Floor cover: newer ceramic tile

Bathroom #1 Component or Fixture	Y/N	OK	Working condition	Defective	Comments
Toilet Capacity / Flush Caulked to Floor? Signs of Leaks? Floor around toilet Supply line-	X	X	Yes		Kohler 1.6 gpf No No Solid & dry metal tube
Bidet	N				
Pedestal Sink	N				
Vanity Signs of Leaks? Supply lines-	Y Y N	X	Yes		Bucket under drain Copper tube
Bathtub Signs of leaks? Caulk joints intact	Y N Y	X	Yes		No Yes
Shower Signs of Leaks? Caulk joints intact Light in shower? Cover over light?	X N Y Y Y		Yes		Wall head No Yes Yes, exhaust fan/light combo Yes
Whirlpool	N				
Accessories					
Medicine Cabinet	Y	X			Next to vanity
Exhaust fan Vented to exterior-	Y	X			
Heat lamp	N				
Steam Unit	N				
Components					
Linen closet	Y				Ok, minor nail holes
Plumbing					
Hot & Cold water on proper sides at fixtures?	Y				
Supply pipes	X	X			Copper
Drain pipes	X	X			PVC

BATHROOM ELECTRICAL

GFCI outlets:

YES

Bathroom lighting:

recessed cans

Integral outlet in Medicine cabinet:

NO

Integral light in Medicine cabinet:

YES

Broken switches NO

Broken outlets

NO

BATHROOM WINDOW

None

BATHROOM DOOR

Type: sliding pocket door

Lockset working

NO

Bathroom #1 comments & defective conditions:**Defect:** no strike on jamb for pocket door lock to engage**Recommend:** install strike**Defect:** flat paint used on wall/ceiling in tub surround, can lead to mold growth and wall deterioration, only partially painted**Recommend:** repaint using semi-gloss paint**Bathroom notes**

- Check caulk joints at tub/wall and shower/wall intersections regularly. These caulk joints eventually open up. Once they do, water tends to get into the wall and cause damage. Re-caulking periodically can add years of useful use to a tile wall.
- When caulking a tub or shower the easy thing to do is to spread new caulk right on top of old caulk. However, that isn't the right way to do it and it won't last. It is important to cut out the old caulk first, then apply the new caulk directly to the joint.

BATHROOM #2 – 1/2 BATH

Location:	1 st floor hallway	Style & condition: modern, good
Room Walls:	Painted drywall	Bath & Shower walls:
Floor cover:	newer ceramic tile	8x8

FIXTURES

Bathtub:	NO	Type:	Caulk joints intact:	NA
Shower:	NO	Type: wall head	Caulk joint intact:	NA
Hot & Cold water supplies on proper sides			NA	

Whirlpool:	NO	Type:	Access panel:
Tested:	YES		Leaks:

Toilet style & capacity:	KOHLER	1.6 gpf
Signs of leaks:		NO
Caulked to floor:		NO
Supply line:		brass tube

Sink type:	Pedestal	Supply lines:	brass tube
Signs of leaks:	NO		

ACCESSORIES

Exhaust fan	YES	Vented to exterior:	
		unable to locate vent	
Heat lamp:	NO	Steam Unit	NO
Medicine cabinet	NO		

BATHROOM ELECTRICAL

GFCI outlets:		NO	
Bathroom lighting:		1 recessed can	
		Exhaust fan/light combo	
Integral outlet in Medicine cabinet:		NO – mirror on wall	
Integral light in Medicine cabinet:		NA	
Broken switches	NO	Broken outlets	NO
Light in shower	NO	Cover on light	NA

BATHROOM WINDOW NOBathroom #2 comments & defective conditions:**Hazardous Defect:** No GFCI receptacles within reach of sink**Recommend:** Install GFCI receptacles or breaker**Concern:** rear of pedestal sink not caulked**Recommend:** caulk sink to wall to avoid water running behind sink and damaging wall

BATHROOM #3 – FULL BATH

Location: 2nd floor hallway
 Room Walls: Drywall
 Floor cover: newer ceramic tile

Style & condition: Newer, good
 Bath & Shower walls: Tile

Bathroom #1 Component or Fixture	Y/N	OK	Working condition	Defective	Comments
Toilet Capacity / Flush Caulked to Floor? Signs of Leaks? Floor around toilet Supply line-	Y N N	X X X	Yes		1.6 gpf No No Solid & dry Braided metal hose
Pedestal Sink Signs of Leaks? Supply lines-					No metal tube
Vanity Signs of Leaks? Supply lines-	Y N	 X	Yes		Double bowl Copper
Bathtub Signs of leaks? Caulk joints intact	Y N Y	X	Yes		No No
Shower Signs of Leaks? Caulk joints intact Light in shower? Cover over light?	X N Y Y Y		Yes		Wall head No No Yes Yes
Accessories					
Medicine Cabinet	Y	X			2
Exhaust fan Vented to exterior-	Y	X			Exhaust fan/light combo
Heat lamp	N				
Components					
Linen closet	Y				2 Top of doors bind at jambs
Plumbing					
Hot & Cold water on proper sides at fixtures?	X				
Supply pipes	X				Copper
Drain pipes	X				PVC

BATHROOM ELECTRICAL

GFCI outlets:

YES

Bathroom lighting:

Integral outlet in Medicine cabinet:

NO

Integral light in Medicine cabinet:

YES

Broken switches NO

Broken outlets

NO

BATHROOM WINDOW

Wood casement

Screen in place

YES

BATHROOM DOOR

Type: wood HC

Lockset working

YES

Bathroom #3 comments & defective conditions:**Defect:** drywall crack along ceiling**Recommend:** tape and sand ready for paint**Defect:** deteriorated and open caulk in tub enclosure**Recommend:** remove old caulk, clean surfaces, apply new silicone caulk**Hazardous Defect:** un-protected outlet strip above sinks**Recommend:** remove or install GFCI protection, consider removal, changing switch set-up to install GFCI outlet at wall switch location**Defect:** top of linen closet doors bind at jambs**Recommend:** plane top of doors for proper fit

LIVING ROOM

Location of room: 1st floor front of house
 Overall condition: Good
 Closet as part of room: NO

Wall surfaces: Plaster and/or Drywall
 Damaged areas? minor

Ceiling surfaces: Plaster and/or Drywall
 Damaged areas? minor

Floor surfaces: Older carpet
 Damaged areas? YES – age typical staining

Room electrical conditions

Ceiling lighting:	NO	Wall lighting:	NO
Track lighting:	NO	Bare bulb fixtures	NO
Broken or damaged switches:		none visible	
Dimmers:	NO	Floor outlets:	NO
3 prong outlets:	YES	2 prong outlets:	NO

<u>Windows in room</u>	YES	Type: wood casement	
Age of windows:	Newer		
Insulated Glass:	YES	Window locks:	YES
Storm windows:	NO	Screens:	YES
Sufficient caulking at window to wall joint:	YES		

Door to room Main entry door & sunroom doors
 Lockset working: YES

Living room comments & **defective** conditions:

Defect: open ground at receptacles, both small partition walls between living room and dining room, living room side

Recommend: repair by qualified electrician

Defect: small nail holes from pictures and age typical cracking at walls, etc.

Recommend: repair as desired

DINING ROOM

Location of room: 1st floor, front of house right of entry
 Overall condition: Good
 Closet as part of room: NO

Wall surfaces: Plaster and/or Drywall
 Damaged areas? minor

Ceiling surfaces: Plaster and/or Drywall
 Damaged areas? minor

Floor surfaces: Older carpet
 Damaged areas? Age typical staining

Room electrical conditions

Ceiling lighting:	YES	
Wall lighting:	NO	Track lighting: NO
Bare bulb fixtures	NO	
Broken or damaged switches:	NO	
Dimmers:	NO	Floor outlets: NO
3 prong outlets:	YES	2 prong outlets: NO

<u>Windows in room</u>	YES	Type: Wood casement
Age of windows:	Newer	
Insulated Glass:	YES	Window locks: YES
Storm windows:	NO	
Sufficient caulking at window to wall joint:	YES	

Door to room None

Dining room comments & defective conditions:

Defect: open ground at east window wall receptacle

Recommend: repair by qualified electrician

Defect: age typical minor cracks at walls and ceilings

Recommend: repair as desired

1st FLOOR SUNROOM

Location of room: 1st floor west end off of living room
 Overall condition: Good
 Closet as part of room: NO

Wall surfaces: Drywall & Brick
 Damaged areas? Minor

Ceiling surfaces: T&G wood slats
 Damaged areas? NO

Floor surfaces: Carpet – age typical wear

Room electrical conditions

Ceiling lighting:	NO		
Wall lighting:	NO	Track lighting:	NO
Bare bulb fixtures	NO		
Broken or damaged switches:	NO	Floor outlets-	NO
Dimmers:	NO		
3 prong outlets-	YES	2 prong outlets-	YES

<u>Windows in room</u>	YES	glassblock
Approximate age of windows:		newer
Insulated Glass:	NO	Window locks: YES
Storm windows:	NO	Screens: YES
Sufficient caulking at window to wall joint:	YES	

<u>Door to room</u>	2	Overall condition: good
Lockset working:	YES	

1st floor sunroom comments & **defective** conditions:

Defect: 2 prong receptacle at brick partition wall

Recommend: install grounded 3 prong receptacle

Defect: hot/neutral reversed at AC wall outlet

Recommend: repair by qualified electrician

Concern: water stains at all window sills; windows rotted and leaking

Recommend: fully assess exterior conditions and repair or replace windows as needed

Defect: left door binds on threshold

Recommend: trim bottom of door as needed

1ST FLOOR REAR FAMILY ROOM

Location of room: 1st floor rear addition
 Overall condition: Good
 Closet as part of room: YES
 Overall condition of closet: Good – laundry, 'see laundry section'

Wall surfaces: Drywall
 Damaged areas? Minor

Ceiling surfaces: Drywall
 Damaged areas? YES

Floor surfaces: Carpet – poor condition

Room electrical conditions

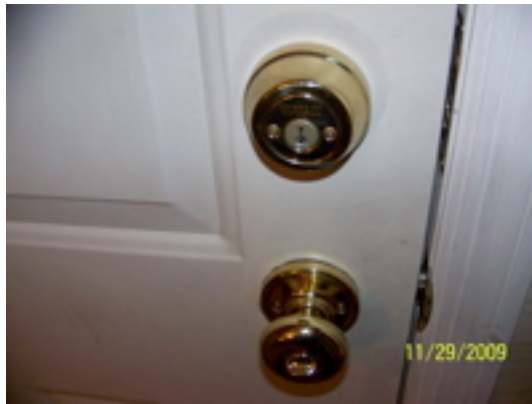
Ceiling lighting: YES – hanging fixture & ceiling fan
 Wall lighting: NO Track lighting: YES
 Bare bulb fixtures: NO
 Broken or damaged switches: NO Floor outlets- NO
 Dimmers: YES at hanging fixture
 3 prong outlets- YES 2 prong outlets- NO

Windows in room YES Wood casement
 Approximate age of windows: Newer
 Insulated Glass: NO Window locks: YES
 Storm windows: NO Screens: YES
 Sufficient caulking at window to wall joint: YES

Door to room

1 – side door to driveway Overall condition: fair
 1 – rear door to garage Overall condition: good
 1 – 6' patio door to yard Overall condition: fair

Lockset working: YES



1st Floor rear family room comments & defective conditions:

Defect: drywall damage and staining along ceiling from apparent water leaks

Recommend: cut out contaminated surfaces, repair as needed for smooth finished surface; repair exterior leak locations

Defect: double cylinder (key to key) deadbolt locks on egress doors

Recommend: replace with key to knob deadbolts, most municipalities do not allow these locks for residential use

Defect: loose wallpaper various locations

Recommend: reattach or remove as desired

Defect: vinyl exhaust hose at dryer

Recommend: install aluminum exhaust hose at dryer

Defect: wood deterioration at patio door sill

Recommend: scrape, patch and paint as desired

Concern: Washer and Dryer sitting on carpet, if machine floods carpet throughout room will get soaked and need replacement

Recommend: Consider removing carpet and installing PVC drain pan or tile

Defect: wall cracks Left of wash machine

Recommend: tape and sand wall cracks ready for paint

Defect: missing outlet cover under left window of 3 gang window bay

Recommend: install cover

BASEMENT RECREATION ROOM

Location of room: Basement main area

Overall condition: Fair

Closet as part of room:

Overall condition of closet:

Wall surfaces: Wood paneling

Damaged areas? YES

Ceiling surfaces:

Damaged areas?

Floor surfaces: Wood

Type- refinished

Damaged areas?

Room electrical conditions

Ceiling lighting: YES

Wall lighting: NO

Track lighting: NO

Bare bulb fixtures: NO

Location-

Broken or damaged switches: NO

Dimmers: NO

Floor outlets: NO

3 prong outlets: YES

2 prong outlets: NO

Windows in room

Type:

vinyl replacement type

Approximate age of windows:

Insulated Glass: YES

Window locks: YES

Storm windows: NO

Screens: YES

Sufficient caulking at window to wall joint:

YES

Door to room

Patio door

overall condition: newer

Lockset working:

YES

no problems observed

Basement rec room comments & defective conditions:

Defect: rotted, loose and damaged wood paneling along floors

Recommend: replace or cover with moulding as desired

Defect: water intrusion at south wall

Recommend: repair and paint

See basement section for additional comments and defects

BEDROOM #1 – MASTERBEDROOM

Location of room: 1st floor, west end
 Overall condition: Good
 Closet as part of room: YES – large walk-in
 Overall condition of closet: Good

Wall surfaces: Drywall
 Damaged areas? YES

Ceiling surfaces: Drywall
 Damaged areas? YES

Floor surfaces: Older carpet – age typical condition

Room electrical conditions

Ceiling lighting:	ceiling fan with light		
Wall lighting:	NO	Track lighting:	NO
Bare bulb fixtures	NO	Floor outlets:	NO
Broken or damaged switches:	NO	Dimmers:	NO
3 prong outlets:	YES	2 prong outlets:	NO

Windows in room

Approximate age of windows:	Older	Aluminum double hung
Insulated Glass:		NO
Window locks		YES
Sufficient caulking at window to wall joint:		YES

<u>Door to room</u>	1	Overall condition:	good
Lockset working:	YES		



Bedroom #1 comments & **defective** conditions:

Defect: wall and ceiling crack running across length of room

Recommend: cut out cracks, patch, tape and sand ready for paint

Defect: missing outlet cover behind bed

Recommend: install cover

Defect: water stains on closet window sills, windows rotted out

Recommend: repair or replace windows as desired, scrape and repaint window sash at interior

BEDROOM #2

Location of room: 2nd floor, top of stairs
 Overall condition: Good
 Closet as part of room: Yes
 Overall condition of closet: Good

 Wall surfaces: Drywall
 Damaged areas? Minor

 Ceiling surfaces: Drywall
 Damaged areas? NO

 Floor surfaces: older Carpet – age typical condition

Room electrical conditions

Ceiling lighting: Yes – 2 recessed cans
 Wall lighting: NO Track lighting: NO
 Bare bulb fixtures: NO
 Broken or damaged switches: NO
 Dimmers: NO Floor outlets- NO
 3 prong outlets- YES 2 prong outlets- NO

Windows in room YES - Type: wood casement
 Approximate age of windows: newer
 Insulated Glass: YES Window locks: YES
 Storm windows: NO
 Sufficient caulking at window to wall joint: YES

Door to room YES Overall condition: good
 Lockset working: YES

Bedroom #2 comments & defective conditions:

Defect: top of closet doors bind to jamb

Recommend: plane top of doors

Defect: sliding door rollers bind along track

Recommend: lubricate track and adjust travel as needed

BEDROOM #3

Location of room: 2nd floor, left side of hallway
 Overall condition: Good
 Closet as part of room: Yes - 2
 Overall condition of closet: Good

Wall surfaces: Plaster and/or Drywall
 Damaged areas? YES – age typical plaster cracking

Ceiling surfaces: Plaster and/or Drywall
 Damaged areas? YES – age typical plaster cracking

Floor surfaces: old Shag type Carpet – typical age wear

Room electrical conditions

Ceiling lighting: ceiling fan with light
 Wall lighting: NO
 Track lighting: NO
 Bare bulb fixtures: NO
 Broken or damaged switches: NO
 Dimmers: NO
 2 prong outlets- YES

3 prong outlets- NO
 Floor outlets- NO

Windows in room Type: aluminum double hung
 Approximate age of windows: original
 Insulated Glass: NO
 Storm windows: NO
 Window locks: YES
 Sufficient caulking at window to wall joint: NO

Door to room 1
 Lockset working: YES
 Overall condition: good

Bedroom #3 comments & defective conditions:**Defect:** entry door to room broken**Recommend:** repair or replace**Defect:** open window sill along window**Recommend:** seal / caulk as desired**Defect:** two prong outlets all locations**Recommend:** replace with modern 3 prong receptacle**Defect:** cracks on top of wall both sides of window**Recommend:** tape and sand, ready for paint

BEDROOM #4

Location of room: 2nd floor, right side of hallway
 Overall condition: Good
 Closet as part of room: Yes - 2
 Overall condition of closet: Good

Wall surfaces: Plaster and/or Drywall
 Damaged areas? minor

Ceiling surfaces: Plaster and/or Drywall
 Damaged areas? NO

Floor surfaces: older Carpet – good condition

Room electrical conditions

Ceiling lighting:	ceiling fan with light		
Wall lighting:	NO	Track lighting:	NO
Broken or damaged switches:	NO	Bare bulb lights:	YES
Dimmers:	NO	3 prong outlets:	NO
2 prong outlets:	YES	Floor outlets:	NO

<u>Windows in room</u>	Type:	aluminum double hung
Approximate age of windows:		original
Insulated Glass:	NO	Window locks:
Storm windows:	NO	YES
Sufficient caulking at window to wall joint:		NO

<u>Door to room</u>	1	Overall condition:
Lockset working:	YES	good

Bedroom #4 comments & defective conditions:

Defect: right sliding closet door off of track

Recommend: re-install door

Defect: all receptacles in room older 2 prong

Recommend: replace with modern 3 prong

Defect: open joint and wood deterioration at window sill

Recommend: seal joint, scrape and paint window sill

Defect: cracked switch cover, missing light bulb globe at ceiling fan

Recommend: install new cover and globe

INTERIOR

Smoke detectors present: YES & NO

Location: 1st floor

Carbon Monoxide detector present: YES

Location: 1st floor

NOTE:

- *Smoke detectors should be located towards the top of a wall or on the ceiling and located within 4" - 12" of the wall/ceiling intersection, not in the middle of the wall or ceiling.*
- *Carbon monoxide detectors should be mounted on the wall in a central location so it will be heard if it goes off.*
-

Primary Interior wall surfaces: Drywall panels

Signs of water seepage at any locations YES – window sills

1ST FLOOR ENTRY

- 2 closets, good condition, no problems observed

1ST FLOOR HALLWAY

- old carpet, remove, paint ceiling, remove wallpaper

STAIRWELL 1ST TO 2ND FLOOR

- overall good condition, older carpet in fair condition, minor cracks along wall, handrail solid, consider removing carpet

STAIRWELL 1ST TO BASEMENT

- Consider removal of older intercom modules

2ND FLOOR HALLWAY

- older carpet, fair condition, walls and ceilings overall good condition, minor cracks, consider removing/replacing carpet

KNEEWALL AREAS – 2nd floor bedrooms

- 2nd floor left bedroom, north kneewall area – poor insulation throughout, crushed 6" duct running to exterior and going nowhere, seal off at exterior
- south kneewall area – damaged insulation, replace, re-attach as desired; consider vacuuming or removing carpet

FIREPLACE

Location:	1 st floor living room
Type of fireplace	Brick
Chimney type	possibly 3" downspout pipe
Damper installed	YES – metal rotating flapper
Damper operational	YES
Flue condition	noticeable updraft

Fireplace Notes:

- Do not turn on a whole house fan when a fireplace is running.
- If Fireplaces or Solid Fuel Burning Stoves were present, only visible and readily accessible portions of the fireplaces or stoves have been reviewed. Flue defects may exist that can only be discovered through a Level 2 chimney inspection performed by a qualified chimney sweep.
- Manually lit gas fireplaces are not operated as a part of this inspection.



These pipes may be the flue vent for the fireplace. If so, this pipe is **NOT** suitable for fires. **DO NOT** use.



Interior comments & **defective** conditions:

Defect: 6" duct in knee wall connected to exterior, open at interior

Recommend: remove and cap to stop air infiltration

Defect: poor insulation in knee walls

Recommend: consider improving to reduce heat loss and increase comfort

Concern: south knee wall area covered with carpet and set-up and play/escape from the parents area

Recommend: consider cleaning, removal or blocking access to eliminate questions during the selling process

Defect: 6" duct in kneewall connected to exterior, open at interior

Recommend:

Recommendation: insulate rear family room addition floor joist cavities in crawlspace; This will greatly help the warmth of the family room

Defect: crack along 2nd floor hallway ceiling

Recommend: tape and sand, ready for paint

Defect: broken glass globe at 3 head light, foyer in front of door to basement

Recommend: install modern light fixture

Hazardous Defect: fireplace vent pipe may be a 3" downspout pipe

Recommend: verify fireplace flue, repair or block off use

ATTIC

Stairs to attic:	None
Attic access-	access hatch in 2 nd floor hallway
Signs of water leaks at rafters / roof:	NO
Signs of water leaks at chimney protrusion:	NO
Signs of varmint entry:	NO
Signs of wood rot:	NO
Exterior ventilation visible at eaves:	YES
Attic ventilation-	Roof vents
Exhaust fan:	NO

Attic Floor- none, not large enough, crawlspace size

Insulation – loose fill and older fiberglass batts

Walls-	undetermined
Ceiling-	old loose fill
Roof-	None



Attic comments & defective conditions:

Defect: poor older insulation at bedroom knee walls

Recommend: leave as is or install new as desired

Defect: 6" sheetmetal pipe in knee wall space leading to the outside wall

Recommend: remove and cap off the eliminate outside air infiltration

GARAGE

Garage size:	2 car
Garage type:	frame – newer
Chimney in garage:	NO
Garage roof type & condition:	Truss hip, asphalt shingles, ok
Condition of garage walls:	2x4 studs 16"OC, good condition
Condition of garage ceiling:	open, 2x4 24" OC truss system
Roof vents:	YES
Electric garage door opener:	YES
Door functional with interior button switch?	NO – no power, unable to activate
Did automatic garage door reverse upon resistance during closure:	Door not operated due to lack of electricity



BUILDING ACCESSORIES / OUT BUILDINGS

** Depending on their type these items may or may not have been assessed. Their presence is nonetheless noted in this report for your convenience. Signs of severe deterioration or hazard are noted for any items as appropriate.*

ATTACHED DECK – rear of house

Decking material-	2x4 treated wood
Joists-	2x6
Cement piers-	4x4 wood posts onto piers
Piers above grade?	NO
Joist hangers installed?	NO
Joist hangers attached with?	NA
Steel post base installed?	NO
Connections bolted?	NO
Steel brackets at post & lookout connections?	NO
Height off of ground?	0 – 1'
Height of guardrails?	39.5"
Stairs?	2 treads



The wood rear deck is older and in overall fair to good condition. Repairs could be made to improve longevity and appearance. Cleaning and staining would help get a few more years of use out of the deck before replacement is really needed. The split joist should be repaired or replaced.

APPROVED PLANS and/or DOCUMENTATION onsite during inspection

City permit posted	NA	City stamped blueprints	NA
Contract documents	NA	Change orders	NA

PURPOSE OF INSPECTION

Please be advised that this Home inspection by its nature is limited in scope. Depending on construction style, some areas, systems or components of the building may not be accessible or visible during the inspection to allow review.

We can reduce your risk of non-compliant conditions in the Home. However, we cannot eliminate it; nor can we assume it. Even the most comprehensive inspection cannot be expected to reveal every condition you may consider significant to the Home's longevity. This inspection report may contain information about discrepancies, generally unacceptable trade practices, or blatant code issues. It is not within the scope of this report to resolve such issues.

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Corrective measures or modifications to the home prior to purchase should be discussed between the Buyer & Seller and their representatives. A follow up inspection to verify compliance of agreed terms can be arranged.

END OF REPORT