

All Pro Home Inspections

Property Inspection Report



134 Main Street, Yourtown, IL 62XXX
Inspection prepared for: John Doe & Jane Doe
Real Estate Agent: Support - Home Inspector Pro

Date of Inspection: 2/12/2013 Time: 9:15 am
Age of Home: 8 years Size: 1810 sq ft.

Inspector: Marty Karl
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Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expenses to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all of the pages of the report as the summary alone does not explain all the issues. All repairs must be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Exterior Areas		
Page 6 Item: 5	Exterior Paint	<ul style="list-style-type: none"> • Wood trim around doors is in need of painting.
Roof		
Page 7 Item: 1	Roof Condition	<ul style="list-style-type: none"> • There were several roofing nail heads exposed, these need to be sealed to prevent rusting. <p>Typically the last shingle on the ridge cap has to have the nails uncovered due to location. It is recommended to seal the heads of these nails with some good quality caulk or sealant.</p>
Kitchen		
Page 9 Item: 12	Oven & Range	<ul style="list-style-type: none"> • Anti-tip bracket is missing from range installation. See label inside oven door. <p>All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door.</p> <p>Recommend repair.</p>
Page 9 Item: 15	Sink Faucet	<ul style="list-style-type: none"> • The water temperature at the kitchen sink measured 132 degrees, recommend turning down the temperature to avoid burns from scalding.
Interior Areas		
Page 13 Item: 2	Smoke Detectors	<ul style="list-style-type: none"> • Recommend installing carbon monoxide detectors on all levels of the home.
Bathroom		
Page 17 Item: 9	Toilets	<ul style="list-style-type: none"> • 1st floor toilet ballcock (water inlet valve) makes a very loud noise when it it filling, recommend replacement.
Master Bathroom		
Page 18 Item: 4	Window Condition	<ul style="list-style-type: none"> • Master bathroom window latches are broken, and will not easily lock, recommend repair.
Page 19 Item: 9	Sinks	<ul style="list-style-type: none"> • Left master bathroom sink is very slow to drain, recommend repair.
Garage		
Page 25 Item: 2	Ceiling	<ul style="list-style-type: none"> • There were some water stains and minor moisture damage on the north ceiling and wall. This area tested dry with moisture meter at time of inspection. <p>There is no access to attic above garage to inspect for leaks. Recommend monitoring this area.</p>
Page 26 Item: 9	Garage Door's Reverse Status	<ul style="list-style-type: none"> • The door requires a great deal of resistance to trigger the auto-reverse mechanism. We recommend adjusting the opener for proper reverse tension.

Basement		
Page 28 Item: 2	Windows	<ul style="list-style-type: none">• In the event of an emergency it appears that the windows could cause an issue of quick egress due to the fact that the windows are difficult to open or at a height that is too high for a small child or adult to escape safely . Recommend review and repair to allow easy exit in the event of an emergency situation.
Page 28 Item: 7	Gas Line	<ul style="list-style-type: none">• The CSST flexible gas line needs to be bonded to the electrical grounding system. Recommend repair by a qualified contractor.• Go to this link to learn about csst gas line: http://www.csstsafety.com/
Page 29 Item: 8	GFCI	<ul style="list-style-type: none">• SAFETY ISSUE - Any receptacles in the unfinished area of basements, should be GFCI protected, recommend replacement.
Page 29 Item: 9	Smoke Detector	<ul style="list-style-type: none">• Recommend installing carbon monoxide detector in basement.
Page 29 Item: 12	Railings	<ul style="list-style-type: none">• SAFETY ISSUE - Recommend installing hand rail on basement steps.
Page 30 Item: 16	Basement Ductwork	<ul style="list-style-type: none">• Heat register in basement if loose, recommend repair.

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process. Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFI outlets may not be installed; **this report will focus on safety and function, not current code.** This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair. For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. **Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.**

Inspection Details

1. Attendance

Client present • Buyer Agent present

2. Home Type

Single Family Home

3. Occupancy

Occupied - Furnished

4. Age of Home

Materials: 8 years old.

5. Direction

For the purpose of this report, the building is considered to be facing West.

6. Weather

Temperature at start of inspection was 41 degrees. • Recent rain. • Ground cover was damp. • Sunny

7. Payment information

Inspection Fee: \$xxx.00 • Radon Fee: \$125.00 • Total: \$xxx.00 • Check # 101

Grounds

1. Driveway Condition

Good	Fair	Poor	N/A	None
X				

Observations:
 • Typical cracks.

2. Walkway/Steps

Good	Fair	Poor	N/A	None
X				

Materials: Concrete
 Observations:
 • Some areas have settled creating trip hazards, recommend repair.



Trip hazards in walkway, exercise caution.

3. Grading

Good	Fair	Poor	N/A	None
X				

4. Vegetation Observations

Good	Fair	Poor	N/A	None
X				

Observations:
 • Maintenance Tip: When landscaping, keep plants, even at full growth, at least a foot (preferably 18 inches) from house siding and windows. Keep trees away from foundation and roof. Plants in contact or proximity to home can provide pathways for wood destroying insects, as well as abrade and damage siding, screens and roofs.

5. Fence Condition

Good	Fair	Poor	N/A	None

Observations:
 • The fence is not part of the normal home inspection.

6. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • Exterior GFCI receptacles operated when tested.

7. Main Gas Valve Condition

Good	Fair	Poor	N/A	None

Materials: North side.
 Observations:
 • Meter located at exterior.

8. Exterior Faucet Condition

Good	Fair	Poor	N/A	None
X				

Location: Front of structure. • Back of structure
 Observations:
 • Operated properly at time of inspection.

Exterior Areas

1. Doors

Good	Fair	Poor	N/A	None
X				

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Recommend caulking/sealing around the interior and exterior of the windows.

3. Siding Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl siding • Brick

Observations:

- Exterior dryer vent flapper needs the lint cleaned out of it.



Exterior dryer vent needs cleaned out.

4. Eaves & Facia

Good	Fair	Poor	N/A	None
X				

Observations:

- Soffit & fascia covered with aluminum.

5. Exterior Paint

Good	Fair	Poor	N/A	None
	X			

Observations:

- Wood trim around doors is in need of painting.

Roof

1. Roof Condition

Good	Fair	Poor	N/A	None
X				

Type: Gable roof.

Materials: Architectural shingles. • Roof appeared to be approximately 8 years old.

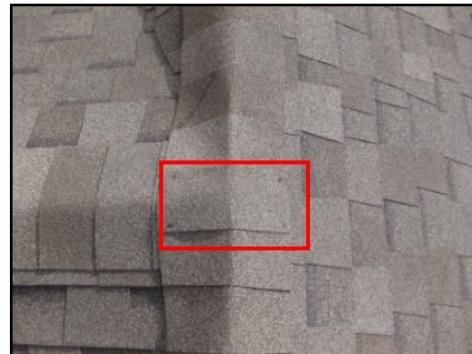
Observations:

• There were several roofing nail heads exposed, these need to be sealed to prevent rusting.

Typically the last shingle on the ridge cap has to have the nails uncovered due to location. It is recommended to seal the heads of these nails with some good quality caulk or sealant.



Exposed nail holes should be sealed.



Exposed nail holes should be sealed.

2. Plumbing Vents

Good	Fair	Poor	N/A	None
X				

Materials: PVC

3. Ventilation

Good	Fair	Poor	N/A	None
X				

Type of Ventilation: Soffit Vents • Gable Vent • Stationary Roof Vent

4. Gutter

Good	Fair	Poor	N/A	None
X				

Observations:

• Aluminum gutters.

• Recommend installing down spout extension from the second floor gutter to the lower gutter or ground to prevent water from discharging on shingles.



Recommend extending 2nd floor gutter downspout down to lower gutter.

Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Photo

Good	Fair	Poor	N/A	None



Kitchen

2. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

3. Counters

Good	Fair	Poor	N/A	None
X				

4. Cabinets

Good	Fair	Poor	N/A	None
X				

5. Ceiling Fan

Good	Fair	Poor	N/A	None
				X

Observations:
• No ceiling fan installed.

6. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• All accessible receptacles appear to be grounded.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
• GFCI receptacles are in place where recommended and operational.

8. Refrigerator

Good	Fair	Poor	N/A	None
X				

Observations:
• Operated properly at time of inspection.

9. Dishwasher

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated properly at time of inspection.

10. Garbage Disposal

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated properly at time of inspection.

11. Microwave

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated properly at time of inspection.

12. Oven & Range

Good	Fair	Poor	N/A	None
X				

Observations:
 • Operated properly at time of inspection.
 • Anti-tip bracket is missing from range installation. See label inside oven door.
 All free-standing, slide-in ranges include an anti-tip device and is essential in the safe operation of the range. It provides protection when excess force or weight is applied to an open oven door.

Recommend repair.

13. Vent Condition

Good	Fair	Poor	N/A	None

Type: Stove exhaust fan is the recirculating type.
 Observations:
 • Exhaust fan operated properly.

14. Sinks

Good	Fair	Poor	N/A	None
X				

15. Sink Faucet

Good	Fair	Poor	N/A	None
X				

Observations:
 • The water temperature at the kitchen sink measured 132 degrees, recommend turning down the temperature to avoid burns from scalding.

16. Heating Source

Observations: Heating/Cooling source present.

Laundry room

1. Photo

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Laundry Room

2. Locations

Locations: 2nd floor. • West

3. Dryer Vent

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Dryer vents thru the floor.

4. Electrical

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Room is set up for an electric dryer.

5. Gas Valves

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Observations:
• No gas present.

6. Plumbing

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Washing machine has a drip pan located under it, however, there is no drain on the pan. Recommend adding a drain line to the pan.

7. Doors

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

8. Window Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed single hung window noted.

9. Heating/Cooling Source

Materials: Heating/Cooling source present.

Dining room

1. Photo

Good	Fair	Poor	N/A	None



Dining Room

2. Direction

Northwest corner.

3. Ceiling Fans

Good	Fair	Poor	N/A	None
				X

Observations:
• None present.

4. Electrical

Good	Fair	Poor	N/A	None
X				

Observations:
• All accessible receptacles appear to be grounded.

5. Heat Source

Observations: Heating/Cooling source present.

6. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

Living room

1. Photo

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



Living Room

2. Location

East side

3. Window Condition

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed single hung window noted.

4. Ceiling Fans

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Operated normally when tested, at time of inspection.

5. Electrical

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- All accessible receptacles appear to be grounded.

6. Heating Source

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:

- Heating/Cooling source present.

Interior Areas

The Interior section covers areas of the house that are not considered part of the Bathrooms, Bedrooms, Kitchen or areas covered elsewhere in the report. Interior areas usually consist of hallways, foyer, and other open areas. Within these areas the inspector is performing a visual inspection and will report visible damage, wear and tear, and moisture problems if seen. Personal items in the structure may prevent the inspector from viewing all areas on the interior.

The inspector does not usually test for mold or other hazardous materials. A qualified expert should be consulted if you would like further testing.

1. Door Bell

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated normally when tested.

2. Smoke Detectors

Good	Fair	Poor	N/A	None
X				

Observations:

- Operated when tested.
- **Recommend installing carbon monoxide detectors on all levels of the home.**

3. Stairs & Handrail

Good	Fair	Poor	N/A	None
X				

4. Fireplace

Good	Fair	Poor	N/A	None
X				

Materials: Living Room

Materials: Gas Fireplace

Observations:

- Gas fireplace operated normally at time of inspection.

5. Window Condition

Good	Fair	Poor	N/A	None
X				

Observations:

- Many of the windows in the home are in need of sealing/caulking around the inside of the windows.

Master Bedroom

1. Photo

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2. Locations

2nd Floor • South East Corner

3. Doors

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Window Condition

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed single hung window noted.

5. Ceiling Fans

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Operated normally when tested, at time of inspection.

6. Electrical

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • All accessible receptacles appear to be grounded.

7. Smoke Detectors

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • The smoke detector in this bedroom operated during the inspection.

8. Heat Source

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Heating/Cooling source present.

9. Closets

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

#1 Bedroom

1. Photo

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2nd floor northeast bedroom

2. Locations

2nd Floor • North East Corner

3. Doors

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Window Condition

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed single hung window noted.

5. Ceiling Fans

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Observations:
• None present.

6. Electrical

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• All accessible receptacles appear to be grounded.

7. Smoke Detectors

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• The smoke detector in this bedroom operated during the inspection.

8. Heat Source

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Heating/Cooling source present.

9. Closets

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• No lights are installed in closet.

#2 Bedroom

1. Photo

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2nd floor northwest bedroom

2. Locations

South West Corner

3. Doors

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Window Condition

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed single hung window noted.

5. Ceiling Fans

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	X

Observations:
• None present.

6. Electrical

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• All accessible receptacles appear to be grounded.

7. Smoke Detectors

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• The smoke detector in this bedroom operated during the inspection.

8. Heat Source

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• Heating/Cooling source present.

9. Closets

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
• No lights are installed in closet.

Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Photo

Good	Fair	Poor	N/A	None

Observations:
 • No photo available.

2. Locations

Locations: 1st floor bathroom.

3. Doors

Good	Fair	Poor	N/A	None
X				

4. Window Condition

Good	Fair	Poor	N/A	None
X				

Materials: Vinyl framed single hung window noted.

5. Heating

Good	Fair	Poor	N/A	None
X				

Observations:
 • Central heating and cooling noted in this room.

6. Exhaust Fan

Good	Fair	Poor	N/A	None
				X

Observations:
 • No exhaust fan was present.

7. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI receptacles were in place and operational

8. Sinks

Good	Fair	Poor	N/A	None
X				

9. Toilets

Good	Fair	Poor	N/A	None
	X			

Observations:
 • 1st floor toilet ballcock (water inlet valve) makes a very loud noise when it it filling, recommend replacement.

Master Bathroom

1. Photo

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2. Locations

Locations: West side.

3. Doors

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Window Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed single hung window noted.

Observations:

- Master bathroom window latches are broken, and will not easily lock, recommend repair.



5. Ceiling Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: There are drywall ceilings noted.

Observations:

- There is a substance on the ceiling that resembles mold. Qualified personnel can only positively identify mold through sampling and analysis. The General Home inspection is not an inspection for mold and the inspector specifically disclaims and assumes no responsibility for identifying the presence of mold fungi. Recommend making sure there is proper ventilation in the bathroom area.



Ceiling areas have some stains.

6. Heating

Good	Fair	Poor	N/A	None
X				

Observations:
 • Central heating and cooling noted in this room.

7. Exhaust Fan

Good	Fair	Poor	N/A	None
X				

Observations:
 • The bath fan was operated and no issues were found.

8. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:
 • GFCI in place and operational

9. Sinks

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Left master bathroom sink is very slow to drain, recommend repair.



Left sink drains very slow.

10. Toilets

Good	Fair	Poor	N/A	None
X				

Observations:
 • Observed as functional and in good visual condition.

11. Showers

Good	Fair	Poor	N/A	None
	X			

Observations:
 • Recommend caulking where the shower meets the floor.

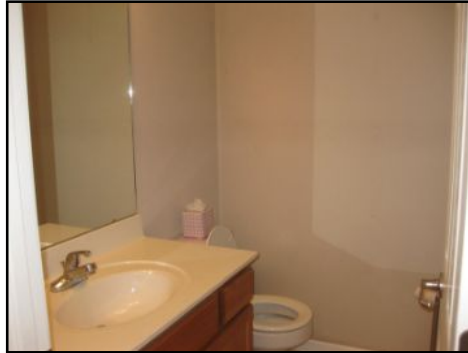


Recommend caulking.

2nd Floor Bathroom

1. Photo

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



2nd floor bathroom

2. Locations

Locations: 2nd floor.

3. Doors

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

4. Window Condition

Good	Fair	Poor	N/A	None
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Materials: Vinyl framed single hung window noted.

5. Heating

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Central heating and cooling noted in this room.

6. Exhaust Fan

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • The bath fan was operated and no issues were found.

7. GFCI

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • GFCI in place and operational

8. Sinks

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

9. Toilets

Good	Fair	Poor	N/A	None
X	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Observations:
 • Observed as functional and in good visual condition.

10. Bath Tubs

Good	Fair	Poor	N/A	None
X				

Observations:

- Recommend caulking around bathtub.

Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

1. Heater Condition

Good	Fair	Poor	N/A	None
X				

The furnace is located in the basement
 Gas fired forced hot air. • Brand Name - Rheem • Model # GF901U75AS36 • Serial # GY5D302F151202182 • Furnace is approximately 1 years old.
 Observations:
 • Unit was operating properly at time of inspection.

2. Venting

Good	Fair	Poor	N/A	None
X				

Observations:
 • Plastic - PVC vent noted.

3. Gas Valves

Good	Fair	Poor	N/A	None
X				

Observations:
 • Gas shut off valves were present.

4. Refrigerant Lines

Good	Fair	Poor	N/A	None
X				

Observations:
 • No defects found.

5. AC Compressor

Good	Fair	Poor	N/A	None

Compressor Location: Electric • The compressor is located on the exterior north.
 Brand - Rheem. • Model # - RCU13410C36J • Serial # 8392W111102804
 Observations:
 • A/C unit not operated due to the fact that it should not be run if the temperature has been below 65 degrees within the last 24 hours. Operating unit below this temperature could damage compressor.
 • Outside disconnect is present.
 • Recommend keeping vegetation cleared away from around air conditioner.

6. Filters

Good	Fair	Poor	N/A	None

Location: Located in the ductwork next to furnace.
 Observations:
 • Electronic air filter installed. Recommend getting manual for any of the appliances.

7. Thermostats

Good	Fair	Poor	N/A	None
X				

Observations:
 • Digital - programmable type.

Water Heater

1. Venting

Good	Fair	Poor	N/A	None
X				

2. Water Heater Condition

Good	Fair	Poor	N/A	None
X				

Heater Type: Gas • Brand - A.O. Smith. • Model # GCV 40 100 • Serial # - H05A048524 • Approximate age - 8years.

Location: The heater is located in the basement.

Observations:

- Tank appears to be in satisfactory condition -- no concerns.

3. TPRV

Good	Fair	Poor	N/A	None
X				

Observations:

- Appears to be in satisfactory condition -- no concerns.

4. Number Of Gallons

Good	Fair	Poor	N/A	None
X				

Observations:

- 40 gallons.

5. Gas Valve

Good	Fair	Poor	N/A	None
X				

Observations:

- Valve is installed in the gas line.

6. Plumbing

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Observations:

- No deficiencies observed at the visible portions of the supply piping.

7. Overflow Condition

Good	Fair	Poor	N/A	None
X				

Materials: Copper

Observations:

- Appears to be in satisfactory condition -- no concerns.

Garage

1. Garage

Type: 2 car attached garage.

2. Ceiling

Good	Fair	Poor	N/A	None
	X			

Observations:

- There were some water stains and minor moisture damage on the north ceiling and wall. This area tested dry with moisture meter at time of inspection.
- There is no access to attic above garage to inspect for leaks. Recommend monitoring this area.



Past water leak and minor damage noted on north ceiling and wall.

3. Walls

Good	Fair	Poor	N/A	None
X				

Observations:

- Sill plates were not visible.

4. Anchor Bolts

Good	Fair	Poor	N/A	None

Observations:

- The anchor bolts were not visible.

5. Floor Condition

Good	Fair	Poor	N/A	None
X				

Materials: Concrete floor.

6. Windows

Good	Fair	Poor	N/A	None
				X

7. Garage Door Condition

Good	Fair	Poor	N/A	None
X				

Materials: One 16' insulated steel door on attached garage.

Observations:

- No deficiencies observed.

8. Garage Opener Status

Good	Fair	Poor	N/A	None
X				

Observations:

- Chain drive opener noted.

9. Garage Door's Reverse Status

Good	Fair	Poor	N/A	None
X		X		

Observations:

- Eye beam system present and operating.
- The door requires a great deal of resistance to trigger the auto-reverse mechanism. We recommend adjusting the opener for proper reverse tension.

10. Fire Door

Good	Fair	Poor	N/A	None
X				

Observations:

- Appeared satisfactory and functional, at time of inspection. There is no auto closure on this door, todays common building practices recommend an auto closer to keep door closed to help prevent the spread of fire.

11. GFCI

Good	Fair	Poor	N/A	None
X				

Observations:

- GFCI receptacles are in place and operational.

Electrical

1. Electrical Panel

Good	Fair	Poor	N/A	None
X				

Location: Main Location: • In the basement
 Location: No Sub Panels located.

2. Main Amp Breaker

Good	Fair	Poor	N/A	None
X				

Observations:
 • 200 amp

3. Cable Feeds

Good	Fair	Poor	N/A	None
X				

Observations:
 • There is an underground service lateral noted.

4. Breakers

Good	Fair	Poor	N/A	None
X				

Materials: Copper armor sheathed cable. • Metal emt conduit.
 Observations:
 • All of the circuit breakers appeared serviceable.

Basement

1. Walls

Good	Fair	Poor	N/A	None
X				

Materials: Poured concrete basement walls.

Observations:

- Several cracks noted, they have been professionally sealed.

2. Windows

Good	Fair	Poor	N/A	None
X				

Materials: Aluminum framed awning window noted.

Observations:

- In the event of an emergency it appears that the windows could cause an issue of quick egress due to the fact that the windows are difficult to open or at a height that is too high for a small child or adult to escape safely . Recommend review and repair to allow easy exit in the event of an emergency situation.

3. Condition

Good	Fair	Poor	N/A	None
X				

Materials: Main water shutoff is located in basement. • Water distribution is: • Copper

4. Condition.

Good	Fair	Poor	N/A	None
X				

Materials: PVC

5. Drainage

Good	Fair	Poor	N/A	None
X				

Observations:

- Floor drains - not tested.

6. Sump Pump

Good	Fair	Poor	N/A	None
X				

Observations:

- Functional at time of inspection.
- House has a waterproofing system installed, recommend getting installer information as well as the warranty they may accompany this.

7. Gas Line

Good	Fair	Poor	N/A	None
	X			

Materials: Black iron. • CSST flexible gas line.

Observations:

- The CSST flexible gas line needs to be bonded to the electrical grounding system. Recommend repair by a qualified contractor.
- Go to this link to learn about csst gas line: <http://www.csstsafety.com/>



The csst gas line needs to be bonded to a suitable ground.

8. GFCI

Good	Fair	Poor	N/A	None
				X

Observations:

- **SAFETY ISSUE** - Any receptacles in the unfinished area of basements, should be GFCI protected, recommend replacement.

9. Smoke Detector

Good	Fair	Poor	N/A	None
X				

Observations:

- **Recommend installing carbon monoxide detector in basement.**

10. Access

Good	Fair	Poor	N/A	None
X				

Interior stairway.

11. Stairs

Good	Fair	Poor	N/A	None
X				

12. Railings

Good	Fair	Poor	N/A	None
				X

Observations:

- **SAFETY ISSUE** - Recommend installing hand rail on basement steps.



Recommend installing handrail on basement stairway.

13. Slab Floor

Good	Fair	Poor	N/A	None
X				

Observations:

- Concrete floor
- Typical cracks.

14. Framing

Good	Fair	Poor	N/A	None
X				

Observations:

- Engineered I Beams
- As with all homes, it is recommended to have a termite inspection.

15. Columns

Good	Fair	Poor	N/A	None
X				

Observations:

- Steel supports.

16. Basement Ductwork

Good	Fair	Poor	N/A	None
X				

Observations:

- Metal duct.
- **Heat register in basement if loose, recommend repair.**



Loose register in basement needs secured.

Attic

1. Access

Good	Fair	Poor	N/A	None

Observations:
 • Scuttle Hole located in:
 • Master bedroom closet.



Attic

2. Inside area

Good	Fair	Poor	N/A	None
X				

Observations:
 • Wooden trusses.
 • Inspected from access hole only, did not want to compress insulation by walking on it.

3. Decking

Good	Fair	Poor	N/A	None
X				

Materials: OSB decking

4. Insulation Condition

Good	Fair	Poor	N/A	None
X				

Materials: Blown in fiberglass insulation noted.
 Depth: Insulation averages about 12-14 inches in depth

5. Ventilation

Good	Fair	Poor	N/A	None
X				

Observations:
 • Under eave soffit inlet vents noted.
 • Gable louver vents noted.
 • Fixed, roof exhaust vents.

6. Duct Work

Good	Fair	Poor	N/A	None
X				

Observations:
 • Insulated flex duct noted.

7. Electrical

Good	Fair	Poor	N/A	None

Observations:
 • Most areas not accessible due to insulation.

8. Attic Plumbing

Good	Fair	Poor	N/A	None
X				

Observations:
 • PVC plumbing vents

9. Chimney

Good	Fair	Poor	N/A	None
X				

Observations:

- Double wall metal B-Vent pipe noted.

10. Exhaust Vent

Good	Fair	Poor	N/A	None
X				

Observations:

- Bathroom exhaust fans terminate near the gable vent of the home, this appears satisfactory.