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# INSPECTION CONDITIONS

It is the clients sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual inspection of the property after the seller vacates to insure that no "condition" was concealed by personal property and/or stored items while occupied, or damaged during the seller's evacuation of the building. Should any "condition" be revealed that was not addressed within this report prior to, or after the close of escrow please contact our office immediately for an additional evaluation regarding such "condition."

## FILE INFORMATION

101 FILE NAME: SAMPLE.  
 102 CLIENT NAME: Jane Client.  
 103 INSPECTION PROPERTY ADDRESS: 000 Any Street  
 Anytown, IL 60000.

## CLIMATIC CHARACTERISTICS (AT BEGINNING OF INSPECTION)

103 WEATHER/  
 SOIL: Weather conditions during the inspection: overcast, light breeze, 30-40 degrees and the ground was dry.

## BUILDING CHARACTERISTICS

104 MAIN ENTRY: Faces: South.  
 105 STRUCTURE: Standard wood frame construction with a masonry veneer. Raised ranch, single family residence.

## UTILITY SERVICES

106 ELECTRICITY: Municipal.  
 107 GAS: Municipal.  
 108 WATER/  
 SEWER: Municipal.  
 109 UTILITIES STATUS: All utilities on.

## OTHER INFORMATION

110 ATTENDING: People present for a majority of the inspection: The individual licensed home inspector, and the client.  
 111 INSPECTED BY: Happy Home Inspection Services LLC  
 Entity License # 051.0000395 expires 11/30/40  
 Dale Bennett, Chief Inspector  
 Illinois License # 050.0001398 expires 11/30/04

**112 OCCUPIED:**

The building was occupied and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

**113**

**COMMENTS:**

There were areas noted in and around the structure in need of corrective measures. The areas of concern are preceded by codes i.e. [SC], [FE], [CR] and [RU] each code is defined in the "DEFINITIONS" section below. We recommend the condition(s) be corrected by specialists in the appropriate trades.

**INTRODUCTORY NOTES**

**114 IMPORTANT INFORMATION:**

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front (street side) of and facing the building.

[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[NOTE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

[NOTE] Photographs when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed.

**115**

**ENVIRONMENTAL CONCERNS:**

Environmental issues include but are not limited to asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We may make reference to one or more of these materials when/if noted during the inspection. If noted, we recommend a full evaluation by a specialist in the appropriate trade is recommended.

**DEFINITIONS**

**120 SAFETY CONCERNS:**

[SC] **Safety Concerns:** Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

**121 FURTHER EVALUATION:**

[FE] **Further Evaluation:** Conditions noted that warrant further evaluation by specialists in the appropriate trades.

**122**

**CORRECTIONS RECOMMENDED:**

[CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

**123  
RECOMMENDED  
UPGRADE:**

[RU] **Recommended Upgrades:** Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

**124  
SERVICEABLE:**

Serviceable; As defined in the Websters Dictionary; "That can be of service; ready for use; useful; useable". Means that a system and/or component was capable of performing its intended *function* and/or task. It does not imply that the system and/or component was in perfect or in like new condition or that it would meet every individuals interpretation of an acceptable state.

**125  
SIGNIFICANTLY  
DEFICIENT:**

The State of Illinois defines "significantly deficient" as unsafe or not functioning.

**126  
FUNCTIONED:**

Functioned; Performing its normal, proper and characteristic action based on the use of proper operating controls.

**127 NOT  
FUNCTIONAL:**

Not Functional; Not performing its normal, proper and characteristic action based on the use of proper operating controls.

**128 FAILED:**

Failed; As defined in Websters Dictionary; "To be deficient or negligent in an obligation, duty, or expectation". If an item did not *function*, then it was not *serviceable* and was considered to have *failed*.

**129  
SPECIALIST:**

Specialist; as defined in the Websters Dictionary; "A person who specializes in a particular field of study, professional work". Any individual schooled, trained and/or otherwise holds a special knowledge of specific systems or components. Trade school or factory trained individuals in specific fields of expertise may be considered a "*Specialist*" as well as qualified state licensed contractors in specific occupations.

**130 UNSAFE:**

"Unsafe" is defined by the State of Illinois as a condition in a system or component, that is judged to be a significant risk of personal injury or property damage during normal, day-to-day use. The risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction standards.

# ROOF SURFACE

The visible areas of the roof and components were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## ROOF INFORMATION & CONDITION

### 200 ACCESS & LIMITATIONS:

Due to height/pitch/dampness/potential damage to roof surface, the inspector viewed the roof surface and its components from a ladder at the roofs edge and with binoculars from the ground.. This is a limited visual inspection.

### 201 ROOF COVERING:

Materials: Dimensional asphalt composition shingles.

### 202 ROOF LAYERS:

1 layer.

### 203 ESTIMATED AGE OF VISIBLE ROOF COVERING (IN YEARS)

New, just installed.

### 204 ASPHALT SHINGLE CONDITION:

The visible areas of the roof surface appeared serviceable. Periodic inspection and maintenance is recommended.

### 213 CHIMNEY & FLUE TYPE(S):

Materials: brick chimney with a clay tile flue.

### 214 CHIMNEY CONDITION:

The visible areas of the chimney appeared serviceable [from the roof line up]. There was a spark arrester installed.

### 215 VISIBLE FLUE CONDITION:

The visible exhaust flue pipes appeared serviceable. Please note that the interiors of flues are not visible, and outside the scope of this inspection.

### 216 ROOF PENETRATIONS

Roof surface vents, Plumbing vent(s), Power vent(s), Electrical mast and ridge vents.

### 217 FLASHING TYPE(S):

Baby Tins, Step, Lapped, Counter, Drip edge noted at roof eaves.

### 218 FLASHINGS CONDITION:

The visible flashings appeared serviceable.

### 219 ROOF DRAINAGE:

Materials: metal rain gutters.

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**220 GUTTER &  
DOWNSPOUT  
CONDITION:**

The visible areas of the roof drainage system appeared serviceable, with the following exceptions;

- a. [CR] Runoff water from the roof discharged next to the building. We recommend the downspouts be routed sufficiently away from the building to prevent ponding, pooling, and saturation of the soil at the foundation.

# EXTERIORS

The visible exterior surfaces and materials of the building were observed to determine their current condition. Areas concealed from view by any means (bushes, vines, stored items like wood stacks) are excluded from this report. Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors are the source of moisture damage and deterioration. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows, doors, and air conditioning lines. Routine maintenance may extend the service life and minimize deterioration of the exterior surfaces. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## EXTERIOR INFORMATION & CONDITION

### 301 SIDING

#### TYPE:

Materials: Manufactured aluminum siding, and, Brick Veneer.

### 303 MFG.

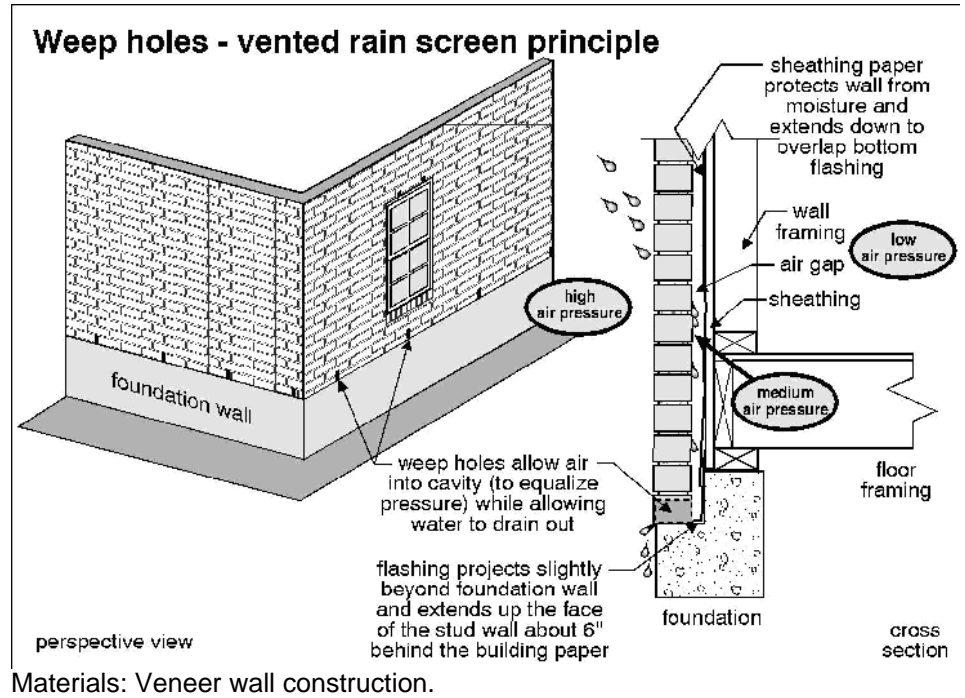
#### SIDING

#### CONDITION:

The manufactured siding appeared serviceable, with the following exceptions noted;

- a. [CR] The manufactured siding was damaged/deteriorated at the exterior of the building. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the condition(s) noted.

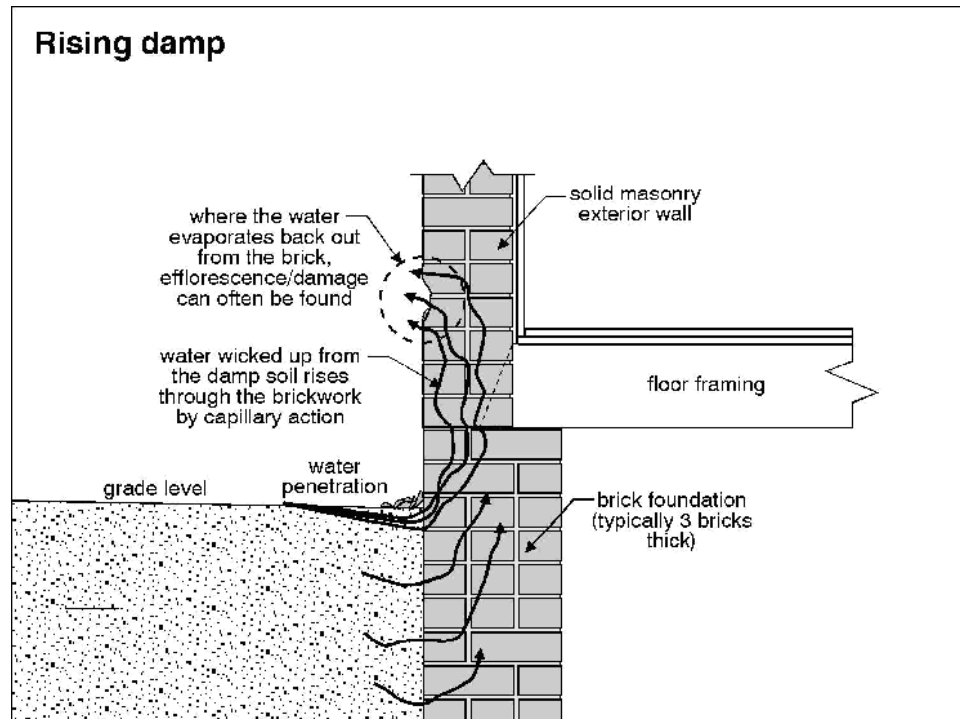
**307 MASONRY  
TYPE:**



Materials: Veneer wall construction.



**309 MASONRY  
CONDITION:**



The brick walls appeared serviceable, with exceptions noted.

- a. [CR] There were no visible through-the-wall flashing(s) or weep holes installed at the foundation ledge, top of the door/window trim, around the concrete landing. This condition is conducive to moisture damage over time. We recommend correcting the condition(s) noted. [CR]
- b. Portions of the brick wall lacked adequate clearance from or were buried in the ground. These conditions are conducive to moisture intrusion/deterioration. We recommend regrading so that the water drains away from the home, and that a clearance of 8" is maintained between the siding and the grade.
- c. This condition was noted at the right side of the building - Small diagonal "step" cracks in the mortar.
- d. Small inverted "v" cracks over the main entrance, indicating some sagging in the lintel.

**310 EXT TRIM  
TYPE:**

Materials: wood.

**311 EXT TRIM  
CONDITION:**

The visible exterior trim materials appeared serviceable, with exceptions noted.

- a. This condition was noted at the front of the building. [CR] The exterior trim materials showed wear, but appeared to be in serviceable condition. We recommend routine maintenance to extend their service life.

**312 EXT DOOR  
TYPE:**

Materials: Wood.

**313 EXT DOOR  
CONDITIONS:**

The door(s) were serviceable.

**314 WINDOW  
TYPE(S):**

Types: Single or double hung, Single pane (non-thermal) windows were present. Aluminum screens and storm windows were present.

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**315 WINDOW**

**MATERIALS:**

Materials: Wood.

**316 WINDOWS**

**CONDITION:**

The windows viewed from the exterior appeared serviceable.

**317 CAULK**

**CONDITION:**

The caulking around the exterior wall penetrations appears serviceable. Caulking requires annual maintenance to prevent moisture penetrations into the home.

**EXTERIOR FOUNDATION**

**318 VISIBLE**

**FOUNDATION(S):**

Concrete.

**319**

**FOUNDATION**

**CONDITION:**

The visible portions of the foundation walls appeared serviceable.

# GROUNDS

The items listed below were visually observed to determine their current condition during the inspection, areas concealed from view by any means are excluded from this report. This inspection is a visual observation and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal water and sewer service piping or concealed cleanouts. This inspection is not intended to address or include any geological conditions or site stability information, for information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## GROUNDS INFORMATION & CONDITION

<b>327 DRIVEWAY:</b>	Materials: Asphalt.
<b>328 DRIVEWAY CONDITION:</b>	There were common cracks in the driveway, no action is needed at this time. We recommend sealing the driveway annually.
<b>329 WALKWAYS:</b>	Materials: Concrete.
<b>330 WALKWAYS CONDITION:</b>	The walkways appeared serviceable.
<b>331 STEPS &amp; STAIRS:</b>	Concrete and stone.
<b>332 STEPS &amp; STAIRS CONDITION:</b>	The stairs were serviceable.
<b>333 HANDRAILS:</b>	The handrail(s) were serviceable.
<b>334 GUARD RAILS:</b>	The guard rails were serviceable.
<b>337 LANDINGS:</b>	Materials: Concrete.
<b>338 LANDINGS CONDITION:</b>	The landing appeared serviceable.
<b>339 PATIOS:</b>	Concrete and stone.
<b>340 PATIOS CONDITION:</b>	The patio appeared serviceable.
<b>343 WOOD DECKS</b>	Stained or Painted wood (this inspection does not determine the presence or lack of arsenic containing materials)
<b>344 WOOD DECKS CONDITION:</b>	The deck(s) appear serviceable, with the following exceptions noted; a. [CR] Flashing is not visible between the ledger board, and its connection to the home. We would recommend installing proper flashing at this joint.
<b>346 RETAINING WALLS:</b>	Materials: brick.
<b>347 RETAINING WALLS CONDITION:</b>	The retaining walls appear serviceable, with the following exceptions noted; a. [FE] The retaining wall(s) had cracks and showed signs of movement. We recommend further evaluation and corrections by a specialist in the appropriate trade.

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**348 EXTERIOR  
ELECTRICAL:**

The lights & receptacles appear serviceable, with the following exceptions noted;  
a. [RU] There were outlets without weather tight covers. We recommend installing the weather tight type cover(s) where needed.

**GRADING/DRAINAGE/LANDSCAPING INFORMATION & CONDITION**

**350 SITE**

**GRADING:**

Gentle slope. Steep slope.

**351 SITE**

**GRADING**

**CONDITION:**

The grading at the foundation and appeared to be adequate to drain excess surface water away from the building.

**352 SITE**

**DRAINAGE:**

Surface drainage.

**354 TREES AND**

**VEGETATION:**

The vegetation and landscaping appeared maintained.

**355 HOSE**

**FAUCETS:**

The accessible hose faucets were serviceable. Please note that frost proof & anti-siphon features are not evaluated. Hose faucets that are not frost proof must be shut down when temperatures are below freezing. Hoses must be removed from frost proof hose faucets when temperatures are below freezing. These measures help prevent pipes from bursting due to cold temperatures.

# ATTACHED GARAGE

The visible areas of the walls, ceilings, & floors were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional auto-reverse system safety features for child safety. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## GARAGE/CARPORT INFORMATION

### 500 TYPE &

**LOCATION:** Attached Garage, Two car, plus.

## GARAGE/CARPORT INTERIOR CONDITIONS

### 540 ITEMS

#### LIMITING

#### ACCESS/

#### VISIBILITY:

Stored items/vehicles limited visibility.

### 541 FRAMING

#### CONDITION:

The garage was finished, and the framing was not visible.

### 542 INTERIOR

#### WALLS

#### CONDITION:

The visible areas of the walls and ceiling appeared serviceable.

### 543 GARAGE

#### FLOOR

#### CONDITION:

A floor drain was noted in the garage slab. These drains are excluded from evaluation as the drain assembly is not visible, and water is not readily present to check sewage flow. If a concern exists, have the drain(s) evaluated by a licensed plumber.

[CR] There were cracks in the garage floor. We recommend correcting the condition(s) noted.

### 544 FIRE WALL

#### CONDITION:

with exceptions noted.

a. [SC] There was a heating vent in the garage. We recommend correcting the condition(s) noted.

### 545 FIRE DOOR

#### CONDITION:

The door between the garage and living space appeared to be of fire resistive construction and had an automatic self closer.

### 546 SERVICE

#### DOOR(S):

Door types: wood.

### 547 SERVICE

#### DOOR

#### CONDITIONS:

The door(s) were serviceable.

### 548 OVERHEAD

#### DOOR(S):

Door types: Wood.

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**549 OVERHEAD**

**DOOR(S)**

**CONDITION:**

The car door(s) were operated and appeared serviceable.

**550 DOOR**

**OPENERS**

**CONDITION:**

The automatic car door opener(s) were operational.

**551 LIGHTS/**

**FIXTURES**

**CONDITION:**

The lights were serviceable.

**552**

**RECEPTACLES**

**CONDITION:**

[RU] The accessible receptacles were serviceable, they were not GFCI protected. We recommend upgrading to provide GFCI protection for the receptacles for safety reasons.

# ATTIC AREAS & ROOF FRAMING

The visible areas of the attic and roof framing were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Thermo or humidi-statically operated attic vent fans are excluded from the inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## ATTIC INFORMATION & CONDITION

### 601 ATTIC

**ACCESS:** Hatch in the ceiling.

### 602 ACCESS

#### CONDITION:

The attic was entered and fully accessible.

### 603 ATTIC

#### FRAMING:

Factory built truss system.

### 606 TRUSS

#### CONDITIONS:

Roof trusses support the roof components, transferring loads to the bearing walls. The bottoms of the trusses also support the finished ceiling. trusses are most commonly engineered components assembled in a factory and shipped to the construction site.

[FE] One of the trusses has been cut/modified. Trusses are engineered components, modification in this manner compromises the structural integrity of the truss. We recommend further evaluation and recommendations by a licensed structural engineer.

### 607 SHEATHING

#### TYPE(S):

Plywood.

### 608 SHEATHING

#### CONDITION:

The visible areas of the roof sheathing appeared serviceable. [FE] Moisture stains and damage was noted on the.

### 609

#### INSULATION

#### TYPE(S):

Rockwool.

### 610

#### INSULATION

#### CONDITION:

The visible attic insulation appeared serviceable.

### 611 VAPOR

#### BARRIER

The presence or lack of vapor barrier is not determined in the attic or in enclosed walls and is excluded from this inspection. Invasive techniques are normally needed to make this determination. Vapor barrier in the basement is considered to be a tricky subject, and normally would not be installed at foundation walls if unsure of it's affects.

### 612

#### VENTILATION

#### TYPE:

Vent types: gable end, ridge vent and soffit vents, power ventilation fan.

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**613  
VENTILATION  
CONDITION:**

Good attic ventilation is beneficial to the longevity of the roofing material and comfort of the living spaces. Attic ventilation can be provided by eave, gable, ridge, power or wind driven fans. In general a minimum of one square foot of louvered vent flow for every 150 square feet of attic floor space is the minimum recommended amount of ventilation.

**614 EXHAUST  
VENTS:**

The visible areas of the exhaust vent pipe(s) appeared serviceable, with exceptions noted.

- a. [CR] We recommend correcting the condition(s) noted.  
Thermostat not operable.

**615  
ELECTRICAL  
WIRING:**

The visible areas of the branch circuit wiring appeared serviceable.

**616 FLUES &  
CHIMNEYS:**

The visible areas of the chimney/flue pipe(s) appeared to be in serviceable condition.

**617 PESTS:**

The gable vent louvers on the right side were damaged and the screening pulled away. There was a birds' nest just inside. [CR] We recommend that the gable vent be secured.



# BUILDING INTERIOR

The visible areas of the walls, ceilings, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. A representative number of readily accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. In general almost all insulated glass window seals will fail and can fail at any time. Fireplaces with gas lines should have the damper fixed so it will not close and the gas line should be sealed to the wall where it enters the fireplace. All fireplaces should be cleaned and inspected on a regular basis to insure safe operation. Smoke detectors should be installed within 15 feet of all sleeping rooms. Carbon monoxide detectors should be placed through-out the home as directed by detector's manufacturer. Smoke and carbon monoxide detectors are checked by using the unit's test button ONLY. Units that are more than 8' above the ground are not checked, and should be evaluated by others. We recommend older homes be upgraded to meet the current smoke detector and carbon monoxide detector installation standards for additional occupant safety. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## INTERIOR ROOMS INFORMATION

<b>701 WALL CONSTRUCTION:</b>	Materials: Wood frame.
<b>702 WALLS/ CEILINGS COVERINGS:</b>	Materials: Drywall.
<b>703 FLOORS:</b>	Materials: Oak on second floor, carpeting on first floor, floating laminate in kitchen, tile in entranceway and bathrooms.
<b>704 WET BARS #:</b>	One on first floor.
<b>705 FIREPLACES #:</b>	Fireplace: Masonry; Wood burning.

## INTERIOR ROOM CONDITIONS

<b>706 WALLS/ CEILING:</b>	The visible areas of the walls and ceilings appeared serviceable with no cracks in evidence.
<b>707 FLOORS:</b>	The floor structure is not normally visible, except for in unfinished basements & crawlspaces (See Foundation/Under floor spaces for more). In general, the floors appear serviceable.
<b>708 CARPET FLOOR:</b>	The visible areas of the carpet appeared serviceable.
<b>709 TILE FLOOR:</b>	The visible areas of the tile floor appeared serviceable, with common signs of aging and wear.
<b>711 WOOD FLOOR:</b>	The visible areas of the wood flooring appeared serviceable.
<b>712 INTERIOR DOORS:</b>	The door(s) were serviceable.

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**713 WINDOWS:**

The accessible window(s) were serviceable.

**714 HEAT &  
COOL:**

There was air movement from the air register(s)/grill(s). There was a central return noted.

**715 SWITCHES/  
FIXTURES:**

The light(s) and ceiling fan(s) appear serviceable, with exceptions noted.

a. [SC] Switch cover plates were cracked/damaged/missing. We recommend correcting the condition(s) noted.

b. [RU] Bare bulb light fixtures were noted in the closets and laundry room. We recommend replacing them with enclosed fixtures.

**716**

**RECEPTACLES:**

The accessible receptacles were serviceable and GFCI protected where required. [SC] There was improper wiring installed in the form of.

**717 SMOKE  
DETECTOR:**

A smoke detector was present, regular testing is recommended. Batteries should be replaced regularly. Even hard-wired detectors need regular replacement of batteries and testing.

**718 CARBON  
MONOXIDE  
DETECTOR:**

A carbon monoxide detector was present, regular testing is recommended. Batteries should be replaced regularly. Even hard-wired detectors need regular replacement of batteries and testing.

**719 CABINETS/  
TOPS:**

The cabinet(s)/ counter(s) were serviceable.

**720 BAR SINK:**

The faucet(s), sink(s) and piping were serviceable, no leakage noted.

**721 HANDRAILS/  
GUARDRAILS:**

The railing(s) were serviceable.

**722**

**STAIRWELLS:**

The visible areas of the stairs were serviceable.

**723 FIREPLACE:**

Fireplace located in the, Family Room and visible areas of the flue appeared serviceable.

# BATHROOMS

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles, conditioned air vents and permanently installed components or equipment are checked for basic operation. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

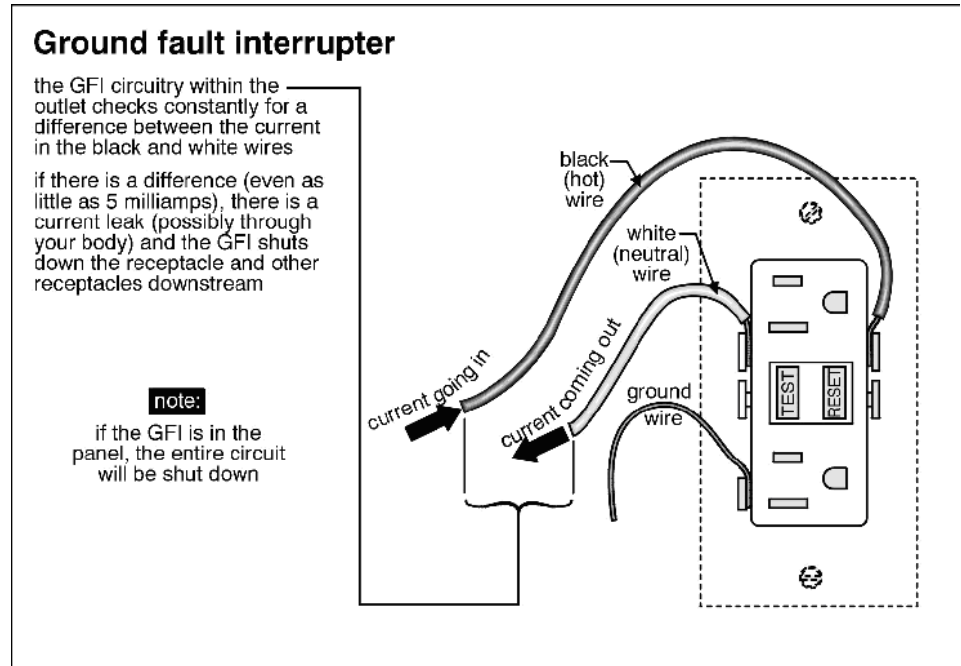
## **BATHROOM LOCATIONS:**

- BATHROOM #1:** Master Bathroom.
- BATHROOM #2:** 2nd Floor Main Bathroom.
- BATHROOM #3:** Powder Room, first floor.

## **BATHROOM CONDITIONS**

**801 TILE FLOOR:** The visible areas of the tile floor appeared serviceable, with common signs of aging and wear.

**805  
RECEPTACLES:**



The accessible receptacles were serviceable, with the following exceptions noted;

- a. [RU] The accessible receptacles were serviceable, they were not GFCI protected. We recommend upgrading to provide GFCI protection for the receptacles for safety reasons.

**806 LIGHTS/  
FIXTURES:**

The light(s) were serviceable.

**807  
VENTILATION:**

The exhaust vent fans functioned, with exceptions noted;

- a. [CR] There was no means of ventilation provided in the master bath. We recommend installing a means for ventilating the bath room.

**808 CABINETS/  
TOPS:**

The cabinet(s)/ counter(s) were serviceable.

**809 SINK/  
PLUMBING:**

The faucet(s), sink(s) and piping were serviceable, no leakage noted.

**810 TOILETS:**

The toilet(s) functioned, no leakage noted, but with the following exceptions noted;

- a. [CR] The toilet in the second floor shared bathroom leaked water internally and was refilling itself. We recommend correcting the condition(s) noted.

**813 TUB/  
SHOWER:**

The tub(s)/shower(s) and faucet(s) were serviceable.

# KITCHEN

The visible areas of the walls, ceilings, floors, cabinets and counters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The equipment is checked for basic operation as a benefit to client. The appliances are not inspected or thoroughly investigated. The buyer should recheck all appliances at the final preclosing walk-through. Self or continuous cleaning functions, timing devices and thermostat accuracy are beyond the scope of the inspection. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## KITCHEN LOCATIONS:

**KITCHEN #1:** Located on the second floor, left.

## KITCHEN

**1112**

**RECEPTACLES:** The accessible receptacles were serviceable and GFCI protected where required.

**1113 CABINETS/  
TOPS:**

The cabinet(s)/ counter(s) were serviceable.

**1114 SINK/  
PLUMBING:**

The faucet(s), sink(s) and piping were serviceable, no leakage noted.

**1115 DISPOSAL:**

The garbage disposal(s) functioned.

**1116**

**DISHWASHER:**

The dishwasher(s) functioned through the "Normal Cycle", no leakage noted.

**1117 EXHAUST  
VENT:**

The exhaust fan and light functioned.

**1118 STOVE:**

Gas; The stove functioned.

**1122**

**REFRIGERATOR:**

The refrigerator functioned at the time of the inspection.

**1123 INSTA**

**HOT:**

The unit dispensed heated/hot water from the faucet.

# LAUNDRY ROOM

## LAUNDRY

1201

**LOCATION:**

Located on the first floor.

1213

**RECEPTACLES:**

[RU] The accessible receptacles were serviceable, they were not GFCI protected. We recommend upgrading to provide GFCI protection for the receptacles for safety reasons.

1214

**VENTILATION:**

The ventilation was provided by a window which appeared adequate.

1216 LAUNDRY

**SINK/TUB:**

The faucet(s), sink(s) and piping were serviceable, no leakage noted, with common signs of aging/wear.

1217 WASHER

**SERVICE:**

The laundry faucets were not operated, but appear serviceable. No visible leaks were noted. The washing machine was run through a normal cycle with no visible leaks.

1218 DRYER

**SERVICE:**

The dryer was run through a normal cycle, and appears serviceable.

1219 DRYER

**VENTING:**

Dryer venting was provided and terminated at the exterior. [SC] The dryer vent was installed with a kink, preventing proper flow of the exhaust, and likely providing for lint build up within the vent which is a fire hazard. We recommend correcting the condition(s) noted.

# FOUNDATION/UNDER-FLOOR AREAS

Areas of the foundation and/or structural components of the building were inaccessible because they are installed below grade level, and/or behind finished walls. Areas concealed from view by any means and assessing the structural integrity of the foundation is excluded from this report. The inspectors observations take into account the age of the building and the construction standards of that time, older buildings may lack many of the modern framing presently being utilized. Foundations may have curing cracks that do not represent a structural problem. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with movement, we recommend further evaluation by a structural engineer, foundation specialist or a geologist. All exterior grades should allow for surface and roof water to be diverted away from the foundation system. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## FOUNDATION

**1200 TYPE:** Foundation types: Concrete slab on grade.  
**1202 BOLTS:** The wall surfaces/rim joist insulation prevented access to visually verify the presence or condition of anchor bolts. The anchor bolts were not inspected.

## UNDER FLOOR SPACE

**1203 TYPE OF UNDER FLOOR SPACE:** Crawlspace only under front entrance/stair area.  
**1204 ACCESS:** Accessed from an interior access panel.  
**1205 ITEMS LIMITING ACCESS/ VISIBILITY:** Insulation at the: Walls, Rim joists, Stored items limited access to the underfloor space. Only readily accessible & visible portions of the space are included in this inspection. The inaccessible, not visible portions are excluded, and should be reevaluated when access & visibility has been increased to the space.  
**1206 FOOTINGS (MAIN STRUCTURE):** In general, the building footings are below grade; they extend below the floor elevation and are not visible/not inspected.  
**1207 FLOOR CONDITION:** The visible areas of the floor appeared serviceable with typical shrinkage cracks.  
**1208 FOUNDATION:** Concrete.  
**1209 FOUNDATION CONDITION:** The visible basement walls appeared serviceable with typical shrinkage cracks noted.  
**1218 INSULATION:** The insulation appeared to be in serviceable condition.

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**1219**

**VENTILATION:**

The crawl space ventilation appeared serviceable. Good ventilation is vital for moisture control. The exterior vents should be kept in good repair, clear of vegetation and inspected periodically. Generally keep the vents open in the summer, and closed in the winter.



# PLUMBING

The visible areas of the main water line, shutoff valve, water supply & drain lines, gas meter and piping were observed to determine their current condition. Areas concealed from view by any means (stored items or finishes) are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Leakage or corrosion in underground or concealed piping cannot be detected by a visual inspection. Older fixtures or components should be budgeted for replacement. Fixture shutoffs are not tested, some corrosion is common. We are not equipped to repair a leaky shutoff caused by a test, we recommend fixture shutoffs be tested by a specialist in the appropriate trade equipped to repair or replace the shutoffs. Any items not inspected are excluded from this inspection. Those items should be evaluated by others if the client so desires. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## PLUMBING INFORMATION & CONDITION

### 1301 MAIN WATER LINE:

Materials: Copper piping.

### 1302 WATER SHUTOFF

#### LOCATION:

The main water shutoff valve was located on the first floor of the building by the water meter in the laundry room.

### 1303 WATER SHUTOFF

#### CONDITION:

The main water shutoff valve appeared serviceable, no leakage noted. We do not operate these devices due to the potential for leaking from unexercised valves.

### 1305 WATER FLOW:

A number of fixtures were operated simultaneously with a serviceable water flow. Water pressure is generally a personal preference, which we feel is acceptable at this time.

### 1306 WATER PIPING:

Materials: Copper piping. The life span of copper supply lines can be reduced significantly if the water is found to have high sulfur content (Normally seen in untreated well water).

### 1307 WATER PIPING

#### CONDITION:

The visible water supply piping appeared serviceable.

### 1308 WASTE PIPING:

Materials: Copper piping.

### 1309 WASTE PIPING

#### CONDITION:

The visible waste piping appeared serviceable.

### 1310 WASTE FLOW:

A number of drains were emptied simultaneously and appeared serviceable. Floor drains are not tested, not inspected.

### 1312 VENT PIPING:

Materials Where Visible: copper piping.

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**1313 VENT  
PIPING  
CONDITION:**

The visible areas of the vent pipes appeared serviceable.

**1314 GAS  
PIPING:**

The visible areas of the gas piping appeared serviceable. The gas pipes and valves directly adjacent to the gas furnace & gas water heater were checked for gas leaks. None of the checked areas had significant gas leaks.

**1315 GAS  
SHUTOFF  
LOCATION:**

The gas shut off location is at the gas meter. The gas meter and shutoff valve are located at the right side of the building.

**1316 GAS  
SHUTOFF  
CONDITION:**

The supply shutoff appeared serviceable, we do not operate these devices.

# WATER HEATERS

The water heater(s) and the related components were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. Water heaters that were shut down, turned off or inactive will not be turned on or activated. Water that is hotter than the manufacturers recommended setting of 120 degrees is a scald hazard. The water temperature should never be set higher than the manufacturers recommended setting. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## WATER HEATER INFORMATION

**1401**  
**LOCATION:** The water heater was located in the laundry room.

**1402**  
**MANUFACTURER**  
**:** A.O. Smith.

**1403**  
**MANUFACTURE**  
**DATE:** 2002.

**1404 SIZE /**  
**GALLONS:** 40 gallon.

**1405 ENERGY**  
**TYPE:** Natural gas.

## WATER HEATER CONDITIONS

**1407 VENTING**  
**SYSTEM:** The visible areas of the flue vent piping were intact and secured at the connections.

**1408 WATER**  
**PIPES:** [RU] The shutoff valve and visible water supply connectors appeared serviceable, they were not insulated. We recommend insulating the exposed water piping to minimize heat loss & prevent condensation. The operation of water shutoff valves is outside the scope of the inspection and were not operated.

**1409 T&P**  
**VALVE/**  
**EXTENSION:** A temperature & pressure relief valve and discharge line were installed. The discharge line extended to within 6" of the ground to assist in preventing burns if utilized.

**1410 TANK:** The water heater tank appeared serviceable, no leakage noted.

**1411 BURNERS:** The burner flame(s) appeared typical for this type of unit.

**1413**  
**COMBUSTION**  
**AIR:** A combustion air supply for the water heater was present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

**1414 ENERGY**  
**SUPPLY:** The gas shutoff valve and gas pipe appeared serviceable. Operation of shutoff valves is outside the scope of the inspection, and are not operated.

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**1415**

**CONTROLS:**

The temperature control was set in the "normal range" and the water at the faucets was warm/hot.

**1416**

**ELEVATION:**

The water heater was in a location that did not require the ignition source/pilot light to be elevated above the floor.

# AIR CONDITIONING SYSTEM

## AIR CONDITIONING SYSTEM INFORMATION

400

**LOCATION(S):** The unit was located at the rear of the building.

401

**MANUFACTURER**

:

Carrier.

402 YEAR OF

**MANUFACTURE:**

The date was not identifiable.

403 SYSTEM

**TYPE:**

"Split system" Electric powered exterior condensing unit with supply plenum located evaporator coils at a separate location.

404

**APPROXIMATE**

**SIZE:**

The name plate containing manufacturer's information regarding the unit was worn, faded, or otherwise not apparent. Much of the information regarding the unit is unavailable for this inspection.

405 STATED

**MAX. BREAKER**

**SIZE:**

50 Amp.

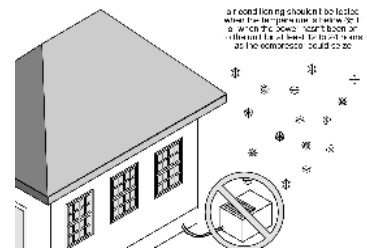
## AIR CONDITIONING SYSTEM CONDITIONS

407 ENERGY

**SUPPLY:**

An electrical disconnect was present, in sight of and providing power to the condensing unit. The electrical feed had an appropriate drip loop to the unit.

Don't test when it's cold



409 INTERNAL

**COIL:**

The in-plenum cooling coils were not readily accessible, were not visible, and were not evaluated. General conditions to be aware of include: If the air filter was left out of the return plenum, or if the filter had not been replaced for an extended period of time, the A-coil can become blocked by dust/debris reducing the efficiency of the cooling system. In addition, if the exterior condenser has recently been replaced, you should confirm the A-coils were replaced as well to ensure the cooling system's compatibility & sizing. We recommend annual servicing & cleaning of all mechanical equipment.

410 SYSTEM

**CONDITION:**

[FE] The outside air temperature was below 60 degrees. Operating the system under these conditions could damage the condensing unit compressor. We recommend having the system checked by a specialist in the appropriate trade when the outside air temperature has been above 65 degrees for a period of time.

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**412 PRESSURE**

**LINES:**

The visible areas of the exposed pressure lines appeared serviceable with insulation covering the low pressure line.

# HEATING SYSTEMS

The visible areas of the furnace units, electrical/gas connections, ducting and filters were observed to determine their current condition. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for basic operation. Determining the condition of heat exchangers is beyond the scope of this report. The inspector does not light pilot lights. Thermostats are not checked for calibration or timed functions. Ventilating systems are outside of the scope of this inspection (HRVs, ERVs, & HERVs). Routine maintenance is recommended per the manufacturers specifications and operating conditions. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## HEATING SYSTEM INFORMATION

**1501**  
**LOCATION:** The unit was located in the laundry room.

**1502**  
**MANUFACTURER**  
**:** Comfortmaker.

**1503 YEAR OF**  
**MANUFACTURE:** 1980's.

**1504 TYPE &**  
**FUEL:** Gas fired forced air system.

**1505 BTU'S:** btu input: 150,000  
 btu output: 115,000.

**1506**  
**TEMPERATURE**  
**RISE:** Actual temperature rise today based on the temperatures at a supply register near the main furnace plenum was 60 degrees farenheight.

**1507 FILTER**  
**TYPE:** Disposable.

## HEATING SYSTEM CONDITIONS

**1509 VENTING**  
**SYSTEM:** The visible areas of the flue vent piping were intact and secured at the connections.

**1510 SUPPLY**  
**PLENUM:** The supply air plenum appeared serviceable.

**1511 RETURN**  
**PLENUM:** The return air ducting appeared serviceable.

**1517 FURNACE**  
**UNIT:** The furnace was serviceable.

**1518**  
**COMBUSTION**  
**AIR:** Combustion air provides oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. A general rule of thumb is that 1 square inch of air flow is required for every 1000 BTU's of energy the appliance is rated for. The combustion air supply for the furnace appeared adequate.

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**1519 ENERGY  
SUPPLY:**

The gas shutoff valve and gas supply pipes appeared serviceable.

**1520  
EMERGENCY  
SHUT-OFF  
SWITCH**

The emergency shut off switch functioned and shut the heating system down. Please note this does not shut the gas supply to the unit (if gas).

**1521 BURNERS:  
1522 HEAT  
EXCHANGER:**

The burner flame(s) appeared typical for this type of unit.

[NOTE] The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

**1523 BLOWER /  
FILTER:**

The blower and filter appeared serviceable.

**1524  
THERMOSTAT:**

The thermostat was operated and the system responded.

**1525 CARBON  
MONOXIDE  
READING:**

A carbon monoxide reading was taken at the flue of the appliance, and at a supply register. The reading at the flue fell below 100 ppm after 1 minute of operation which is acceptable. The reading at the supply register was less than 2 ppm which is also acceptable.

## **DUCTING SYSTEM**

**1601 TYPE:**

Metal ducts.

**1602**

**CONDITION:**

The visible areas of the conditioned air ducts appeared serviceable.

## **HUMIDIFICATION**

**1603 TYPE:**

There is a humidifier mounted to the side of the plenum. Humidifiers are checked for on/off functionality only, and are not dismantled for evaluation. Many humidifiers do have filters or "pads" that do require regular replacement. In addition, these appliances are notoriously temperamental, and fail frequently & often.

**1604**

**CONDITION:**

[CR] The humidifier failed to operate under normal controls. Have the unit(s) evaluated for damage and repaired/replaced by a professionally certified HVAC professional.

## **CONDENSATE DRAINAGE**

**411**

**CONDENSATE  
LINE:**

[FE] There were no items actively draining in the condensate line. The condensate line was not evaluated for any leaks due to this situation. Reevaluate when the line is in active use.



# ELECTRICAL SYSTEMS

The service entrance, grounding system, main and sub panels were observed to determine their current condition. Areas concealed from view by any means are excluded from the report. Lights and accessible receptacles were checked for basic operation. Light fixtures that have missing or dead bulbs were considered non-functioning. The location of GFCI circuit protection devices will be identified when present. The operation of time control devices are not verified. All maintenance, repairs or corrections should be made by specialist's in the appropriate trade using approved methods.

[SC] Safety Concerns [FE] Further Evaluation [CR] Corrections Recommended [RU] Recommended Upgrade

## ELECTRICAL SERVICE INFORMATION

### 1701 SERVICE

**TYPE:** Overhead.

### 1702 SERVICE

**WIRING:** Materials: Copper.

### 1703 SERVICE

**RATING:** 120/240 volt system, rated at 200 Amperes.

### 1704

#### DISCONNECT

**TYPE:** Circuit breakers.

### 1705

#### DISCONNECT

**LOCATION:** The main electrical disconnect is located at the main electrical panel.

### 1706 MAIN

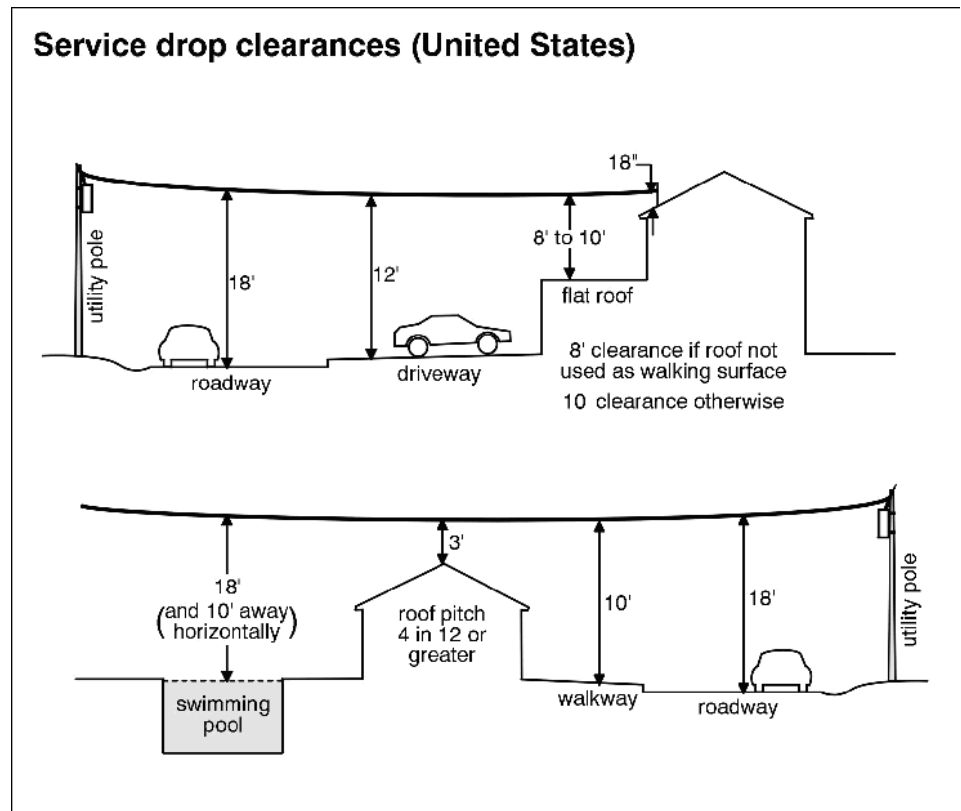
**PANEL:** Laundry room.

### 1707

**GROUNDING:** [FE] The grounding connection was not visible. It should be confirmed by a licensed electrician that the system is grounded properly.

## ELECTRICAL SERVICE CONDITIONS

### 1708 SERVICE WIRING:



The service wiring appeared serviceable with the following exceptions noted;  
 a. [SC] The overhead service entrance cables were hung too low/too close to the deck.

## MAIN ELECTRICAL PANEL CONDITIONS

### 1710 MAIN PANEL

#### ENCLOSURE:

The main panel enclosure appears serviceable.

### 1711 INTERIOR PANEL

#### CONDITIONS:

The wiring within the panel appeared serviceable with the following exceptions noted;

- a. [SC] Double lugging was noted at the circuit breaker(s) in the panel. We recommend further evaluation and correction by a specialist in the appropriate trade.

### 1712

#### GROUNDING:

The visible ground connections appeared serviceable.

## BRANCH CIRCUIT WIRING

### 1714 CIRCUIT TYPES:

Conduit raceways.

### 1715 CIRCUIT CONDITIONS:

The branch circuit wiring appeared serviceable.