

*JL Home Inspection
Home Inspection Report*

JL Home Inspection LLC



123 Easy Street, Nice Town IL
Inspection prepared for: Customer
Inspection Date: 10/28/2009 Time: 8:30 AM

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General Information

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.

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.

Good Fair Poor Not Inspected None

1. Inspector

Jim Langworthy • Inspector License #450000288 Entity License # 451000321 • www.jlhomeinspection.com • jim@jlhomeinspection.com • 847 501 0721

2. Persons in Attendance

Buyers • Buyers Agent • Sellers

3. Occupancy

The property is occupied.

4. Property Information

This house faces east. • This is a single family home • Brick • This is a two flat.

5. Levels

2 Story

6. Estimated Age

This home is approximately 50 + years old

7. Weather conditions

Temperature at the time of inspection was approximately 47 degrees. • Soil Condition Wet • Time In 8:30 AM • Time Out 11:30 AM • Report # tstevenson10252009 • Light rain. • All utilities were ON at time of inspection

Exterior

Grading and drainage are probably the most significant aspects of a property, simply because of the direct and indirect damage that moisture can have on structures. More damage has probably resulted from moisture and expansive soils than from most natural disasters. Also, there should be gutters and downspouts with splash blocks that discharge away from the building. We have discovered evidence of moisture intrusion inside structures when it was raining that would not have been apparent otherwise. In addition, we recommend that downspouts do not terminate over paved areas such as walks or driveways, as they can contribute to icy slip and fall hazards in winter.

Minor settlement or "hairline" cracks in drives, walks or even foundations are normal to properties of any age. They should, however, be monitored for expansion and sealed as necessary.

Note that any siding, but especially composition or hardboard siding must be closely monitored. Even modern composition siding and, especially, trim, is particularly vulnerable to moisture damage. All seams must remain sealed and paint must be applied periodically (especially the lower courses at ground level). It is imperative that continued moisture be kept from it, especially from sprinklers, rain splash back or wet grass. Swelling and deterioration may otherwise result.

Vegetation too close to the home can contribute to damage through root damage to the foundation, branches abrading the roof and siding, and leaves providing a pathway for moisture and insects into the home.

Although rails are not required around drop-offs less than 30", consider your own personal needs and those of your family and guests. By today's standards, spindles at decks and steps should be spaced no more than 4" apart for the safety of children.

Open window wells should have either grates or, preferably, a weatherproof shield installed over them. This will keep rain and snow from building up inside the well and possibly leaking into the home, as well as minimizing your liability from children and non-residents falling inside them. An egress ladder should also be installed within the well, especially at below-grade bedrooms.

Good Fair Poor Not Inspected None

1. Driveway Condition

2. Walkway Conditions

Materials: Concrete

Observations:

- Cracks and heaved/settled areas observed by front door. Eventual replacement is recommended
- Recommend sealing all concrete where it meets the building / foundation to prevent water seepage.
- Whenever three or more stairs are present a handrail is usually required. (rear stairs)



Cracks and heaved/settled areas observed by front door. Eventual replacement is recommended



Whenever three or more stairs are present a handrail is usually required. (rear stairs)

3. Exterior Wall Cladding Condition

Materials: **Brick**

Observations:

- **Suggest sealing/caulking as part of routine maintenance at all penetrations through the walls.**
- **Missing/Deteriorated mortar observed, suggest tuckpointing as necessary.**
- **Suggest trimming back vegetation / trees from house / roof to prevent damage.**
- **Caulking of siding and windows at cracks, crevices, any openings, penetrations is needed on all windows and doors**
- **Evidence of past repair on brick (step cracking). Appears to be servicable.**
- **Some brick windows sills are pitched toward the house allowing water to pool and possible water intrusion into the walls**



Suggest sealing/caulking as part of routine maintenance at all penetrations through the walls.



Missing/Deteriorated mortar observed, suggest tuckpointing as necessary.



Some brick windows sills are pitched toward the house allowing water to pool and possible water intrusion into the walls



Caulking of siding and windows at cracks, crevices, any openings, penetrations is needed on all windows and doors

4. Trim Conditions

Materials: Vinyl and Metal
Observations:

- Loose trim cladding observed, suggest securing as necessary.
- Split Caulking and peeling paint noted.
- Suggest caulking around doors and windows as necessary.



Loose trim cladding observed, suggest securing as necessary.

5. Window/Frame Conditions

Materials: Double Hung • Thermal Pane • Slider • Vinyl Frame • Metal Capped

6. Exterior Door Conditions

Materials: Wood • Metal Clad
Observations:

- Front door sticks (1st floor unit). Sand, adjust as needed.

7. Gutter Condition

Materials: Aluminum
Observations:

- Suggest installation of splashblocks/extenders at all downspouts to divert water away from the structure and ensure proper drainage.
- Some downspout extenders are damaged and need replacement

8. Electric/ Gas Meter Condition

Location: Rear Electric meter(s) • Outside Left Side Gas meter

9. Electrical Conditions

Observations:

- Outdoor lighting acceptable/ motion & photocell activated
- GFCI did not respond to test, suggest replacing for safety. Front electrical outlets by door.



GFCI did not respond to test, suggest replacing for safety. Front electrical outlets by door.

10. Exterior Faucet Conditions

Location: **Right Side**

Observations:

- **Suggest installing frost proof hose bibs, to prevent the possibility of the water freezing.**
- **Acceptable**
- **Caulk / seal around hose bib**
- **FYI--- Shut water in the winter time to prevent freezing of pipes**

11. Lot Grade and Drainage Conditions

12. Retaining Wall Conditions

13. Patio Conditions

Materials: **Concrete**

Observations:

- **Typical cracking observed.**

14. General Exterior Comments

Observations:

- **An effective water management program is required for all homes. This includes maintenance / painting of all wood components, caulking of all openings and ongoing vigilance of water handling systems, roof and flashings. Buyer is advised that there was not any evidence of water intrusion into structure at time of inspection unless otherwise noted**

Structure / Basement / Crawl

Good Fair Poor Not Inspected None

1. Foundation Conditions

Type: **Concrete • Partially Finished**

Observations:

- **Concrete.**
- **No evidence of water seepage. No visible cracks in the foundation**

2. Support Post Comments

Observations:

- **Inaccessible.**
- **Posts are finished or concealed, unable to inspect.**

3. Beams Condition

Materials: **Steel**

Observations:

- **Beams are partially finished, unable to fully inspect.**
- **The 1st floor is sagging in hallway by the bathroom. Master bedroom doors have large gaps on one side. Recommend further evaluation from a contractor or structural engineer.**



The 1st floor is sagging in hallway by the bathroom. Master bedroom doors have large gaps on one side. Recommend further evaluation from a contractor or structural engineer.

4. Joist Sub floor Condition

Materials: **Dimensional wood Framing**

5. Basement Stairs Condition

Observations:

- **Hand/Guardrail is loose/ missing. Recommend repair as necessary for safety. (basement)**



Hand/Guardrail is loose/ missing. Recommend repair as necessary for safety. (basement)

6. Basement Floor Condition

Materials: **Carpet**

Observations:

- **Dry at time of inspection.**

7. Basement Walls Condition

Materials: **Drywall**

8. Basement Ceilings Condition

Materials: **Drywall**

9. Window Condition

Style: **Glass Block**

10. Electrical Conditions

Observations:

- **Observed open electrical boxes. "Safe off" wires and install covers/ wallplates.**

11. Distribution/Ducts

Pipes/Radiators

Observations:

- **There is electric heat in one room in basement. Electrical outlets need to have 24" clearance above electric heat units. Remove outlet**

12. Basement Comments

Observations:

• **The presence of mold or mold in concealed areas of the home does NOT fall within the scope of Home Inspection. If buyer has concerns about mold due to allergies, or suspects the presence of mold, he/she is advised to consult with a qualified contractor and with vendor to agree to carry out destructive investigation.**

Air Conditioning

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 air conditioning unit was NOT tested if the outside temperature was below 60 degrees. Operating system below 60 degrees could cause damage to the system.

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. Units functioned at time of inspection unless otherwise noted.

Good Fair Poor Not Inspected None

1. Air Conditioning Comments

Carbon monoxide is a poisonous gas that is odorless and tasteless. It is caused by the incomplete combustion of any fuel, including gasoline, oil, propane, natural gas, wood or coal.

What are the symptoms of carbon monoxide poisoning?

Symptoms are often confused with those of the flu, and most cases of CO poisoning occur at the onset of the heating season - or during the flue season. A victim may not experience ANY of the following symptoms, or only one or a few of these symptoms:

* Headache * Irritability * Dizziness * Weakness * Visual disturbance * Nausea * Vomiting * Fainting upon exertion * Loss of muscle control * Sleepiness * Fluttering of the heart * Confusion * Cherry red skin (in severe cases) * Tightening of the chest

How can carbon monoxide be produced in a home?

High levels of carbon monoxide can be produced by:

* A malfunctioning heating system that operates on propane, natural gas, oil, coal or wood.

* A blocked chimney or heating / water heating vent pipe.

* Heating equipment that is not adequately ventilated. This can be a problem if you enclose your heating system to add living space.

* A tightly sealed, over insulated home that lacks proper ventilation.

* An exhaust fan in an attic of loft that continues to run when doors and windows are closed.

Potentially dangerous combustion gases can be drawn into the home instead of escaping through the chimney.

* A barbecue grill used indoors.

* A natural gas or propane range that is used to heat the home.

* Running a car in an attached garage.

* Repairing an engine (for a lawn mower, snow blower, vehicle, etc. indoors without proper ventilation.

Keep in mind, though, that the level of carbon monoxide in the home is directly related to the level of CO outside the home. This means that if you live on a street with a lot of traffic, you are likely to have a higher level of CO in your home than someone living in a low-traffic area.

What warning signs in the home can alert you to the presence of high levels of carbon monoxide?

- * Stuffy, stale or smelly air.
- * Very high humidity.
- * Fallen soot from a fireplace or heating system.
- * No draft in your chimney or a hot draft backing out of the heating system and into the basement or house.
- * Flue like symptoms that disappear when you spend time outside your home.

What measures can I take to lessen the chance of carbon monoxide poisoning?

- * Install carbon monoxide detectors.
- * Check your heating system and chimney every autumn for blockage.
- * Have your heating system "tuned-up" (preferably before the heating season begins) to ensure it's in good working order.
- * Periodically check your heating system for hot drafts backing out of the burner.
- * Have your appliances checked periodically to make sure they're working properly.
- * If you have insulated your home, had major renovations done, or enclosed your heating system to increase living space, make sure there is adequate ventilation.
- * Use appliances properly - don't use barbecue grills indoors, don't use your stove / oven for heat, and don't run a vehicle in a closed garage.
- * Don't repair lawn mowers, snow blowers or vehicles indoors without proper ventilation.
- * Have your vehicle's muffler and tailpipes inspected regularly for CO leaks.

What should you do if you suspect the presence of high levels of CO in your home?

- * Open the windows and doors.
- * Call your heating fuel supplier or a licensed heating contractor for an emergency inspection.
- * If carbon monoxide is detected, seek medical attention immediately.

What's the cure for CO poisoning?

- * Exposure to fresh air - or pure oxygen - is the cure.

Heating

Good Fair Poor Not Inspected None

1. Heating Deficiencies

Materials: Typical life expectancy is approximately 20 yrs • Approximate age 20+ years • Brand Broman • Boiler is Gas Hot Water

Observations: **Functioned at time of inspection • Recommend having furnaces cleaned and checked once a year. • The presence of dirt, or yellow flame indicates improper combustion may be occurring with this appliance. Further review by a licensed heating contractor is recommended. • I estimate the boiler is at least 20- 30 years old. Past its expected life. Expect maintenance /replacement.**

2. Exhaust Venting Conditions

Materials: Metal
Observations:

- **Holes/ rust observed in flue vent pipe for boiler, which is a serious safety concern. Replace all flue piping, installed w/ screws in each section.**



Holes/ rust observed in flue vent pipe for boiler, which is a serious safety concern. Replace all flue piping, installed w/ screws in each section.

3. Distribution Ducting Condition

Type: Pipes and Radiators
Observations:

- **No leaks were observed at the time of the inspection.**

4. Thermostat/ Filters Condition

Located at the hallway
Observations:

- **Suggest replacing the thermostat with a programmable unit to conserve on energy.**

Kitchen

Good Fair Poor Not Inspected None

1. Kitchen Floor Condition

Materials: Ceramic / stone Tile
Observations:

- **Many cracked floor tiles noted. 2nd floor**

2. Kitchen Walls Condition

Materials: Drywall • Plaster
Observations:

- **Common cracks noted.**

3. Ceiling Conditions

Materials: **Drywall/Plaster**

Observations:

- **Common cracks noted.**
- **Dry at the time of the inspection.**

4. Kitchen Windows Condition

Style: **Double Hung • Single pane**

Observations:

- **Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.**

5. Kitchen Electrical Condition

Observations:

- **A representative amount of electrical outlets were inspected**
- **The GFCI outlets and switches are loose in the (countertop) wall. Secure adequately**

6. Kitchen Cabinet Condition

Observations:

Wood Cabinets

Doors are out of alignment.

Noted wear expected for age of cabinets

7. Kitchen Counter Top Condition

Observations:

- **Laminate**
- **Suggest caulking at backsplash as necessary.**

8. Kitchen Sink Condition

Materials: **Porcelain**

9. Kitchen Faucets

Observations:

- **Faucet is loose. basement**



Faucet is loose. basement

10. Traps/Drains/Suply Condition

Observations:

- Drain trap is at term life, replace trap assembly



Drain trap is at term life, replace trap assembly

Drain trap is at term life, replace trap assembly

11. Stove Cooktop Oven Conditions

Style: Natural Gas

Observations:

- Recommend replacing all flexible gas lines every 4 -8 years
- Functioned at time of inspection
- Gas valve missing at gas service pipe (2nd floor). Manual gas shut off valve required at each appliance.



Gas valve missing at gas service pipe (2nd floor). Manual gas shut off valve required at each appliance.

12. Garbage Disposal

Observations:

- **Garbage disposal is noisy. Repair / replace as needed**

13. Dishwasher Condition

Observations:

- **Functioned at time of inspection.**

14. Hood Fan Condition

Recirculating

Observations:

- **Functioned at time of inspection.**

Electrical Panel

Good Fair Poor Not Inspected None

1. Main Service Drop Condition

Type: Main Service Drop is overhead. • Panel Location Basement

2. Electrical panel Condition

Type / Materials: Breakers • Seimens • Service entrance cables are copper • Branch circuit wiring is copper • Conduit is present • BX / greenfield is present • 2 electrical panels, one for each floor

Observations:

- Overload protection provided by breakers.
- The main service is approximately 100 amps, 220 volts.
- Main disconnects are present.
- Open positions observed for future expansion.
- Ground wire observed at main water shutoff / meter
- AFCI protection in bedroom branch circuits in a new requirement, not present in this house. Recommend installing Arc Fault breakers
- There are three 20 amp circuit breakers with 14 gauge wires. Either install a 15 amp breaker or replace ALL 14 gauge wire with 12 gauge wire.1st floor panel
- Circuit breakers are not labeled on index, label all breakers
- Both electrical panel covers need to be flush with panel (no space between cover and breakers) Replace all screws, screws need to be without a point on the end and not excessively long



There are three 20 amp circuit breakers with 14 gauge wires. Either install a 15 amp breaker or replace ALL 14 gauge wire with 12 gauge wire.1st floor panel

3. Sub Panel comments

4. Smoke detector comments

Observations:

- Suggest new smoke detectors and Carbon monoxide detectors. These detectors have a maximum life of 7-10 years. Change batteries twice annually. Install in all bedrooms, stairways, hallways, kitchens, install according to manufacturers recommendations. Recommend fire extinguishers in all kitchens and utility rooms, garages. Carbon monoxide detectors are required within 15 feet of bedrooms.

Plumbing

Good Fair Poor Not Inspected None

1. Main Shutoff Deficiencies

Materials: **Lead • Public supply • Utility Room**

Observations:

- **Electrical ground wire in place at meter.**

2. Supply Line Condition

Materials: **Galvanized and Copper**

Observations:

- **Adequate water pressure at time of inspection.**
- **Galvanized supply lines were noted. This was common plumbing at time of construction. Due to nature of galvanized piping, Expect / recommend replacement**

3. Waste/ Venting Line Condition

Materials: **Public Waste • Galvanized • PVC • Cast Iron vent piping**

4. Sump Pump Conditions

5. Ejector Pump Conditions

6. Plumbing Comments

Comments:

- **Hot water should not exceed 120 degrees. Scalding can occur. Suggest buying anti-scald faucets when faucets are replaced.**

Water Heater

Good Fair Poor Not Inspected None

1. Water heater conditions

Materials: **Brand GE**

• **Approximate Age 4-2004 • Model # GG75T06ANF00 • Serial # GELN0404106001 • Capacity 75 gallons • Typical life expectancy is 6-12 years**

Observations: **Functioned at time of inspection**

2. Supply lines Condition

Materials: **Copper • Galvanized**

3. Temperature Pressure Release Valve Conditions

4. Flue Venting Conditions
Materials: **Metal**

Other 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 test for mold, radon, asbestos or other hazardous materials. A qualified expert should be consulted if you would like further testing.

Good Fair Poor Not Inspected None

 1. Floor Condition

Observations:

- **hardwood**
- **Carpet**

 2. Wall Condition

Observations:

- **Drywall / plaster**
- **Common cracks noted.**

 3. Ceiling Conditions

Observations:

- **Drywall / plaster**
- **Common cracks noted.**
- **Dry at the time of the inspection.**

 4. Door Conditions

Observations:

- **Panel**

 5. Window Condition

Observations:

- **Thermal Pane**
- **Double Hung**
- **Slider**
- **A representative amount of windows were inspected**
- **Weatherstripping has come loose on bottom of windows, repair / replace as needed.**



Weatherstripping has come loose on bottom of windows, repair / replace as needed.

6. Electrical Conditions

Observations:

- **repair / Replace wobbly ceiling fan in the living room**



Remove electrical outlet

7. Stair Conditions

Garage

Good Fair Poor Not Inspected None

1. Garage Conditions

Materials: **Detached • Frame construction • Vinyl Siding • Asphalt Comp. Shingles**

Observations: **There is minor damage to the exterior cladding of the garage, repair as needed • The siding has ground contact and has rotted bottom row of siding • Fascia boards are rotted, replace all fascia boards**

2. Garage Floor Condition

Materials: **Concrete**

Observations:

• Typical cracks noted for age of garage.
• Evidence of past water penetration observed. Garage is below grade, water coming in from the corner at alley.

3. Garage Door Condition

Materials: **Metal**

4. Garage Door Opener Condition

Observations:

• Safety reverse in place and operational

5. Exterior / Fire Door Condition

Materials: **Metal/Metal Clad**

6. Garage Wall & Firewalls Condition

Materials: **Unfinished • Wood**

7. Garage Ceiling Condition

Materials: **Unfinished • Wood**

Observations:

• Evidence of water penetration observed and roof sheathing is rotted.



Evidence of water penetration observed and roof sheathing is rotted.

8. Garage Electrical Condition

Observations:

- **Loose electrical box and cover, secure as needed**
- **Recommend installing a GFCI electrical outlet, any outlet in garage, on the exterior or within six feet of water should be a GFCI type.**
- **Open junction boxes were observed. Secure wires and install covers**



Recommend installing a GFCI electrical outlet, any outlet in garage, on the exterior or within six feet of water should be a GFCI type.

9. Garage Roof Condition

Materials: **Asphalt Composition Shingles**

Observations:

- **Roof is leaking. Replace roof**



Open junction boxes were observed. Secure wires and install covers



Roof is leaking. Replace roof

Attic / Ventilation

Good Fair Poor Not Inspected None

1. Methods Used to Inspect

How Inspected: Accessible • Scuttle hole

2. Framing Condition

Style: Truss • Dimensional wood

3. Sheathing Condition

Materials: Dimensional wood

Observations:

• Light shows through the plumbing vents which may indicate a leak. Repair flashing



Light shows through the plumbing vents which may indicate a leak. Repair flashing

4. Insulation Condition

Materials: Cellulose

Observations:

- 4-6" of insulation present.
- **Recommend adding additional insulation to a R value of 30.**

5. Ventilation Conditions

Style: Static vents

Observations:

- Roof/Attic ventilation for homes require 1 s foot of free area for every 150 sq feet of attic floor space. If balanced between exhaust and intake vents, the requirement is 1sq foot of net free area for every three hundred sq feet of attic floor space.
- **When the house is re roofed, consult with roofer to see if additional static vents should be installed**

6. Electrical Conditions

Observations:

- **Missing cover plates observed, suggest installing for safety.**
- **Exposed electrical wiring observed. This is a safety concern.**



Missing cover plates observed, suggest installing for safety.

Fireplace

Good Fair Poor Not Inspected None

1. Fireplace Location

Location: The fireplace is located in the Living Room.

2. Firepalce Style

Style: Wood burning

3. Firepalce Coments

Observations:

- A wood burning fireplace is noted in this home. It is strongly suggested that this fireplace be cleaned and inspected every 1 to 2 years depending on usage.
- It is recommended that you have a qualified chimney sweep perform a Level II inspection before using the fireplace, and that you have the chimney inspected and cleaned yearly. The sweep can install flue caps and a spark barrier if needed.
- Recommend chimney cleaning annually or every other year depending on usage. Creosote buildup can cause a fire in the chimney.
- Missing mortar between bricks inside chimney, repair as needed.
- Large gap between interior wall and fireplace smoke chamber, further review is needed. Recommend not using fireplace until it is serviced



It is recommended that you have a qualified chimney sweep perform a Level II inspection before using the fireplace, and that you have the chimney inspected and cleaned yearly. The sweep can install flue caps and a spark barrier if needed.

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..

Bathroom

Good Fair Poor Not Inspected None

1. Bathroom Location

Location: **Basement • Main Floor • Second Floor**

2. Bath FloorConditions

Materials: **Ceramic / stone Tile**

3. Bathroom Wall Condition

Materials: **drywall**

4. Bathroom Ceiling Condition

Materials: **Drywall**

Observations:

- **Dry at the time of the inspection.**

5. Bathroom Doors Condition

Materials: **Panel**

6. Bathroom Windows Condition

Style: **Double Hung • Thermal pane**

7. Electrical Condition

Observations:

- **GFCI in place and operational**

8. Source Condition

Type: **Central Heating**

Observations:

- **We recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.**

9. Shower Condition

Materials: **Ceramic tile • Fiberglass / Tub surround**

Observations:

- **Caulking is needed at perimeter of the tub, all corners and the tub spout, faucet handles. (All bathrooms)**
- **Slow tub drain 1st floor**



Caulking is needed at perimeter of the tub, all corners and the tub spout, faucet handles. (All bathrooms)

10. Tub / Shower Faucet Condition

Observations:

- Shower/ tub diverter does not fully engage. Repair / replace as needed. 2nd floor
- Slow drain on sink.(basement & 2nd floor) Clean / rod as needed

11. Sink / Faucet Cabinet Condition

Materials: Sink acceptable • Cabinets are wood • Cabinets are acceptable • Suggest caulking all backsplashes at walls. • Faucet acceptable

12. Traps/Drains/Supply Condition

Observations:

- Recommend trap assembly for repair or replacement. (1st & 2nd floor)



Recommend trap assembly for repair or replacement. (1st & 2nd floor)



Recommend trap assembly for repair or replacement. (1st & 2nd floor)

13. Toilet Condition

Observations:

- **The toilet bowl is loose at floor 2nd floor. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area.**
- **1st floor toilet has a "short flush" repair as needed**



The toilet bowl is loose at floor 2nd floor. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area.

Bedroom

Good Fair Poor Not Inspected None

1. Floor Condition

Observations:

- **Carpet**

2. Wall Condition

Observations:

- **Drywall**

3. Ceiling Conditions

Observations:

- **Drywall**
- **Plaster**
- **Dry at the time of the inspection.**

4. Door Conditions

Observations:

- **Panel**

5. Window Condition

Observations:

- Thermal Pane
- Double Hung

6. Electrical Conditions

Observations:

- A representative amount of electrical outlets were inspected
- 1st master bedroom has a "dead" electrical outlet, repair as needed.
- In some bedrooms (2nd floor), there are not enough electrical outlets. Not required when home was built. Current standard is 1 outlet every 6 feet



1st master bedroom has a "dead" electrical outlet, repair as needed.

7. Closet

- Observations: 1st floor bedroom has loose hinge on closet door, repair as needed. • 2nd floor closets have a small window, older wood single pane windows, recommend replacement



2nd floor closets have a small window, older wood single pane windows, recommend replacement

Roof

Good Fair Poor Not Inspected None

1. Methods Used to Inspect Roof

How Inspected: Visually accessible from ground. • Visually accessible from ground. Not mounted due to height and pitch.

2. Roof Condition

Materials: Asphalt Composition Shingles

Observations:

- Suggest trimming all trees and vegetation away from roof to prevent damage to roofing materials.
- No staining observed inside on ceiling and/ or attic
- Typically roof life expectancy is approximately 20 years
- Some shingles have damage or have blown off. The roof is past its expected life. Recommend replacement



Some shingles have damage or have blown off. The roof is past its expected life. Recommend replacement

3. Roof Flashing Condition

Materials: Metal • Mastic

4. Chimney Type

Observations: Masonry Furnace and Fireplace Chimney

5. Chimney Condition

Observations: Brick and mortar deterioration observed; repair / tuck pointing advised.

Laundry Area

Good Fair Poor Not Inspected None

1. Laundry Area Location

Location: **Basement**

2. Floors

Materials: **Ceramic Tile**

3. Walls Condition

Materials: **Concrete**

4. Ceiling Condition

Materials: **Unfinished • Wood**

5. Window Condition

Materials: **Glass Block**

6. Laundry Tub/Sink Condition

7. Laundry Faucets

8. Electrical Conditions

9. Washer Hook-ups

Observations:

- **Washer electric is acceptable**
- **Hose bib connection acceptable**
- **Washer drained into open drain**
- **The water hoses for the washer should be replaced every 7-10 years and consider "break away" hoses to prevent flooding.**
- **No leaks at time of inspection**

10. Dryer Hook-ups

Observations:

- **Gas**
- **Functioned at time of inspection**
- **Dryer electric is acceptable**
- **Dryer gas line acceptable**
- **Recommend replacing all flexible gas lines every 4 -8 years**
- **Dryer vent hose should be solid metal type. Plastic could burn and foil corrugated type clog easily.**



Dryer vent hose should be solid metal type. Plastic could burn and foil corrugated type clog easily.

Report Summary

On this page you will find, in **RED**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to Safety and Function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including Normal Maintenance items. Be sure to read your entire report!

For your safety and liability, we recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, we recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your Inspection Report in its entirety.

Note: If there are no comments in **RED** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

Exterior		
Page 2 Item: 2	Walkway Conditions	<ul style="list-style-type: none"> • Cracks and heaved/settled areas observed by front door. Eventual replacement is recommended • Recommend sealing all concrete where it meets the building / foundation to prevent water seepage. • Whenever three or more stairs are present a handrail is usually required. (rear stairs)
Page 3 Item: 3	Exterior Wall Cladding Condition	<ul style="list-style-type: none"> • Missing/Deteriorated mortar observed, suggest tuckpointing as necessary. • Suggest trimming back vegetation / trees from house / roof to prevent damage. • Caulking of siding and windows at cracks, crevices, any openings, penetrations is needed on all windows and doors • Evidence of past repair on brick (step cracking). Appears to be servicable. • Some brick windows sills are pitched toward the house allowing water to pool and possible water intrusion into the walls
Page 4 Item: 4	Trim Conditions	<ul style="list-style-type: none"> • Loose trim cladding observed, suggest securing as necessary. • Split Caulking and peeling paint noted. • Suggest caulking around doors and windows as necessary.
Page 4 Item: 6	Exterior Door Conditions	<ul style="list-style-type: none"> • Front door sticks (1st floor unit). Sand, adjust as needed.
Page 4 Item: 7	Gutter Condition	<ul style="list-style-type: none"> • Suggest installation of splashblocks/extenders at all downspouts to divert water away from the structure and ensure proper drainage. • Some downspout extenders are damaged and need replacement
Page 5 Item: 9	Electrical Conditions	<ul style="list-style-type: none"> • GFCI did not respond to test, suggest replacing for safety. Front electrical outlets by door.
Structure / Basement / Crawl		
Page 6 Item: 3	Beams Condition	<ul style="list-style-type: none"> • The 1st floor is sagging in hallway by the bathroom. Master bedroom doors have large gaps on one side. Recommend further evaluation from a contractor or structural engineer.
Page 7 Item: 5	Basement Stairs Condition	<ul style="list-style-type: none"> • Hand/Guardrail is loose/ missing. Recommend repair as necessary for safety. (basement)

Page 7 Item: 10	Electrical Conditions	<ul style="list-style-type: none"> • Observed open electrical boxes. "Safe off" wires and install covers/ wallplates.
Page 7 Item: 11	Distribution/Ducts	<ul style="list-style-type: none"> • There is electric heat in one room in basement. Electrical outlets need to have 24" clearance above electric heat units. Remove outlet
Heating		
Page 9 Item: 1	Heating Deficiencies	<ul style="list-style-type: none"> • Recommend having furnaces cleaned and checked once a year. • The presence of dirt, or yellow flame indicates improper combustion may be occurring with this appliance. Further review by a licensed heating contractor is recommended. • I estimate the boiler is at least 20- 30 years old. Past its expected life. Expect maintenance /replacement.
Page 10 Item: 2	Exhaust Venting Conditions	<ul style="list-style-type: none"> • Holes/ rust observed in flue vent pipe for boiler, which is a serious safety concern. Replace all flue piping, installed w/ screws in each section.
Page 10 Item: 4	Thermostat/ Filters Condition	<ul style="list-style-type: none"> • Suggest replacing the thermostat with a programmable unit to conserve on energy.
Kitchen		
Page 10 Item: 1	Kitchen Floor Condition	<ul style="list-style-type: none"> • Many cracked floor tiles noted. 2nd floor
Page 11 Item: 4	Kitchen Windows Condition	<ul style="list-style-type: none"> • Deterioration of wooden frames noted. While basic maintenance may prolong the life of these window frames, replacement may be necessary at some point.
Page 11 Item: 5	Kitchen Electrical Condition	<ul style="list-style-type: none"> • The GFCI outlets and switches are loose in the (countertop) wall. Secure adequately
Page 11 Item: 7	Kitchen Counter Top Condition	<ul style="list-style-type: none"> • Suggest caulking at backsplash as necessary.
Page 12 Item: 9	Kitchen Faucets	<ul style="list-style-type: none"> • Faucet is loose. basement
Page 12 Item: 10	Traps/Drains/Suply Condition	<ul style="list-style-type: none"> • Drain trap is at term life, replace trap assembly
Page 13 Item: 11	Stove Cooktop Oven Conditions	<ul style="list-style-type: none"> • Gas valve missing at gas service pipe (2nd floor). Manual gas shut off valve required at each appliance.
Page 13 Item: 12	GarbageDisposal	<ul style="list-style-type: none"> • Garbage disposal is noisy. Repair / replace as needed
Electrical Panel		
Page 14 Item: 2	Electrical panel Condition	<ul style="list-style-type: none"> • There are three 20 amp circuit breakers with 14 gauge wires. Either install a 15 amp breaker or replace ALL 14 gauge wire with 12 gauge wire.1st floor panel • Circuit breakers are not labeled on index, label all breakers • Both electrical panel covers need to be flush with panel (no space between cover and breakers) Replace all screws, screws need to be without a point on the end and not excessively long
Page 14 Item: 4	Smoke detector comments	<ul style="list-style-type: none"> • Suggest new smoke detectors and Carbon monoxide detectors. These detectors have a maximum life of 7-10 years. Change batteries twice annually. Install in all bedrooms, stairways, hallways, kitchens, install according to manufacturers recommendations. Recommend fire extinguishers in all kitchens and utility rooms, garages. Carbon monoxide detectors are required within 15 feet of bedrooms.
Other Interior Areas		
Page 17 Item: 5	Window Condition	<ul style="list-style-type: none"> • Weatherstripping has come loose on bottom of windows, repair / replace as needed.

Page 17 Item: 6	Electrical Conditions	• repair / Replace wobbly ceiling fan in the living room
Garage		
Page 18 Item: 1	Garage Conditions	• The siding has ground contact and has rotted bottom row of siding • Fascia boards are rotted, replace all fascia boards
Page 18 Item: 2	Garage Floor Condition	• Evidence of past water penetration observed. Garage is below grade, water coming in from the corner at alley.
Page 19 Item: 7	Garage Ceiling Condition	• Evidence of water penetration observed and roof sheathing is rotted.
Page 19 Item: 8	Garage Electrical Condition	• Loose electrical box and cover, secure as needed • Recommend installing a GFCI electrical outlet, any outlet in garage, on the exterior or within six feet of water should be a GFCI type. • Open junction boxes were observed. Secure wires and install covers
Page 20 Item: 9	Garage Roof Condition	• Roof is leaking. Replace roof
Attic / Ventilation		
Page 21 Item: 3	Sheathing Condition	• Light shows through the plumbing vents which may indicate a leak. Repair flashing
Page 21 Item: 4	Insulation Condition	• Recommend adding additional insulation to a R value of 30.
Page 21 Item: 5	Ventilation Conditions	• When the house is re roofed, consult with roofer to see if additional static vents should be installed
Page 21 Item: 6	Electrical Conditions	• Missing cover plates observed, suggest installing for safety. • Exposed electrical wiring observed. This is a safety concern.
Fireplace		
Page 22 Item: 3	Firepalce Coments	• It is recommended that you have a qualified chimney sweep perform a Level II inspection before using the fireplace, and that you have the chimney inspected and cleaned yearly. The sweep can install flue caps and a spark barrier if needed. • Recommend chimney cleaning annually or every other year depending on usage. Creosote buildup can cause a fire in the chimney. • Missing mortar between bricks inside chimney, repair as needed. • Large gap between interior wall and fireplace smoke chamber, further review is needed. Recommend not using fireplace until it is serviced
Bathroom		
Page 23 Item: 8	Source Condition	• We recommend an exhaust fan be installed in all bathrooms for proper ventilation and moisture control.
Page 24 Item: 9	Shower Condition	• Caulking is needed at perimeter of the tub, all corners and the tub spout, faucet handles. (All bathrooms) • Slow tub drain 1st floor
Page 24 Item: 10	Tub / Shower Faucet Condition	• Shower/ tub diverter does not fully engage. Repair / replace as needed. 2nd floor • Slow drain on sink.(basement & 2nd floor) Clean / rod as needed
Page 25 Item: 12	Traps/Drains/Suppl y Condition	• Recommend trap assembly for repair or replacement. (1st & 2nd floor)

Page 25 Item: 13	Toilet Condition	<ul style="list-style-type: none"> • The toilet bowl is loose at floor 2nd floor. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. • 1st floor toilet has a "short flush" repair as needed
Bedroom		
Page 26 Item: 6	Electrical Conditions	<ul style="list-style-type: none"> • 1st master bedroom has a "dead" electrical outlet, repair as needed. • In some bedrooms (2nd floor), there are not enough electrical outlets. Not required when home was built. Current standard is 1 outlet every 6 feet
Page 27 Item: 7	Closet	<ul style="list-style-type: none"> • 1st floor bedroom has loose hinge on closet door, repair as needed. • 2nd floor closets have a small window, older wood single pane windows, recommend replacement
Roof		
Page 27 Item: 2	Roof Condition	<ul style="list-style-type: none"> • Some shingles have damage or have blown off. The roof is past its expected life. Recommend replacement
Page 27 Item: 5	Chimney Condition	<ul style="list-style-type: none"> • Brick and mortar deterioration observed; repair / tuck pointing advised.
Laundry Area		
Page 29 Item: 10	Dryer Hook-ups	<ul style="list-style-type: none"> • Dryer vent hose should be solid metal type. Plastic could burn and foil corrugated type clog easily.