

Property

649 Wood Dr.
Glenview, IL 60022

Client

John Doe

Date & Time

02/01/2019 1:00 pm



Wilson Georges License # 450.011028
Dave Caton License # 450.011997

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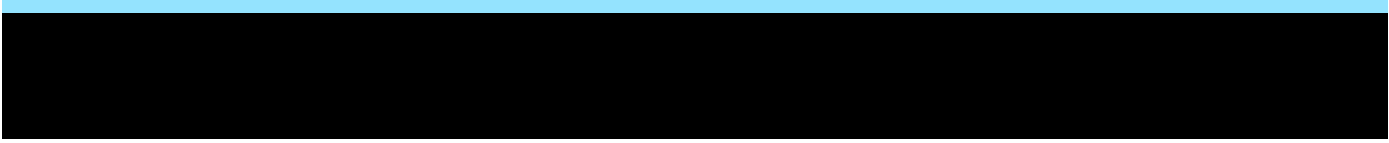
Master Bedroom 83

Bedroom (North) 86

Bedroom (East) 88

Bedroom (South) 90

Laundry 92



Thank you for the opportunity to conduct a home inspection of the property listed above. We understand that the function of this report is to assist you in understanding the condition of the property to assist in making an informed purchase decision.

The report contains a review of components in the following basic categories: site, exterior, roofing, structure, electrical, HVAC, plumbing, and interior. Additional categories may or may not be included. The report is designed to be easy to read and comprehend however it is important to read the entire report to obtain a full understanding of the scope, limitations and exclusions of the inspection.

In addition to the checklist items of the report there are several comments which are meant to help you further understand certain conditions observed. These are easy to find by looking for the icons along the left side margin. Comments with the orange triangle icon are major issues that are of an immediate concern and are included in the summary section. Comments with the blue icon are minor issues of lesser significance, but still require repair or replacement. Please read them all.

DEFINITION OF CONDITION TERMS

Satisfactory: At the time of inspection the component is functional without observed signs of a substantial defect.

Marginal: At the time of inspection the component is functioning but is estimated to be nearing end of useful life. Operational maintenance recommended. Replacement anticipated.

Repair or Replace: At the time of inspection the component does not function as intended or presents a Safety Hazard. Repair or replacement is recommended.

Further Evaluation: The component requires further technical or invasive evaluation by qualified professional tradesman or service technician to determine the nature of any potential defect, the corrective action and any associated cost.

Report Summary

This is a summary of items, solely in the opinion of the inspector in need of immediate concern. It is not the full report. All items below, plus items not fully visible or those whose visibility is limited should be evaluated and addressed by a licensed professional. The full account of the home's condition, including those components that operate but may be nearing failure, is listed in the body of the report, which should be read carefully and promptly by the client. For information regarding the negotiability of any item in this report under the real estate purchase contract, contact your real estate agent or an attorney.

Deficiency

Roofing

Downspouts should extend a min of 4-6' from the structure to reduce the risk of water penetration, settlement and structural damage. Evidence of water infiltration noted in crawlspace.



Grounds

The driveway expansion joint that separates concrete slabs are not sealed properly. Resulting in movement of the slabs due to frost heaving and becoming a trip hazard.



Grounds

A negative grading in front walkway of the home is leading water towards the front stoop and foundation.



Exterior

Damage to the front stucco and wood planks (2" x 4") are nailed to front stucco. We

Recommend having a licensed professional to evaluate before closing. See attic section.



Structure: Attic

There is frost buildup on the front wall of the attic. Damage to the front exterior in this area has been temporarily repaired with 2x4 boards. We recommend the front of the home and this section of attic be evaluated for repair by a qualified building contractor to prevent further water damage.



Structure: Attic

The bathroom exhaust vents have been detached from the ductwork. Bath vents should be ducted to the outdoors to reduce the risk of moisture and mold problems.



Report Summary Cont.

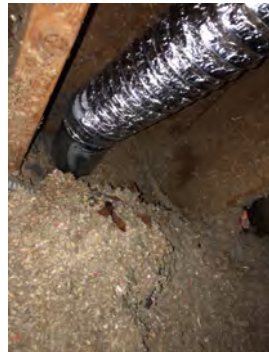
Structure: Crawlspace

There is evidence of rodent activity. We recommend evaluation by a pest control professional.



Structure: Crawlspace

Dryer vents should have smooth metal interior to reduce the risk of lint buildup and allow for routine cleaning. Dryer lint is a combustible material. Dryer exhaust ducts should be kept clean for safety.



Structure: Crawlspace

The gas line feeding the west fireplace has no accessible shutoff.



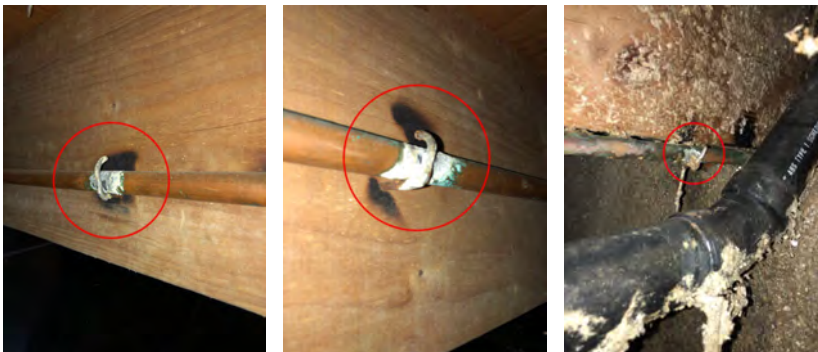
Structure: Crawlspace

There is an active leak and heavy corrosion on a copper water supply pipe in the south central part of the crawlspace. We recommend all water supply fittings in the crawlspace be evaluated by a licensed plumber. Active leaks should be repaired promptly.



Structure: Crawlspace

There is galvanic corrosion on the water pipes at numerous joints and fasteners. We recommend all visible water pipes be evaluated by a qualified plumber. Any improper hangers should be replaced with correct ones to reduce the risk of electrolysis and eventual leaks.



Structure: Crawlspace

There are loose, poorly supported and uninsulated HVAC ducts in the crawlspace. Signs of water below ducts can indicate poor management of condensate runoff. We recommend ductwork be evaluated by a licensed HVAC professional. See comments on HVAC "distribution" section of report.



Structure: Crawlspace

There is a leak at a union in the black waste line in the crawlspace. We recommend evaluation for repair by a qualified plumber.



Structure: Crawlspace

There are 3 or more cracks in the foundation. These should be evaluated for repair by a qualified basement waterproofing/structural professional.



Structure: Crawlspace

The main floor toilet is loose and leaking on to the HVAC ductwork below. We recommend repair by a qualified plumber and professional cleaning of the ductwork.



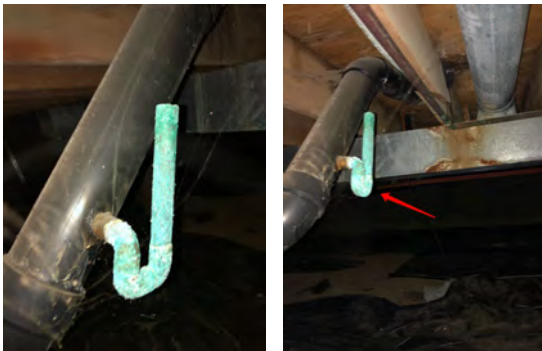
Structure: Crawlspace

The joist below the main floor toilet has been improperly notched to accommodate the waste drain. The remaining joist has split through. This should be evaluated by a qualified building contractor prior to repairs of the toilet.



Structure: Crawlspace

There is an incorrectly installed p-trap/vent in the main waste drain. This should be removed by a qualified plumber to prevent toxic sewer gasses from entering the crawlspace.



Report Summary Cont.

HVAC: Distribution System

One of the supply ducts in the crawlspace is not correctly installed. Conditioned air is being supplied to the crawlspace rather than the kitchen heat register above. We recommend the ductwork in the crawl space be evaluated by a HVAC professional.



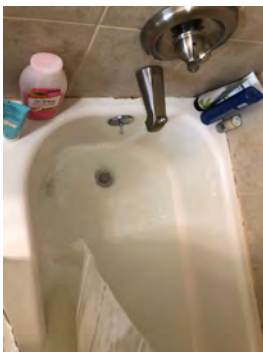
Plumbing

The check valve in the sump drain line is leaking.



Bathrooms: Bathroom (Master Bedroom)

The drainage in the tub is not sufficient to keep up with the flow of water.



Bathrooms: Bathroom #2

The toilet is loose at the floor and requires sealant at the base.



Bathrooms: Half Bathroom

The toilet is loose at the floor and requires sealant at the base.



Kitchen

The shut off valve for the stove gas line is inoperable. The black pipe gas line is too long and obstructing the stove from seating flush.



Report Summary Cont.

Kitchen

Signs of rodents /mice dropping behind the stove. Recommend having a licensed exterminator to evaluate.



Kitchen

Settlement crack with signs of past moisture along the tapping of the ceiling drywall.



Kitchen: Appliances

A high drain loop is needed to be installed 32" above the floor level or an air gap must be installed. To prevent a back flow of dirty water entering the dishwasher.



Living Room

the closet folding doors are off their track and damaged.



Living Room

The return vent opening is larger than the vent, allowing heat to escape between the drywalls.



Dining Room

The french doors leading to sun room are interior doors with a large gap, allowing heat to escape to the sun room. The sun room is not heated nor has proper insulation. We recommend having a sealed exterior grade door to prevent the huge heat loss.



Sun Room

Signs of water penetration on the northeast side of the sun room.



Sun Room

Signs of water penetration under the carpet of the sun room.



Family Room

Settlement crack in the south wall.



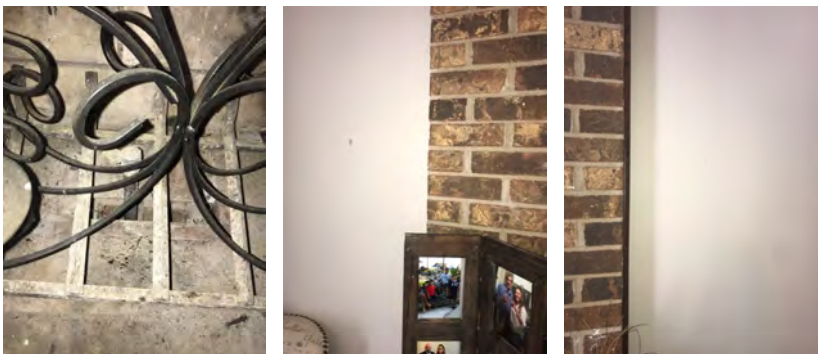
Family Room: Fireplace

Recommend a professional to clean and evaluate the fireplace before usage. There is a build up of soot along the walls.



Family Room: Fireplace

A gas supply pipe is installed with in the ash pit but no Gas Starter Access was discovered.



Hallway

Bunched carpet at the top of the stairs is a potential trip hazard. The carpet should be re-stretched.



Report Summary Cont.

Stairs

The handrail is loose.



Laundry

Ground fault circuit interrupter (GFCI) outlets needed in laundry area.



Laundry

Framing and drywall around the laundry hook up is damaged and exposing pipes.



General

Date & Time

02/01/19 1:00 PM CST

Approximate Age

42 Years (1977)

Property Type

Single Family

Property Faces

North

Weather

Sunny

Temperature

30-45 degrees

Soil Condition

Snow

Occupied

Yes

Buyer Present

Yes

Utilities On During Inspection

Electric Service, Gas Service, Water Service

Inspected By

Wilson Georges / 450.011028, Dave Caton / 450.011997

Roofing

The visible condition of the roof covering, flashings, skylights, chimneys and roof penetrations are inspected. Roofs can contain hidden defects that only occur in specific conditions and therefore not observed during an inspection. The purpose of the inspection is to determine general condition, NOT to determine life expectancy. All roof coverings require regular evaluation and routine maintenance. This inspection is not a warranty of the roof system or how long it will be watertight. Buyers are recommended to inquire about the history of roof leaks with the current owner.

Roof images for reference



Not Inspected

Due to weather conditions

Inspection Method

From Ground with Binoculars

Visibility

None

Limited By

Snow

Roof Design

Gable

Roofing Cont.

Roof Material

Not Fully Visible

Condition: Further Evaluation Required

Approximate Roof Age

Not fully visible

Ventilation Present

Roof

Condition: Further Evaluation Required

Plumbing Vent

Plastic

Condition: Not fully visible

Sky Lights

No

Condition: N/A

Roof Flashings

Not Fully Visible

Condition: Not fully visible

Soffit and Fascia

Aluminum

Condition: Satisfactory

Gutters & Downspouts

Metal

Condition: Repair or Replace

Chimney Type

Masonry

Condition: Satisfactory

Chimney Flue

Not fully visible, Interior of flues and chimneys are impossible to fully view. A chimney professional should evaluate the flue and the chimney prior to closing.

Condition: Further Evaluation Required

Roofing Comments

Comment 1

Deficiency

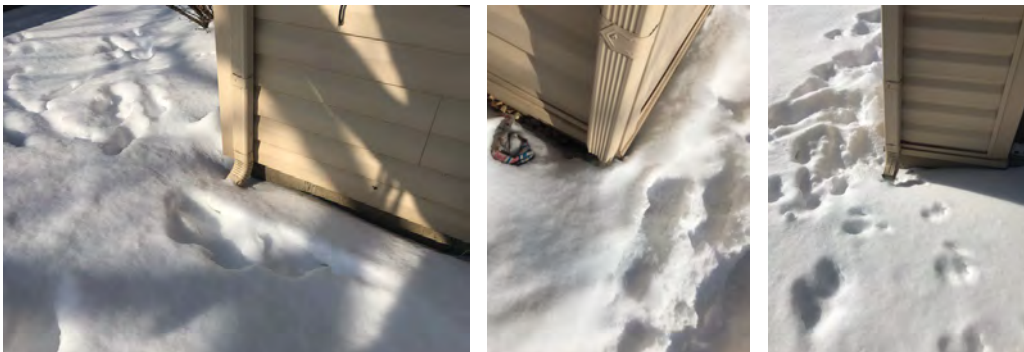
Downspouts should extend a min of 4-6' from the structure to reduce the risk of water penetration, settlement and structural damage. Evidence of water infiltration noted in crawlspace.



Comment 2

Information

Downspout needs to be extended 6' away from the property to prevent water infiltrating the foundation.



Roofing Cont.

The visible condition of the chimney covering, crown, and cap are inspected. Chimneys can contain hidden defects that only occur in specific conditions and therefore not observed during an inspection. The purpose of the inspection is to determine general condition.

Grounds

The condition of the vegetation, grading, surface drainage and retaining walls that are likely to adversely affect the building is inspected visually as well as adjacent walkways, patios and driveways.

Unable To Fully View The Grounds Due To Snow Coverage



Site Grading

Unable to determine

Vegetation

Generally Maintained

Driveway

Concrete

Condition: Repair or Replace

Walkways

Concrete, Pavers

Condition: Not fully visible

Front Steps/Stoops

Concrete

Condition: Repair or Replace

Grounds Cont.

Back Steps/Stoops

Concrete, Stone

Condition: Not fully visible

Garage Entrance /Steps

Concrete

Condition: Not fully visible

Grounds Comments

Comment 3

Deficiency

The driveway expansion joint that separates concrete slabs are not sealed properly. Resulting in movement of the slabs due to frost heaving and becoming a trip hazard.



Comment 4

Deficiency

A negative grading in front walkway of the home is leading water towards the front stoop and foundation.



Water is destructive and any home without 3 foundation protections - gutters, positive grade and drain tiles - is subject to water penetration.

Exterior

The visible condition of exterior coverings, trim and entrances are inspected with respect to their effect on the condition of the building.

Images For Reference



Exterior Covering

Brick, Vinyl Siding

Condition: Satisfactory

Windows Material (Exterior)

Aluminum, Aluminum wrapped

Condition: Satisfactory

Front Entry Door

Steel

Condition: Satisfactory

Front Screen Door

Steel

Condition: Satisfactory

Back Entry Door

Steel

Condition: Satisfactory

Exterior Cont.

Back Screen Door

Steel

Condition: Satisfactory

Garage Entry Door

Steel

Condition: Satisfactory

Outside Spigots

Yes, Operated

Condition: Repair or Replace

Exterior Comments

Comment 5 Information

No anti-siphon device discovered on spigots. This could lead to cross contamination.



Comment 6 Deficiency

Damage to the front stucco and wood planks (2" x 4") are nailed to front stucco. We Recommend having a licensed professional to evaluate before closing. See attic section.



Structure

The visible condition of the structural components is inspected. The determination of adequacy of structural components is beyond the scope of a home inspection.

Foundation Types

Crawl Space

Foundation Material

Poured Concrete

Condition: Marginal

Floor Structure

Wood Frame

Condition: Not fully visible

Wall Structure

Wood Frame

Condition: Not fully visible

Signs of Water Penetration

Stains

Water is destructive and any home without 3 foundation protections - gutters, positive grade and drain tiles - is subject to water penetration.

Attic

Images of Main Attic



Structure Cont.



Images of Garage Attic



Attic Entry

Hallway, Garage

Roof Framing Type

Joist and Rafters

Condition: Satisfactory

Roof Deck Material

Plywood

Condition: Satisfactory

Ventilation

Metal

Condition: Satisfactory

Insulation

Fiberglass Batts, Blown In Cellulose

Condition: Satisfactory

Attic Comments

**Comment 7
Information**

Electrical wires should be supported by proper hangers.



**Comment 8
Deficiency**

There is frost buildup on the front wall of the attic. Damage to the front exterior in this area has been temporarily repaired with 2x4 boards. We recommend the front of the home and this section of attic be evaluated for repair by a qualified building contractor to prevent further water damage.



Comment 9
Deficiency

The bathroom exhaust vents have been detached from the ductwork. Bath vents should be ducted to the outdoors to reduce the risk of moisture and mold problems.



Crawlspace

If the clearance from the ground to the bottom of the joists is less than 36", or other adverse conditions exist, the inspector is not obligated to enter the crawl space.

Images For Reference



Inspection Method

Inside

Vapor Retarder

Partial

Condition: Marginal

Underfloor Insulation

None

Condition: Marginal

Ventilation Present

Yes

Condition: Satisfactory

Moisture Condition

Dry

Crawlspace Comments

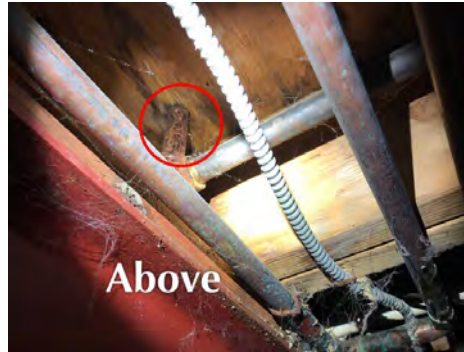
**Comment 10
Information**

There is a saddle valve that is not in use. Saddle valves are commonly used for refrigerator ice maker water supply but they are inherently unreliable. There is evidence of past water leaks below. Area was dry at the time of the inspection.



Comment 11
Information

There is a rusty gas pipe and evidence of a past water leak. Dry when inspected.



Comment 12
Deficiency

There is evidence of rodent activity. We recommend evaluation by a pest control professional.



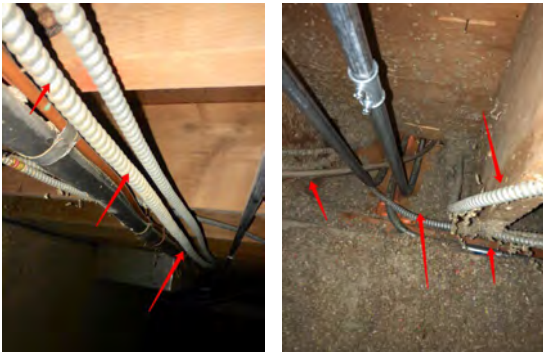
Comment 13
Deficiency

Dryer vents should have smooth metal interior to reduce the risk of lint buildup and allow for routine cleaning. Dryer lint is a combustible material. Dryer exhaust ducts should be kept clean for safety.



Comment 14
Information

There are lengths of armored (BX) electrical wires that are not properly supported. We recommend electrical branch wiring in the crawlspace be evaluated by a qualified electrician.



Comment 15

Deficiency

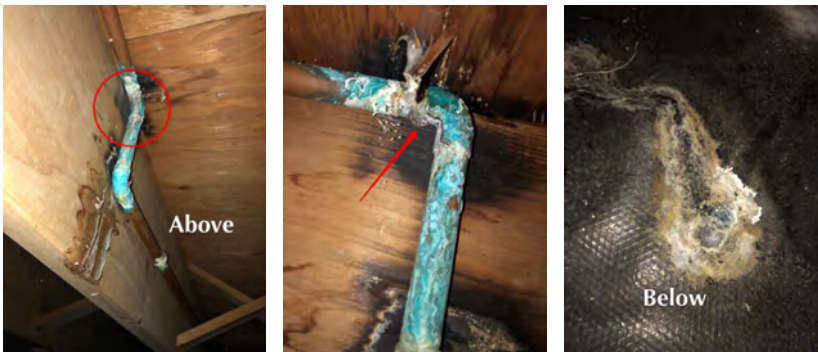
The gas line feeding the west fireplace has no accessible shutoff.



Comment 16

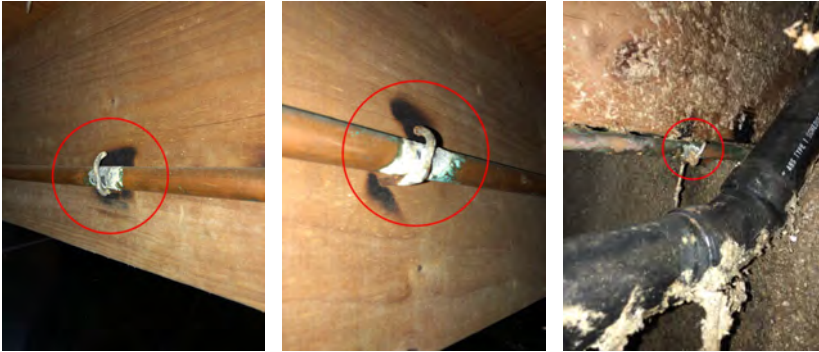
Deficiency

There is an active leak and heavy corrosion on a copper water supply pipe in the south central part of the crawlspace. We recommend all water supply fittings in the crawlspace be evaluated by a licensed plumber. Active leaks should be repaired promptly.



Comment 17
Deficiency

There is galvanic corrosion on the water pipes at numerous joints and fasteners. We recommend all visible water pipes be evaluated by a qualified plumber. Any improper hangers should be replaced with correct ones to reduce the risk of electrolysis and eventual leaks.



Comment 18
Deficiency

There are loose, poorly supported and uninsulated HVAC ducts in the crawlspace. Signs of water below ducts can indicate poor management of condensate runoff. We recommend ductwork be evaluated by a licensed HVAC professional. See comments on HVAC "distribution" section of report.



Comment 19
Deficiency

There is a leak at a union in the black waste line in the crawlspace. We recommend evaluation for repair by a qualified plumber.



Comment 20
Deficiency

There are 3 or more cracks in the foundation. These should be evaluated for repair by a qualified basement waterproofing/structural professional.



Comment 21
Deficiency

The main floor toilet is loose and leaking on to the HVAC ductwork below. We recommend repair by a qualified plumber and professional cleaning of the ductwork.



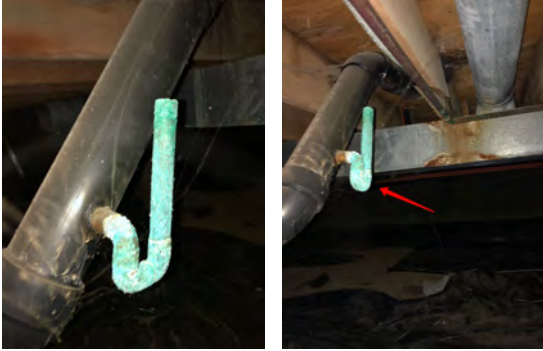
Comment 22
Deficiency

The joist below the main floor toilet has been improperly notched to accommodate the waste drain. The remaining joist has split through. This should be evaluated by a qualified building contractor prior to repairs of the toilet.



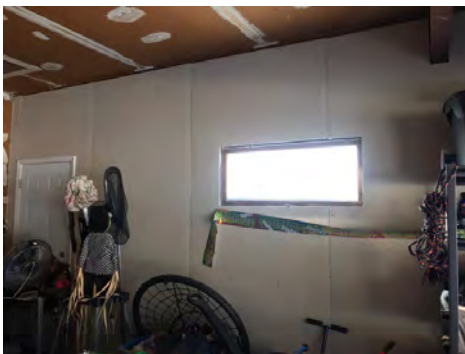
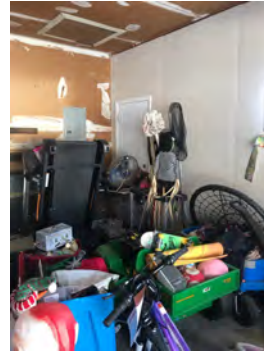
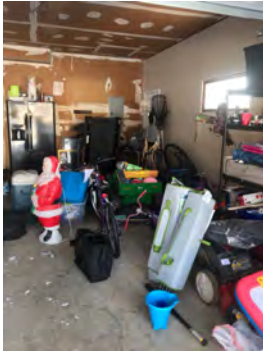
Comment 23
Deficiency

There is an incorrectly installed p-trap/vent in the main waste drain. This should be removed by a qualified plumber to prevent toxic sewer gasses from entering the crawlspace.



Garage

Garage images for reference



Unable to fully view

Due to personal items

Garage Type

Attached

Condition: Satisfactory

Garage Size

2.5 car

Garage Door Type

Metal

Condition: Satisfactory

Garage Window Type

Picture

Condition: Further Evaluation Required

Door Opener

Chain Drive

Condition: Satisfactory

Garage Cont.

Garage Electrical

Yes, Not GFCI

Opener Safety Feature

Light Beam

Condition: Satisfactory

Self Closing Door To Home

Yes

Garage Comments

Comment 24 Information

light switch is missing cover plate.

Comment 25 Information

All garage outlets require GFCI outlets.

Structure

Wall Structure

Wood Framed

Condition: Not fully visible

Ceiling Structure

Truss

Condition: Satisfactory

Roof Structure

Wood Framed

Condition: Satisfactory

Exterior

Exterior Covering

Same as House, Vinyl

Condition: Satisfactory

Garage Cont.

The visible condition of exterior coverings, trim and entrance are inspected with respect to their effect on the condition of the building.

Roofing

Electrical

The inspector can not inspect hidden wiring or verify if the number of outlets is per the National Electric Code. A representative number of outlets, switches and fixtures are tested for operation.

Images of electrical service drop and panel



Type of Service

Underground

Service Panel Location

Garage

Service Panel Manufacturer

Siemens

Condition: Satisfactory

Overcurrent Protection

Breakers

Condition: Satisfactory

Service Line Material

Aluminum

Condition: Satisfactory

Electrical Cont.

Service Voltage

120 volts

Service Amperage

100 amps

Service Panel Ground

Unknown Not Visible

Branch Circuit Wiring

Sold copper

Condition: Satisfactory

GFCI/AFCI Breakers

Yes

The number of amps is an approximation. Consult an electrician for the exact number

Detectors

Carbon Monoxide Detectors

Battery, Hard wired

Condition: Repair or Replace

Smoke Detectors

Battery, Hard wired

Condition: Repair or Replace

Detectors Comments

Comment 26

Information

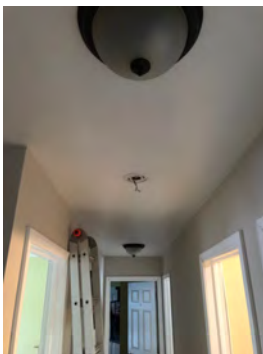
Due to the limited life span of detectors and unknown age of current equipment, we recommend installing new CO detectors on every floor and new Smoke detectors on every floor and in every bedroom upon taking possession.



Comment 27

Information

The upper hall has no smoke or CO detector.



Carbon monoxide and smoke detectors are required in every home and new detectors should be installed at the time of closing.

Heating Fuel

Gas

Heat Exchanger

Not visible

Condition: N/A

Fuel Shut-off

Within sight of equipment

Condition: Satisfactory

Power Disconnect

Within sight of equipment

Condition: Satisfactory

Filter Type

Disposable

Condition: Satisfactory

Type of Distribution

Metal Ducting, See Venting System

Condition: Further Evaluation Required

Gas Leak

None detected

Furnaces over 10 years old should be checked, cleaned and serviced yearly by a licensed contractor.

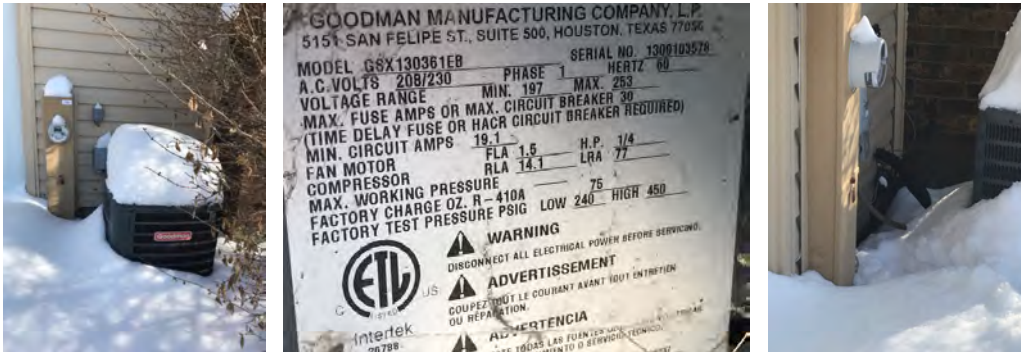
Cooling

The cooling system is inspected by operation of the equipment by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of cooling system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question.

Not Inspected

Due to inoperable outside temperature

Images of the exterior condensing unit



Condenser Make

Goodman

Condenser Approximate Age

6 Years (2013)

Power Disconnect

Near exterior condensing unit

Condition: Satisfactory

Refrigerant

R-410A

Refrigerant Lineset

Yes

Condition: Satisfactory

Condensate Drainage

To Floor Drain

Condition: Satisfactory

Air conditioners over 10 years old and heat pumps over 5 years old should be checked, cleaned and serviced yearly by a licensed contractor.

Distribution System

The venting system is inspected visually. The capacity or adequacy of the system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if there are any questions.

Type of system(s)

Metal Ducting

Condition: Repair or Replace

Time of Installation

Installed during construction of the property

Location(s)

Crawl space, Hidden in walls, Hidden in flooring

Condition: Satisfactory

Insulated in unconditioned space

Not insulated

Distribution System Comments

Comment 28

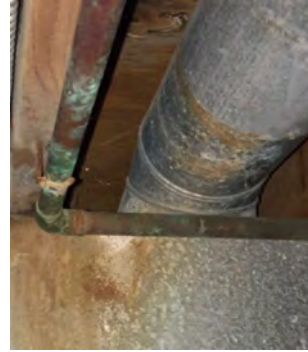
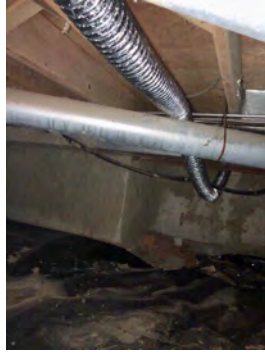
Deficiency

One of the supply ducts in the crawlspace is not correctly installed. Conditioned air is being supplied to the crawlspace rather than the kitchen heat register above. We recommend the ductwork in the crawl space be evaluated by a HVAC professional.



Comment 29
Information

Recommend ductwork in all unconditioned spaces be insulated for a more efficient distribution.



Plumbing

The plumbing system is inspected visually and by operating a representative number of fixtures and drains. Private water and waste systems are beyond the scope of the home inspection.

View of gas meter and main gas shut-off



View of main water supply shut-off



Water Service

Public

Supply Pipe Material

Copper

Condition: Repair or Replace

Location of Main Water Shutoff

Crawlspace

Sewer System

Public

Waste Pipe Material

PVC, Cast Iron

Condition: Satisfactory

Plumbing Cont.

Sump Pump

Standard Cover

Condition: Repair or Replace

Location of Fuel Shutoff

At Meter

Plumbing Comments

Comment 30

Deficiency

The check valve in the sump drain line is leaking.



Plumbing leaks always begin slowly and take time to fully reveal themselves. We are limited to the amount of water we can run during an inspection. The passage of time between the inspection and the closing makes it crucial that all fixtures be operated and checked at the time of the walkthrough.

Water Heater

Images of water heater



Plumbing Cont.

Manufacturer

General Electric

Fuel

Natural Gas

Capacity

40 gal

Approximate Age

6 Years (2013)

Temp & Pressure Relief Valve

Present With Blow Off Leg

Condition: Satisfactory

Fuel Disconnect

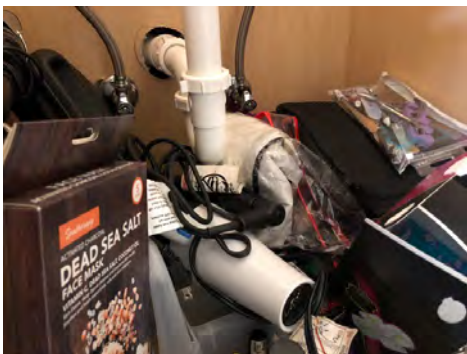
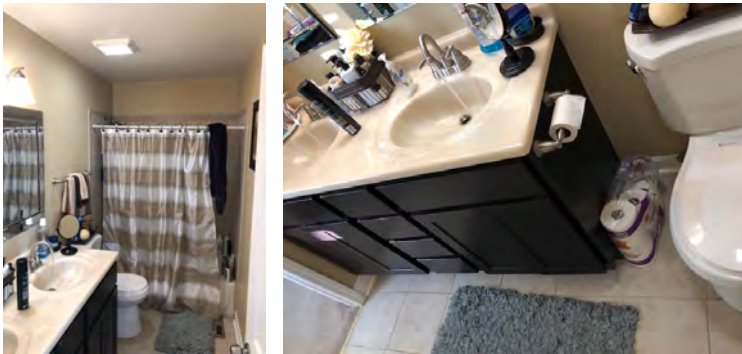
In Same Room

Bathrooms

Plumbing leaks usually develop slowly and take time for evidence to develop. We are limited to the amount of water that we can run during the course of the inspection. The passage of time between inspection and closing make it critical for all fixtures to be operated and evaluated during the final walk-through. Plumbing leaks may not be evident during the course of the inspection if the property is vacant due to lack of normal usage.

Bathroom (Master Bedroom)

Bathroom images for reference



Location

Master Suite

Door Type

Hinged

Condition: Satisfactory

Walls

Painted Drywall

Condition: Satisfactory

Water Pressure

Satisfactory

Bathrooms Cont.

Drainage

Marginal

Shower

In Tub

Condition: Satisfactory

Shower Walls

Tile

Condition: Satisfactory

Shower Facuet / Head

Satisfactory

Bath Tub

Recessed

Condition: Satisfactory

Sink(s)

Double Vanity

Condition: Satisfactory

Sink(s) Facuet

Satisfactory

Ventilation Type

Ventilator

Condition: Repair or Replace

Toilet

Standard Tank

Condition: Satisfactory

Floor

Tile

Condition: Satisfactory

Electrical Wiring

Correct

GFCI Protection

Outlets

Condition: Satisfactory

Bathrooms Cont.

Heat Source

Yes

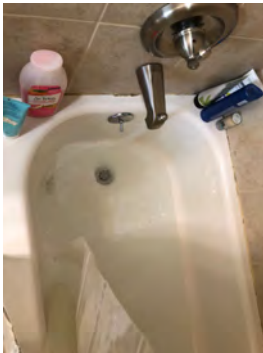
Condition: Satisfactory

Bathroom (Master Bedroom) Comments

Comment 31

Deficiency

The drainage in the tub is not sufficient to keep up with the flow of water.



Comment 32

Information

Gaps in the shower wall should be sealed with a proper silicone caulk to prevent water damage behind the wall.



Bathrooms Cont.

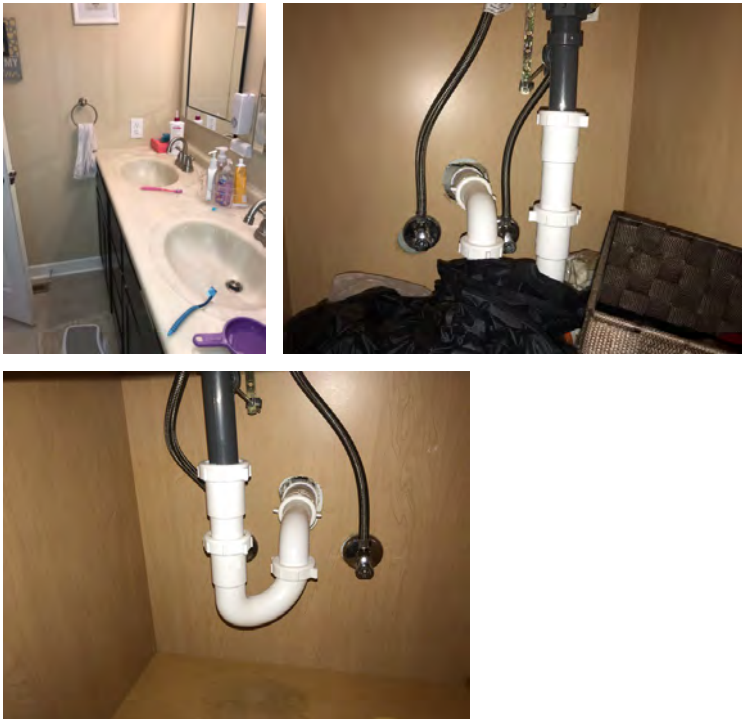
Comment 33 Information

There is failing caulk where the tub meets the wall.



Bathroom #2

Bathroom images for reference



Location

Upper Level

Bathrooms Cont.

Door Type

Hinged

Condition: Satisfactory

Walls

Painted Drywall

Condition: Satisfactory

Water Pressure

Marginal

Drainage

Satisfactory

Shower

In Tub

Condition: Satisfactory

Shower Walls

Tile

Condition: Satisfactory

Shower Facuet / Head

Satisfactory

Bath Tub

Recessed

Condition: Satisfactory

Sink(s)

Double Vanity

Condition: Satisfactory

Sink(s) Facuet

Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

Toilet

Standard Tank

Condition: Repair or Replace

Bathrooms Cont.

Floor

Tile

Condition: Satisfactory

Electrical Wiring

Correct

GFCI Protection

Outlets

Condition: Satisfactory

Heat Source

Yes

Condition: Satisfactory

Bathroom #2 Comments

Comment 34

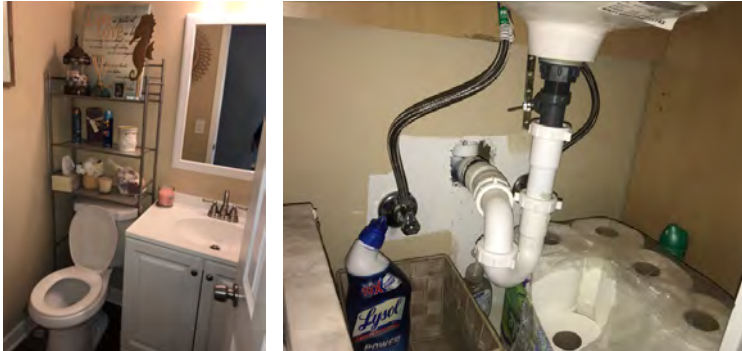
Deficiency

The toilet is loose at the floor and requires sealant at the base.



Half Bathroom

Bathroom images for reference



Location

Main Level

Door Type

Hinged

Condition: Satisfactory

Walls

Painted Drywall

Condition: Satisfactory

Water Pressure

Satisfactory

Drainage

Satisfactory

Sink(s) Faucet

Satisfactory

Sink(s)

Single Vanity

Condition: Satisfactory

Toilet

Standard Tank

Condition: Repair or Replace

Bathrooms Cont.

Floor

Wood laminate

Condition: Satisfactory

Ventilation Type

Ventilator

Condition: Satisfactory

Electrical Wiring

Correct

GFCI Protection

Outlets

Condition: Satisfactory

Heat Source

Yes

Condition: Satisfactory

Half Bathroom Comments

Comment 35

Deficiency

The toilet is loose at the floor and requires sealant at the base.



Kitchen

Images of the kitchen



Cabinets

Laminated

Condition: Satisfactory

Flooring

Wood laminate

Condition: Marginal

Ceiling

Painted drywall

Condition: Repair or Replace

Countertops

Laminated

Condition: Satisfactory

Sink

Double

Condition: Satisfactory

Faucet

Satisfactory

Water Drainage

Satisfactory

Electrical Wiring

Correct

GFCI Protection

Yes

Condition: Satisfactory

Kitchen Cont.

Heat Source

Yes

Condition: Satisfactory

Kitchen Window

Double hung

Condition: Satisfactory

Gas Leak

None detected

Kitchen Comments

Comment 36

Deficiency

The shut off valve for the stove gas line is inoperable. The black pipe gas line is too long and obstructing the stove from seating flush.



Comment 37

Deficiency

Signs of rodents /mice dropping behind the stove. Recommend having a licensed exterminator to evaluate.



Comment 38
Deficiency

Settlement crack with signs of past moisture along the tapping of the ceiling drywall.



The appliances were tested solely to see if they operate and not for the quality of their performance.

Appliances

This is a courtesy check only of the specified appliances. The accuracy or operation of timers, temperature or power level controls is beyond the scope of this inspection.

Range / Oven

Satisfactory

Microwave Hood Combo

Satisfactory

Refrigerator

Satisfactory

Dishwasher

Repair or Replace

Disposal

Satisfactory

Appliances Comments

Comment 39

Deficiency

A high drain loop is needed to be installed 32" above the floor level or an air gap must be installed. To prevent a back flow of dirty water entering the dishwasher.



Living Room

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. Inspectors are not required, and should not be expected, to move furnishings nor other items during the inspection, disassemble equipment or open wall coverings. A representative number of windows and doors are inspected.

Images for reference



Unable To Fully View & inspect

Due to personal items in the room and closet

Floors

Wood Laminate

Walls

Painted Drywall

Condition: Satisfactory

Ceiling

Painted Drywall, Conventional

Condition: Satisfactory

Windows

Double hung

Condition: Satisfactory

Window Materials

Aluminum, Vinyl

Heat Source

Yes

HVAC Return

Yes

Living Room Cont.

Electrical Wiring

Correct

Closet Floor

Wood Laminate

Closet Walls

Painted Drywall

Condition: Not fully visible

Closet Doors

Folding

Condition: Repair or Replace

Living Room Comments

Comment 40

Deficiency

the closet folding doors are off their track and damaged.



Comment 41

Information

East wall outlet is missing a cover plate.



Comment 42

Deficiency

The return vent opening is larger than the vent, allowing heat to escape between the drywalls.



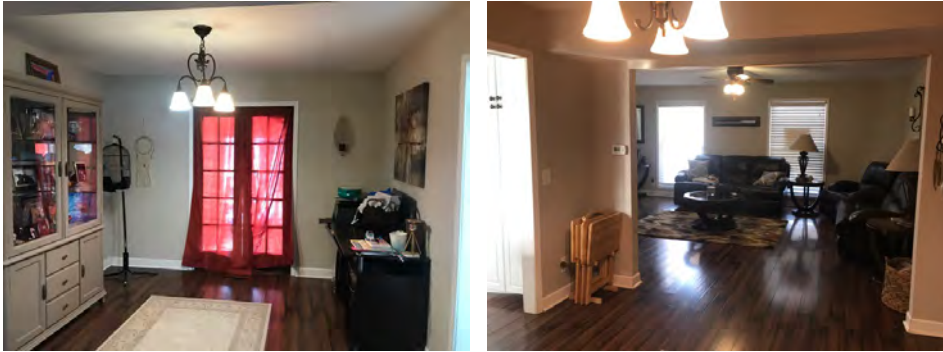
Fireplace

Interior of flues and chimneys are impossible to fully view. A chimney professional should evaluate the flue and the chimney prior to the closing.

Dining Room

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. Inspectors are not required, and should not be expected, to move furnishings nor other items during the inspection, disassemble equipment or open wall coverings. A representative number of windows and doors are inspected.

Images for reference



Unable To Fully View & inspect

Due to personal items in the room and closet

Floors

Wood Laminate

Walls

Painted Drywall

Condition: Satisfactory

Ceiling

Painted Drywall, Conventional

Condition: Satisfactory

Door Type

French

Condition: Repair or Replace

Heat Source

Yes

HVAC Return

Yes

Electrical Wiring

Correct

Dining Room Comments

Comment 43

Deficiency

The french doors leading to sun room are interior doors with a large gap, allowing heat to escape to the sun room. The sun room is not heated nor has proper insulation. We recommend having a sealed exterior grade door to prevent the huge heat loss.



Fireplace

Interior of flues and chimneys are impossible to fully view. A chimney professional should evaluate the flue and the chimney prior to the closing.

Sun Room

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. Inspectors are not required, and should not be expected, to move furnishings nor other items during the inspection, disassemble equipment or open wall coverings. A representative number of windows and doors are inspected.

Images for reference



Unable To Fully View & inspect

Due to personal items in the room and closet

Floors

Carpet

Walls

Wood paneling

Condition: Repair or Replace

Ceiling

Wood paneling

Condition: Satisfactory

Door Type

Sliding, French

Condition: Repair or Replace

Sun Room Cont.

Sliding Door Materials

Aluminum

Heat Source

No

Electrical Wiring

Correct

Sun Room Comments

Comment 44

Deficiency

Signs of water penetration on the northeast side of the sun room.



Comment 45

Deficiency

Signs of water penetration under the carpet of the sun room.



Comment 46
Information

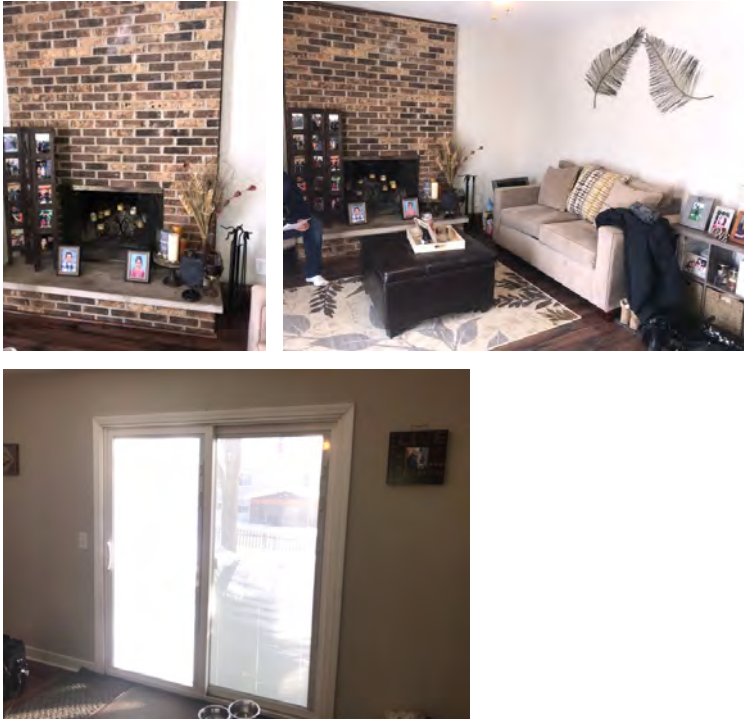
All three sliding screen doors do not latch.



Family Room

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. Inspectors are not required, and should not be expected, to move furnishings nor other items during the inspection, disassemble equipment or open wall coverings. A representative number of windows and doors are inspected.

Images for reference



Unable To Fully View & inspect

Due to personal items in the room and closet

Floors

Wood Laminate

Walls

Painted Drywall

Condition: Satisfactory

Ceiling

Painted Drywall, Conventional

Condition: Satisfactory

Door Type

Hinged

Condition: Satisfactory

Family Room Cont.

Sliding Door Materials

Aluminum, Vinyl

Heat Source

Yes

HVAC Return

Yes

Electrical Wiring

Correct

Family Room Comments

Comment 47

Deficiency

Settlement crack in the south wall.



Fireplace

Construction

Masonry

Condition: Satisfactory

Fuel Type

Gas burning, Wood burning

Condition: Further Evaluation Required

Combustible Clearance

Mantle/ Flooring clearance hazard

Condition: Satisfactory

Family Room Cont.

Flue Damper

Not accessible

Condition: Further Evaluation Required

Firebox / visible portion of flue

Dirty

Condition: Repair or Replace

Fireplace Comments

Comment 48

Deficiency

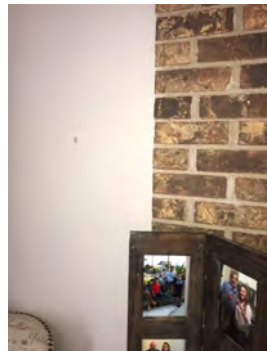
Recommend a professional to clean and evaluate the fireplace before usage. There is a build up of soot along the walls.



Comment 49

Deficiency

A gas supply pipe is installed with in the ash pit but no Gas Starter Access was discovered.

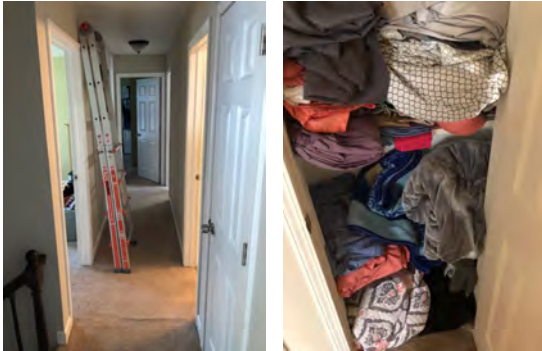


Interior of flues and chimneys are impossible to fully view. A chimney professional should evaluate the flue and the chimney prior to the closing.

Hallway

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are inspected.

Images for reference



Floor

Carpet

Condition: Repair or Replace

Stairs

Carpet

Condition: Satisfactory

Banister/ Handrail

Wood

Condition: Repair or Replace

Walls

Painted Drywall

Condition: Satisfactory

Door Types

Hinged

Condition: Satisfactory

Closet Floor

Condition: Not fully visible

Closet Door Type

Hinged

Condition: Satisfactory

Hallway Cont.

Closet Walls

Painted Drywall

Condition: Not fully visible

Hallway Comments

Comment 50

Deficiency

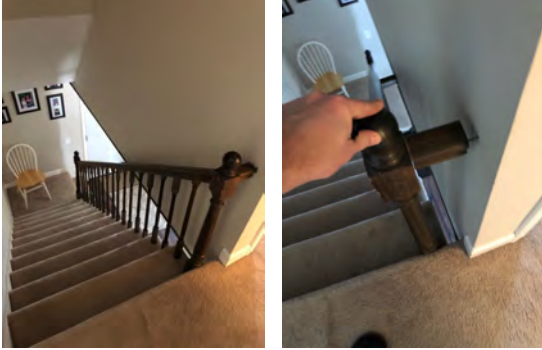
Bunched carpet at the top of the stairs is a potential trip hazard. The carpet should be re-stretched.



Stairs

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items.

Images for reference



Landing

Carpet

Condition: Satisfactory

Stairs

Carpet

Condition: Satisfactory

Banister/ Handrail

Wood

Condition: Repair or Replace

Walls

Painted Drywall

Condition: Satisfactory

Stairs Comments

Comment 51

Deficiency

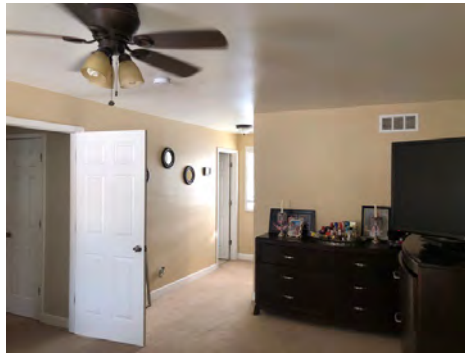
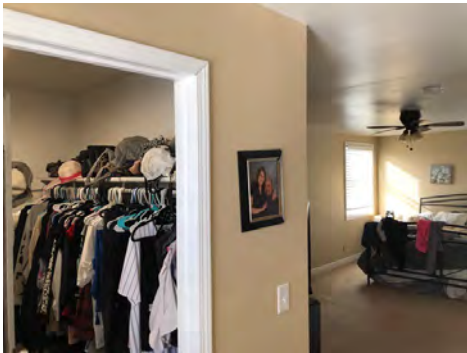
The handrail is loose.



Master Bedroom

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are inspected.

Images for reference



Unable To Fully View & Inspect

Due to personal items in the room and closet

Floors

Carpet

Walls

Painted Drywall

Condition: Satisfactory

Ceiling

Painted Drywall

Condition: Satisfactory

Bedroom Windows

Double hung

Condition: Satisfactory

Master Bedroom Cont.

Window Materials

Vinyl

Bedroom Door

Hinged

Condition: Satisfactory

Heat Source

Yes

HVAC Return

Yes

Electrical Wiring

Correct

Closet Floor

Carpet

Closet Walls

Painted Drywall

Condition: Not fully visible

Closet Doors

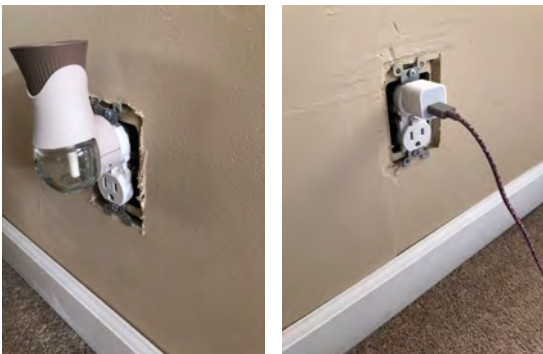
Hinged

Condition: Satisfactory

Master Bedroom Comments

Comment 52 Information

There are missing switch plates.



Comment 53
Information

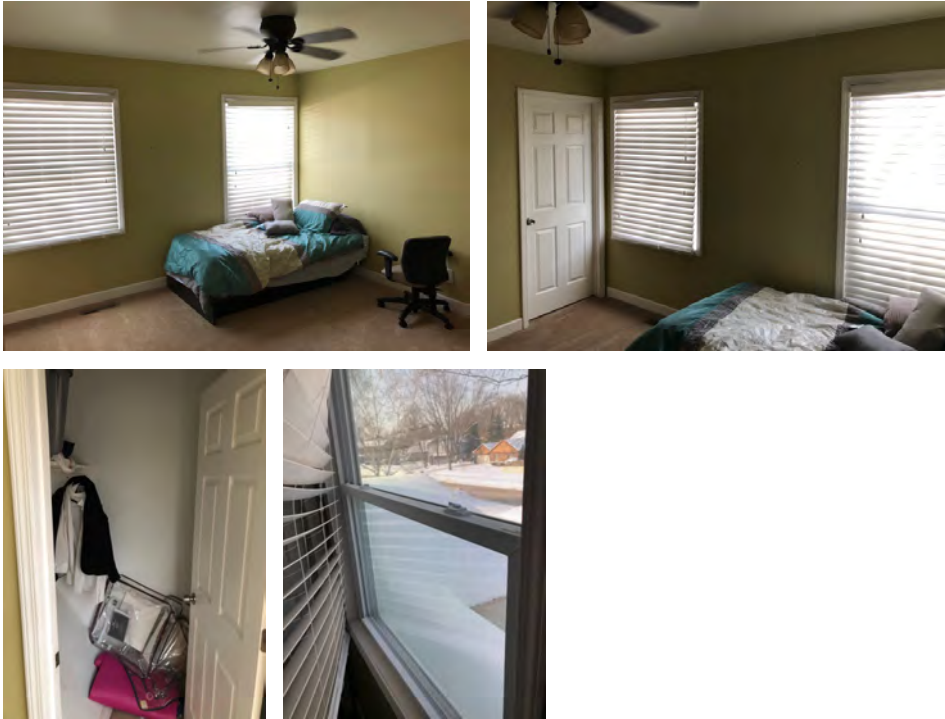
The baseboards are loose.



Bedroom (North)

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are inspected.

Images for reference



Unable To Fully View & Inspect

Due to personal items in the room and closet

Floors

Carpet

Walls

Painted Drywall

Condition: Satisfactory

Ceiling

Painted Drywall

Condition: Satisfactory

Bedroom Windows

Double hung

Condition: Satisfactory

Bedroom (North) Cont.

Window Materials

Vinyl

Bedroom Door

Hinged

Condition: Satisfactory

Heat Source

Yes

HVAC Return

Yes

Electrical Wiring

Correct

Closet Floor

Carpet

Closet Walls

Painted Drywall

Condition: Not fully visible

Closet Doors

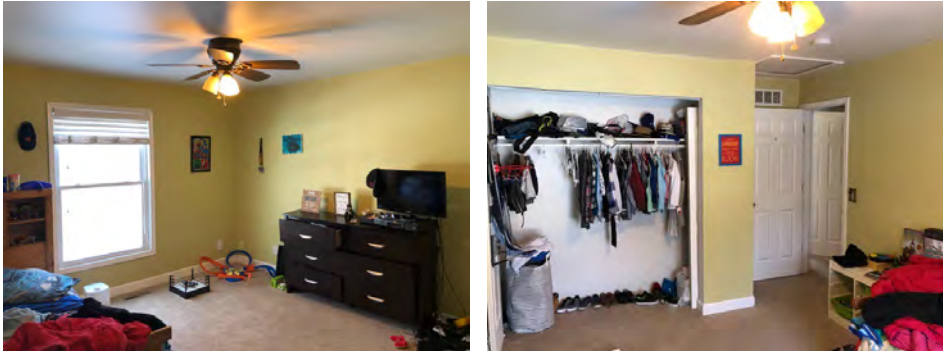
Hinged

Condition: Satisfactory

Bedroom (East)

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are inspected.

Images for reference



Unable To Fully View & Inspect

Due to personal items in the room and closet

Floors

Carpet

Walls

Painted Drywall

Condition: Satisfactory

Ceiling

Painted Drywall

Condition: Satisfactory

Bedroom Windows

Double hung

Condition: Satisfactory

Window Materials

Vinyl

Bedroom Door

Hinged

Condition: Satisfactory

Heat Source

Yes

Bedroom (East) Cont.

HVAC Return

Yes

Electrical Wiring

Correct

Closet Floor

Carpet

Closet Walls

Painted Drywall

Condition: Satisfactory

Closet Doors

Folding

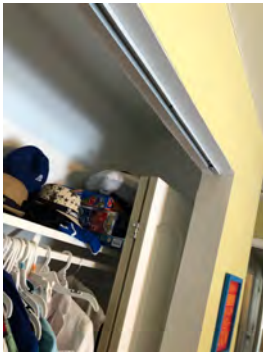
Condition: Repair or Replace

Bedroom (East) Comments

Comment 54

Information

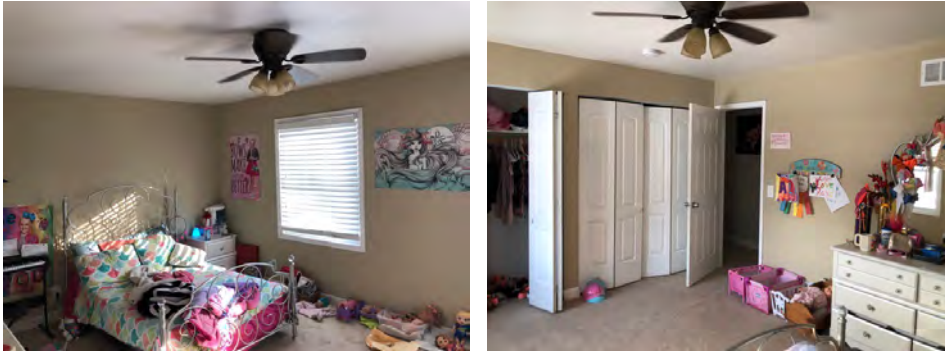
The closet doors need to be re-hung.



Bedroom (South)

The interior inspection is limited to readily accessible areas that are not concealed by furnishings or stored items. A representative number of windows and doors are inspected.

Images for reference



Unable To Fully View & Inspect

Due to personal items in the room and closet

Floors

Carpet

Walls

Painted Drywall

Condition: Satisfactory

Ceiling

Painted Drywall

Condition: Satisfactory

Bedroom Windows

Double hung

Condition: Satisfactory

Window Materials

Vinyl

Bedroom Door

Hinged

Condition: Satisfactory

Heat Source

Yes

Bedroom (South) Cont.

HVAC Return

Yes

Electrical Wiring

Correct

Closet Floor

Carpet

Closet Walls

Painted Drywall

Condition: Satisfactory

Closet Doors

Folding

Condition: Repair or Replace

Bedroom (South) Comments

Comment 55

Information

The closet doors are loose.



Laundry

Image for reference



Ceiling / Walls

Drywall

Condition: Satisfactory

Flooring

Vinyl

Condition: Satisfactory

Door

Hinged

Condition: Satisfactory

Built In Cabinets

No

Condition: N/A

Laundry Sink

No

Condition: N/A

Dryer Venting

To Exterior

Condition: Repair or Replace

GFCI Protection

No

Condition: Repair or Replace

Laundry Hook Ups

Yes

Condition: Repair or Replace

Laundry Cont.

Washer

Satisfactory

Dryer

Satisfactory

Gas Leakage

None Detected

Laundry Comments

Comment 56

Deficiency

Ground fault circuit interrupter (GFCI) outlets needed in laundry area.



Comment 57

Deficiency

Framing and drywall around the laundry hook up is damaged and exposing pipes.

