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Home Inspection Report

Prepared For:

John Doe

Property Address:

123 Sample St.

Chicago, IL

Inspected on Fri, Mar 8 2019 at 10:00 AM

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Inspection Agreement, *This is a legal and binding contract, please read carefully. I the Client, have read and agree to all of the following: An Inspection is intended to assist in evaluation of the overall condition of a building. The Inspection is based on observation of the visible and apparent condition of the building and its components on the date of Inspection. The results of this home inspection are not intended to make any representation regarding latent or concealed defects that may exist, and no warranty or guarantee is expressed or implied. If the person conducting your Home Inspection is not a licensed structural engineer or other professional whose license authorizes the rendering of an opinion as to the structural integrity of a building or its other component parts, you may be advised to seek a professional opinion as to any defects or concerns mentioned in the report. The Client: The person(s) or entity on whose behalf a Home Inspector is acting or paying for the inspection and/or signing agreements. The Company: Refers to the person or business conducting the Home Inspection service for The Client for a fee. The inspection will be performed in a manner consistent with a set of written standards of practice determined by the Home Inspection Company. The Inspection and report are solely for the use of the undersigned Client and The Company, and are not transferable to, or for the benefit of a third party under any circumstances, the Company assumes no responsibility for any future usage of the report. This report is intended solely to assist The Client in evaluating the overall general condition of the building. The Client understands an older component may be at or nearing the end of its statistical and/or useful life and could fail at any time after the inspection. Although proper care has been taken in performing this inspection, this inspection and report cannot be fully exhaustive, nor does it imply that every component was inspected or that every possible defect was discovered, i.e., when the property contains a number of similar items (such as electrical receptacles, switches, hardware, locking mechanisms, roof covering, siding, mortar pointing, lighting fixtures, windows, etc.); however, a representative of each shall be inspected. In conducting the inspection, The Company, The Company's agents, and representatives do not disassemble equipment, move furniture, storage, carpeting, or open wall coverings. The purpose of this confidential report and analysis is to detect major visible problems and unsafe conditions; it is not intended for cosmetic or aesthetic evaluation. This inspection and report are limited to visible and accessible aspects of the property's basic primary structure, the property's foundation or basement, interior, exterior, roof, electrical, plumbing, and heating and cooling systems. No invasive or destructive testing is performed. The Inspector has the right to submit an addendum to the original report within forty eight hours of the completion of the inspection. To be able to make an informed decision concerning the property, The Client SHOULD BE PRESENT, AND IS AT HIS OR HER OWN RISK DURING THE INSPECTION. If any person makes a declaration to The Client or The Company, concerning the age of an item, condition,

repairs, service contract, or warranties, that declaration should be put in writing and conveyed to the Client. No compliance with any applicable building code is considered, evaluated or intended by the Inspector and/or report. The Client should conduct a final pre-settlement inspection, which this inspection cannot replace. In the event the inspector points out any signs of settlement, cracks, deficiencies or other deformities, it is The Client's responsibility to monitor and repair the causes and effects. It is also The Client's responsibility to have a qualified, licensed individual conduct any repairs or further evaluation. It is The Client's responsibility to review the entire report. If The Client requires clarification they should contact the Inspector. It is The Client's responsibility to initiate any renegotiations (if applicable), and determine priority of repairs to be conducted. If the Client conducts repairs without the Inspector observing any concerns prior to repairs, The Client agrees to hold the Inspector harmless from any costs arising from repairs and assumes all financial responsibility. The Client agrees to all terms within this agreement and to hold The Company's agents and representatives harmless from any claim, cause of action or demand made by the Client or any party relating to the sale, purchase or repair of the property, or components inspected, or relating to accidents arising from the inspection. If The Client is not pre-sent for the inspection and pays for the inspection, The Client agrees to accept all of the terms and conditions of this agreement. If The Client is not present for the inspection they may not have utilized full benefits of the inspection which can only take place in person. The Client understands this inspection is to assist the Client in making a more informed purchasing decision, and is not to find all defects. The remaining functional life of particular units, systems, or components are estimates, and no warranties are expressed or implied. The Client understands a separate warranty may be available through another agency. The findings of this inspection are valid for the date of the actual inspection only. The Company shall not be held responsible for items or problems concealed, hidden, or inaccessible during the inspection. Buildings that are occupied, inspected after dark or during poor weather conditions may create conditions that could impede the inspection. It is The Client's responsibility to have an additional inspection(s) if needed. The Client understands any sloppy, amateur or substandard workmanship should be upgraded or repaired as needed. This report is only a tool for the Inspector to use and is the discretion of the individual Inspector as to which sections of the checklist and observations are to be utilized. Payment by The Client is expected at the time of the inspection. Any fee not paid within 30 days of the inspection will have a service charge of 1.5% monthly or 18% per annum added to the fee, Severability Clause: If any provisions of this agreement are violative of law or equity, it is agreed and understood that the remaining provisions of this contract are in full force and effect. Limitation of Liability: The Client agrees to limit any claim of liability for personal injury or property damage caused by any negligence of the Company or its agents to two times the amount

of the original inspection fee.

By signing this inspection agreement, The Client expressly agrees to and understands all terms and conditions detailed herein.

Inspection Agreement I Description, This is a legal and binding contract, please read carefully.

GENERAL INSPECTION: This Home Inspection is a limited visual evaluation of the building, the building's structure, major accessible components (as detailed by the Inspector) and the immediate visible grading around the perimeter of the building, on the actual date of the inspection.

FOUNDATION: The Inspector will look for any visible; cracks, settling or other major structural defects. Inspector cannot evaluate any parts of a foundation below grade, covered with insulation, paint, or other wall coverings. The Inspector will look for evidence of visible moisture or water damage, but cannot predict any future water emblems that may occur. It is the client's responsibility to monitor and/or repair-any problems noted in the report including to establish if a crack is active.

STRUCTURE: A limited visual inspection will be conducted on any exposed or readily accessible sections of the structure. Any areas that are blocked with stored items, furniture or covered with siding, drywall, carpet, or other floor, wall or ceiling coverings will not allow the Inspector to evaluate the condition of these areas. With an accessible crawlspace and a minimum of three feet of headroom, the Inspector will visually inspect for visible moisture, mildew and ventilation, and report on the overall condition. The Inspector is not required to enter the area if adverse conditions, pests, falling insulation, dampness or debris impede access or limit visibility.

ROOF INSPECTION: The roof may have to be inspected from ground level to avoid damage to the roofing material, and/or risk to the Inspector. Some roofs may not be accessible or visible for inspection. In this case The client is responsible to have the roof reinspected by a licensed roofer. The client assumes responsibility for any inadvertent damage caused by subsequent inspection. Roof leaks are difficult to detect unless there has been a recent heavy rain. While every responsible effort is made to detect roof leaks, minor leaks may go undetected unless it is actually raining, combined windy, or other storm conditions at the time of the inspection. Stains on ceilings, walls or structural members may be the result of previously corrected problems, Client should monitor. The Inspector is not required to remove snow or ice or other conditions that could prohibit observation of the roof surfaces. Sagging and other roof deformities may be part of the original construction and merely a cosmetic problem; any structural defects should be repaired. Some roofs, especially flat roofs may require routine maintenance. No estimated remaining life expectancy is given or implied on the roofing materials.

EXTERIOR OF BUILDING: The Inspector will, from ground level, randomly inspect the general condition of the siding, foundation, gutters, soffit, and trim. A limited representation of the exterior materials will be inspected. Cosmetic damage is not included in the inspection. Any evidence of water damage or rot to trims, siding, etc. may indicate damage to structural components. Concealed or internal damage may be discovered and/or evaluated and repaired once area is exposed.

ATTIC: If accessible, the Inspector will report on visible moisture, mildew, ventilation, overall condition of the attic, and report any visible insulation. Access may be restricted due to insulation, storage and height restrictions. While the presence of FRT (Fire Retardant Treatment) plywood may exist in some attics, the Inspector may report seeing FRT but a separate test may be required to evaluate the condition of the FRT. Garage attic may not be rated or structurally designed for storage.

HEATING & COOLING SYSTEM (HVAC): This report contains the general condition of the HVAC system. Any life expectancy estimates and possible remaining life are based on statistical comparison of other similar systems. The client cannot rely on any prediction or life expectancy. Actual working conditions, previous use or misuse, irregular, improper service, faulty manufacturing, poor quality, act of God and simple bad luck affect a component's life. Estimates of remaining life do not mean that a particular item or system will last exactly that long, require replacement, or fail that soon. For example: heat exchangers, especially forced-air furnaces, are difficult to inspect, particularly if the heat exchanger is located within the heating plant and is not visible. A crack or hole in the heat exchanger may go undetected for some time, then suddenly become apparent or affect the heating system operation. If a heat exchanger fails or cracks, the heat exchanger must be replaced because carbon monoxide could enter the air supply. The Inspector is not required to disassemble any part of a heating system. This report and inspection cannot include the heat exchanger because such an inspection would require disassembling the furnace. An HVAC system's efficiency, tested in the summer, may not be indicative of the actual performance on a seasonally cold day. The Inspector is not required to calculate proper sizing of an HVAC system to the building. An air conditioning system should not be tested in its cooling cycle when the outside temperature has been below 60 degrees within 24 hours or damage to the unit may result. Heat pumps and air conditioners have a life expectancy of 8-12 years (depending on the model). An older system and components should be serviced and certified before settlement, especially if no maintenance history was present.

ELECTRICAL: The Inspector will visually inspect the condition of any exposed electrical wiring and randomly test electrical receptacles and switches; however, the Inspector cannot be accountable for any concealed or hidden wiring or problems. If there is any severe problem(s), an electrician should be consulted. The Inspector cannot give an

estimate as to how many receptacles are on a circuit or the load the circuit will hold. if aluminum wiring is present a licensed electrician must verify proper approved connections, failure to do so may become a potential fire hazard, Any substandard work observed should be updated.

PLUMBING: The Inspector will visually inspect exposed water and waste lines, all visible or accessible plumbing fixtures, and water closets for function. The Inspector cannot, and is not accountable for any concealed, such as grinder pumps or hidden problems nor possible freezing of the plumbing. The Inspector does not check for quality or quantity of the water, or report on the weirs life expectancy or capacity Corrosion may be a sign of deterioration to the plumbing and may cause eventual failure.

EXCLUSIONS: No warranty is expressed or implied by this inspection. Specific exclusions include, but not limited to; written exclusions in the report, obstructed areas, life expectancies, cost estimates, swimming pools, hot tubs, spas, ponds, fountains, water conditioning equipment, humidifiers, septic systems, drain fields, sewage connections, under-ground utilities, fuel tanks, water pressure, wells, well components, cable TV, satellite systems, intercoms, security system, sprinklers, geo-thermal systems, microwaves, plug in appliances, water leaks at foundation, water or air infiltration at doors, windows or weather stripping, bulkheads, piers, landscaping, solar collectors, footings, concealed structural components including piers and framing, internal or hidden components of a chimney or flue, concealed electrical, plumbing, grinder pumps, ice maker, radiant heat systems, central vacuuming, self-cleaning oven function, detached buildings, grounds not immediate to the building, soil analysis, engineered loads, spans or capacities, auto reverse devices for garage doors, sidewalks, driveways, screens, cracked glass, failing insulated glazing seals, presence of safety glass, turning on any utilities, playground equipment, tennis courts, recreational equipment, elevators, cosmetic damage, code compliance, defective products unknown to the Inspector, pest activity or damage, property damage caused by infestation or activity of wood destroying insects or other organisms, calibration of thermostats, any work done without a history of a building permit or any health or environmental concerns, any future claims which may arise or be discovered as a result of future inspections, repairs or remodeling being performed on the property.

INSECT OR PEST CONTROL: The client must obtain a separate wood destroying insect inspection from a reputable pest control firm. The separate termite inspection should result in the issuance of a report of non-infestation or of infestation, plus a report of any damage. The client should ask the pest inspector to report any signs of fungus, mold, mildew, or rot on the property. Some buildings may be at higher risk of infestation and should be inspected annually by a pest company.

HAZARDOUS MATERIAL: The inspector does not test for materials such as radon,

asbestos, lead paint, formaldehyde, electric magnetic fields, toxic or flammable chemicals, water or airborne related diseases, gases, fumes, molds, fungi or other similar or harmful substances, including any odors and pet damage. Separate tests may be available for some or all of the above hazardous materials, upon request.

The client understands and agrees that it is his or her responsibility to have further evaluation and/or to initiate repairs to any items the Inspector dis-covers; and to maintain and monitor the building and its components, including all paint, caulk, other sealants, gutters, HVAC filters, plumbing, grounds, driveway sealant, etc., and all combustion components such as fireplace, woodstove, water heater, HVAC system, etc. Client is advised and understands they should have any repairs, further evaluations or cost estimates carried out prior to purchase to ensure they are making the most complete and thorough purchasing decision possible.

I, the client, acknowledge that by signing this I agree to, and understand all of the terms and conditions stated above and in this report, and waive any claims against the company, the company's agents, or representatives.

General

A home inspection is primarily visible and done in a limited time. Not every defect will be discovered. For further clarification of the components, procedures and limitations of the home inspection consult the Standard of Practice the inspection was performed under.

I Agree To The Inspection

Agreement :

Occupied:	No
Furnished:	No
Weather:	Overcast
Temperature:	Cold
Soil Condition:	Snow
Door Faces:	East
People Present:	Buyer's Agent, Owner

Exterior

Defects maybe hidden behind dense foliage, vines, snow, stored items, debris or finishes and cannot be included with this inspection. Defects maybe found when repairs are made to items listed in this report or when remodeling is done on the exterior. We cannot be held responsible for any defects which were hidden at the time of the inspection.

Exterior Covering:	Brick, Lap Wood
Exterior Trim Material:	Wood, Aluminum
Walking Surface Types:	Steps, Porches
Walking Surface Materials:	Wood

(Exterior continued)



Comment 1:

Protecting the home from possible water and insect penetration is very important. It is recommended that all gaps and openings the exterior siding, windows, doors, plumbing, electrical, exhaust vents, light fixtures and all other visible points of entry be properly sealed/caulked.



Figure 1-1



Comment 2:

Exterior electrical receptacles are non-GFCI receptacles. It is recommended to have GFCI receptacles installed within six feet of any source of water. Affected receptacles are recommended to be replaced with GFCI receptacles or GFCI breakers.

(Exterior continued)



Figure 2-1



Comment 3:

Paint peeling on sections of the siding. Recommend re-painting the affected areas to prevent possible rot of the siding.



Figure 3-1

(Exterior continued)

- ⚠ Comment 4:
Exterior PVC exhaust and intake vents are recommended to be covered with screens to reduce the opportunity of possible insect and bird infiltration.

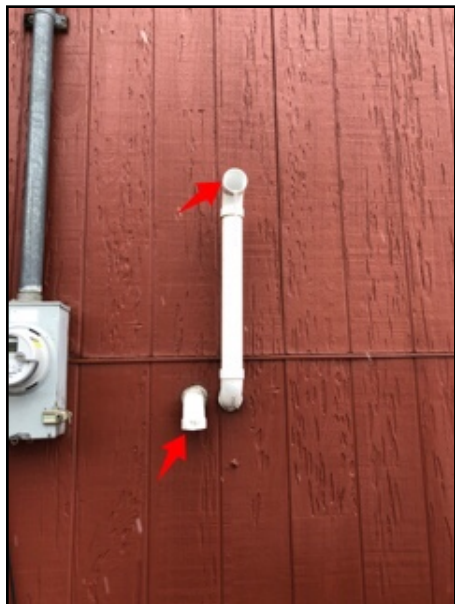


Figure 4-1

-
- ⚠ Comment 5:
Fence is recommended to be power washed and re-sealed.



Figure 5-1

(Exterior continued)



Comment 6:

Sections of the fence are loose damaged and missing. Recommend replacing the affected sections of fence.



Figure 6-1



Comment 7:

Recommend removing all tree branches overhanging the roof of the home.



Figure 7-1

(Exterior continued)



Comment 8:

Recommend painting all unpainted sections of the siding to prevent possible rot.



Figure 8-1

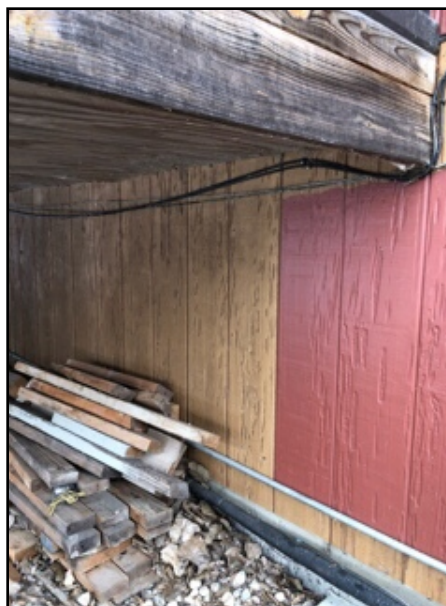


Figure 8-2



Comment 9:

Sections of wood plywood are missing under the porch recommend installing plywood to prevent insect and pest infestation.



Figure 9-1

(Exterior continued)



 **Comment 10:**
Front and rear step structures are missing handrails. Recommend installing graspable handrails to prevent possible trip hazards.



Figure 10-1



Figure 10-2

 **Comment 11:**
The front porch ledger board is not bolted properly and is missing flashing. It is recommended to have the ledger bolts installed in a staggered pattern. It is recommended to have flashing installed on the ledger board to prevent rot and possible ledger board failure. Recommend having a qualified deck contractor properly bolt and flash the ledger board.

(Exterior continued)



Figure 11-1



Comment 12:

Front stoop step shows an irregular step riser heights. Irregular step risers are considered trip hazards. Recommend having a qualified carpenter correct the step structure.



Figure 12-1

Garage

Outbuildings and detached garages are not defined in the Standards of Practice. This is only a cursory check of the listed elements. Electrical, plumbing and HVAC comments are recorded in their respective sections of the report.

Garage Type:	Attached
Vehicle Door Type:	Overhead
Mechanical Opener:	Yes
Plumbing Present:	No
HVAC Present:	No

 **Comment 13:**
All garage outlets are recommended to be converted to GFCI outlets.



Figure 13-1



Figure 13-2

(Garage continued)



Figure 13-3



Figure 13-4



Figure 13-5

(Garage continued)



Comment 14:

Vertical cracks were observed on the garage foundation walls. Some foundation cracking is typical of settlement and or shrinkage and does not usually indicate structural deficiencies. Every crack or opening in the foundation wall or floor is a potential source for moisture entry. We strongly recommend that our client makes an inquiry with the current owner as to whether there has been any moisture, seepage or flooding into the garage. Recommend monitoring the cracks for movement or leaks. If movement or leaks occurs the cracks will be recommended to be repaired.



Figure 14-1



Figure 14-2

(Garage continued)



Figure 14-3



Figure 14-4



Comment 15:

Garage inspection was limited due to areas that were blocked with wall and ceiling coverings along with stored items that did not allow the inspector to evaluate the overall condition of these areas. Only the readily visible portions of the garage structure were observed. Surfaces hidden behind finishes and stored items cannot be observed by the inspector.

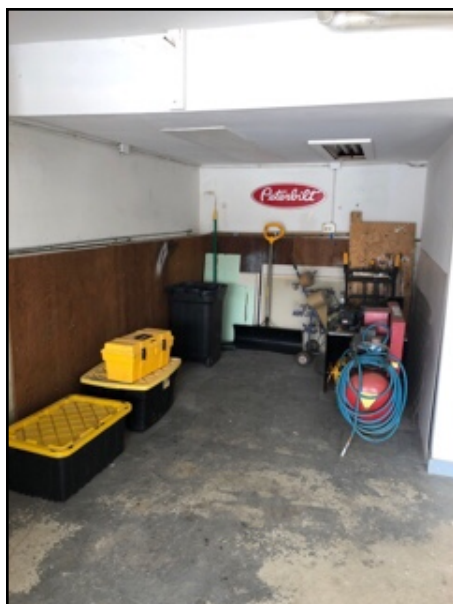


Figure 15-1

(Garage continued)



Comment 16:

Garage left side window frame is rotted and has a failed seal. Recommend having a qualified window contractor correct the window.

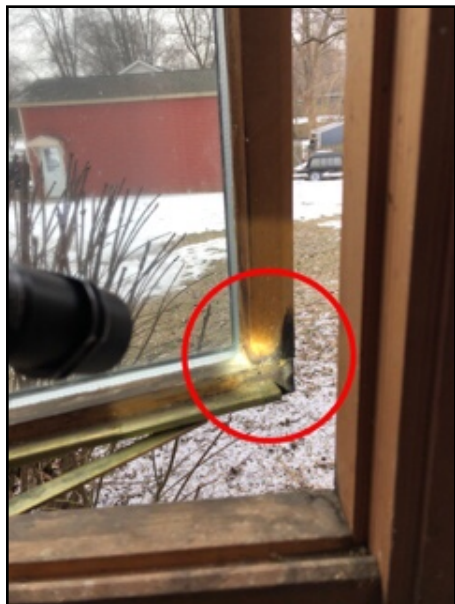


Figure 16-1



Figure 16-2



Comment 17:

Garage GFCI receptacle was not functioning properly. When testing the GFCI receptacle at the receptacle and with a circuit tester, when attempting to trip and reset the GFCI receptacle, the GFCI receptacle would not trip. Replacement is recommended to allow the GFCI receptacle to trip when necessary to reduce the possibility of electrical shock hazards.

(Garage continued)

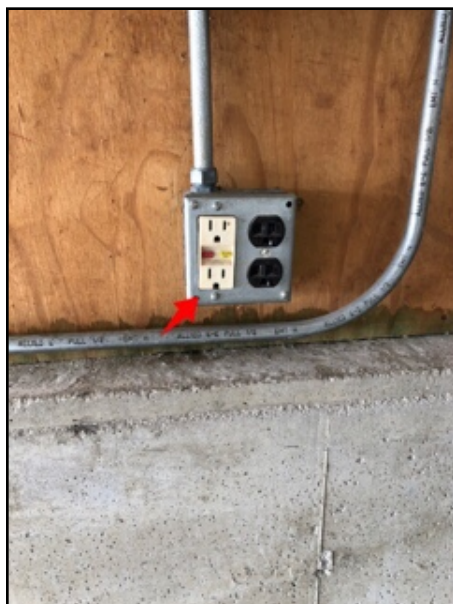


Figure 17-1

Roofing

Roof inspection is based on what was visible and accessible at the time of the inspection and is not a warranty of the roof system or how long it will be watertight in the future, many leaks occur under conditions of prolong rain and these conditions may not be present at the time of the inspection. Clients are encouraged to ask the current owner about the presence of any roof leaks.

Inspection Method:	From Ground With Binoculars
Roofing Material:	Architectural shingle
Ventilation Present:	Soffit, Ridge Vent
Gutter Material:	Metal

(Roofing continued)



Comment 18:

The roof inspection was limited due to being damp (current snowfall) and being hazardous to the inspector. The roof inspection was viewed on the ground with binoculars and was made on the basis of what was visible and accessible at the time of the inspection and is not a warranty of the roof system or how long it will be watertight in the future. Many leaks occur only under conditions of prolong rain, and these conditions may not exist at the time of the inspection. Clients are encouraged to ask the current owner about the presence of any roof leaks.

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. Only the readily visible portions of the foundation and structure were observed. Foundation surfaces hidden behind finishes cannot be observed by the inspector. Defects may be present at hidden foundation areas that could allow water infiltration or may have been caused by structural movement.

Foundation Types:	Basement
Foundation Materials:	Concrete
Floor Structure:	Wood Framed
Wall Structure:	Wood Framed



Comment 19:

Structure and foundation inspections were limited due to areas that were blocked with wall and ceiling coverings that did not allow the inspector to evaluate the overall condition of these areas. Only in the readily visible portions of the foundation and structure or observed. Foundation services hidden behind finishes cannot be observed by the inspector. Defects maybe present at hidden at foundation areas that could allow water infiltration or may have been caused by a structural movement.

(Structure continued)

Attic

Ceiling Structure:	Wood Framed
Roof Structure:	Truss
Inspection Method:	From Access
Attic Insulation:	Batts



Comment 20:

Wood hatch for attic access is not fire rated. Recommend installing a fire rated hatch. (Drywall)



Figure 20-1

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.

Type of Service:	Overhead
Service Panel Location:	Garage
Service Voltage:	240 volts
Service Amperage:	200 amps

(Electrical continued)

Over Current Devices:	Breakers
Main Disconnect Location:	Meter Box
Wiring Method:	Conventional Copper
Smoke Detectors Present:	Yes



Comment 21:

A carbon monoxide detector is missing in the basement. Recommend installing a carbon monoxide detector.



Comment 22:

The electrical service panel showed several branch circuits wired together with a wire nut connecting to a breaker. It is recommended having branch circuit wires wired to individual breakers to reduce the opportunity of overloading breakers due to multiple loads from addition branch circuits. Recommend having a qualified electrician correct the wiring in the panel.



Figure 22-1

(Electrical continued)



Comment 23:

Main service wires are rubbing on a tree branch. Recommend trimming the tree branch to prevent the wires from rubbing.



Figure 23-1



Comment 24:

The under stairs light is not wired properly (illegal wiring). Recommend removing the light and wiring. Recommend having a qualified electrician wire and install a light fixture properly.

(Electrical continued)



Figure 24-1

Heating

The heating system is inspected visually and operated by normal controls to determine general condition NOT life expectancy. The capacity or adequacy of the heating system is beyond the scope of a home inspection. A licensed HVAC contractor should be consulted if in question. All heating equipment should be serviced every year by a qualified heating technician. Proper operation of all heating units should be verified prior to closing. A conclusive evaluation of a furnace or boiler heat exchanger requires dismantling of the unit, including burner removal and is beyond the scope of this inspection.

Energy Source:	Gas
Type of Equipment:	Forced Air
Type of Distribution:	Metal Ducting

(Heating continued)



Comment 25:

Humidifier(s) are considered out of the scope of the inspection according to the Illinois Standards of Practice (IDPR). The humidifiers require regular maintenance as cleaning and repairs should be undertaken annually. Watch out for humidifier leaks into the furnace where costly and hidden damage can occur. Further evaluation is recommended to determine the overall condition of the humidifiers as repairs/replacement is recommended to allow the humidifiers to function as it should.



Comment 26:

HVAC unit appears to have been Mfg. in 2008 and there are no signs of recent service to the HVAC unit. HVAC systems due require routine maintenance as proper operation of all units should be verified prior to closing. Heat exchangers should be inspected and certified by a heating contractor as evaluation of a furnace heat exchanger or a boiler combustion chamber requires dismantling of the unit, including burner removal, and is, therefore, beyond the scope of this inspection. Although the HVAC units were operational at the time of the inspection, further evaluation from a professional HVAC individual is recommended to further evaluate the overall condition of the HVAC units due to no signs of recent service.



Figure 26-1

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.

Energy Source: Electric
 Type of Equipment: Evaporative
 Type of Distribution: Metal Ducting



Comment 27:

Air conditioning condensing unit label.



Figure 27-1



Comment 28:

The air conditioning system was not tested due to temperatures being below 60° over the past 24 hours. If the air conditioning system is ran during cold weather conditions it can damage the unit. It is suggested that the present owner of the property warrant the operational status of the unit on a one time start up and cool down basis when warmer weather allows.

Plumbing

Plumbing leaks might not appear during the inspection if the home is vacant due to lack of normal, repeated usage, but may only appear after the home is occupied. We cannot be held responsible for these. Supply and drainage piping is observed in exposed areas only. The condition of hidden piping within walls cannot be determined as a part of this inspection. The condition of underground drainage and waste piping cannot be determined by this inspection. We strongly recommend that the client make an inquiry with the current owner as to the condition of underground drainage and waste piping and if there is any history of sewage back ups into the house.

Waste Pipe Material:	Plastic, Cast Iron
Supply Pipe Material:	Copper
Location of Water Shutoff:	At Meter
Location of Fuel Shutoff:	At Meter
Water Heater Fuel:	Gas
Water Heater Capacity:	40 gal



Comment 29:

A gas leak was observed at the gas meter. Recommend having a qualified plumber correct the leak.



Figure 29-1

(Plumbing continued)



Comment 30:

Dissimilar metals were observed throughout the home without appropriate fittings. Corrosion is occurring due to dissimilar metals being in contact with each other and not having appropriate fittings installed. Recommend having a qualified plumber correct all affected connections to prevent possible leaks.



Figure 30-1

(Plumbing continued)



Comment 31:
Water heater label.

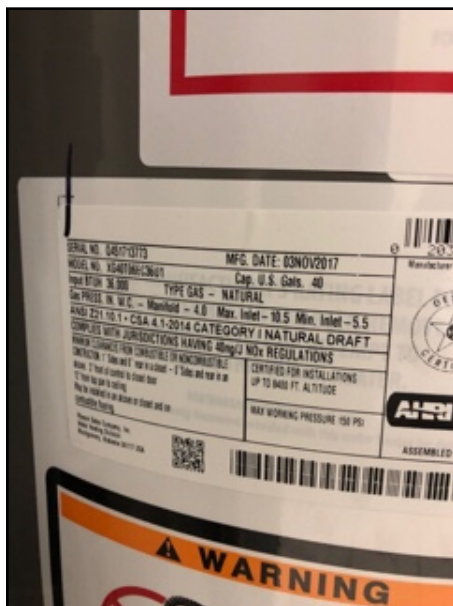


Figure 31-1



Comment 32:

The water heater was missing an overflow pan. Although it is not uncommon to see this item not installed, an overflow pan is recommended to be installed under the water heater and if possible connected to a floor drain to reduce the opportunity of water seepage to adjacent floor if the water heater leaks. If no drain is present then an electrical sensor/alarm can be installed to shut down the water heater if it leaks.

(Plumbing continued)



Figure 32-1



Comment 33:

Water heater flue pipe showed an inadequate slope of the flue to the chimney stack. It is recommended to have a $\frac{1}{4}$ inch per foot elevated slope to the chimney stack to reduce the opportunity of spillage (downdraft) which may allow CO to vent back into the interior due to downward slope to stack. Recommend having a qualified plumber correct the flue pipe.



Figure 33-1

(Plumbing continued)

**Comment 34:**

The water bladder overflow pan is damaged and is not connected to a floor drain. Recommend replacing the overflow pan and connecting the overflow pan to a floor drain or install a water sensor in the pan.



Figure 34-1

The underground portions of the waste piping are not included with this inspection. Older sewers can be cracked, collapsed and/or clogged with tree roots, and these conditions may not be apparent during the home inspection. Televising of the sewer by a licensed plumber prior to closing is suggested.

Bathrooms

Bathroom #1

Location:	Hall Bathroom
Bath Tub:	Recessed
Tub Surround:	Fiberglass
Shower:	In Tub
Shower Walls:	Fiberglass
Sink(s):	Single Vanity

(Bathroom #1 continued)



Comment 35:

Hall bathroom sink has a slow drain as water drains very slowly when water is activated from the faucet. Recommend unclogging the drain connection to allow water to drain as it should.



Figure 35-1



Comment 36:

Hall bathroom sink faucet is missing the screen hardware. Recommend installing the sink faucet screen hardware to allow for adequate water flow.

(Bathroom #1 continued)

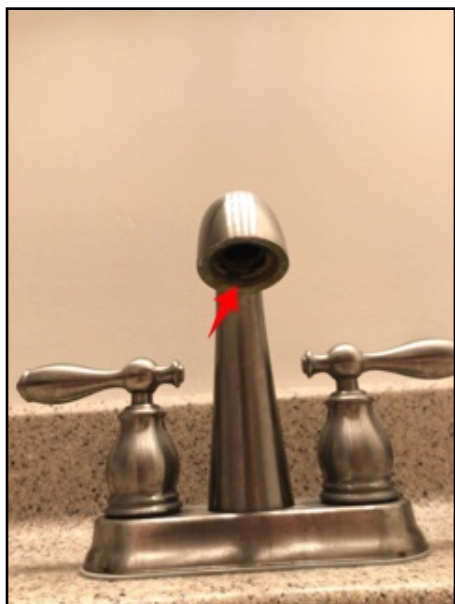


Figure 36-1



Comment 37:

Hall bathroom sink drain connection leaks. Repairs are recommended to the sink drain connection to eliminate the water leak.



Figure 37-1

Toilet:

Standard Tank

(Bathroom #1 continued)



Comment 38:

Toilet is not filling properly. Water is spraying from the fill tube. Recommend replacing the toilet tank components.

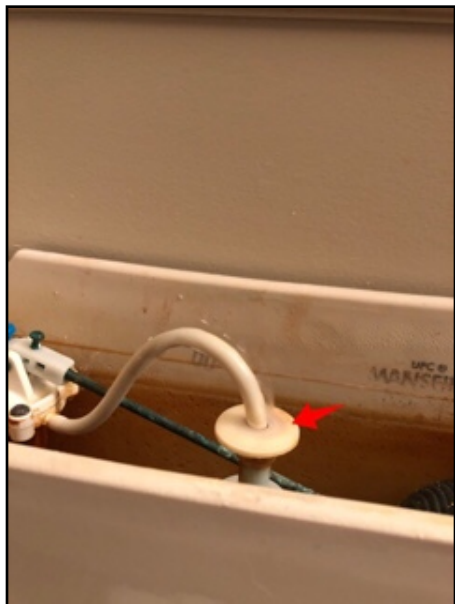


Figure 38-1

Floor:

Vinyl

Ventilation Type:

Vent Fan



Comment 39:

Hall bathroom ventilation fan is noisy when in use. Fan is at or nearing the end of its serviceable life. Replacement is recommended.

(Bathroom #1 continued)

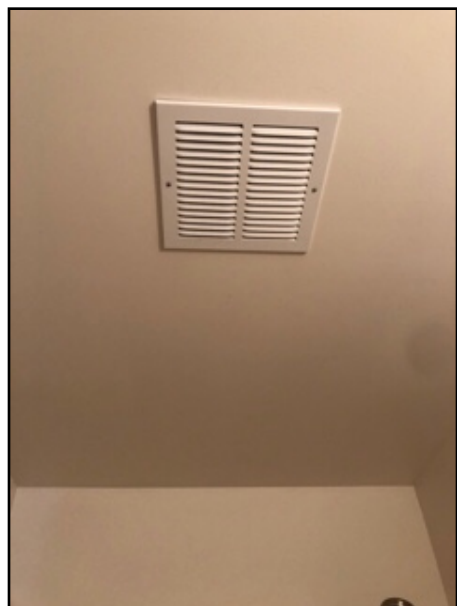


Figure 39-1

GFCI Protection:

Outlets



Comment 40:

Hall bathroom door will not latch when closed, door hardware is recommended to be adjusted to allow the door to close, latch and lock when necessary.



Figure 40-1

(Bathroom #1 continued)



Comment 41:

Bathroom tub shower diverter is not diverting water completely. Replacement and/or repairs for shower diverter are recommended to allow for proper water pressure from showerhead along with reducing water waste when the shower is activated.



Figure 41-1



Comment 42:

The shower head diverter is inoperable as both shower heads run at the same time. Shower head pressure is extremely low due to the faucet diverter not diverting completely. Recommend having a qualified plumber correct the diverter and replace the shower head.

(Bathroom #1 continued)



Figure 42-1



Comment 43:

Tub stopper is missing. Recommend installing a tub stopper to allow the tub to hold water when necessary.



Figure 43-1

(Bathroom #1 continued)



-  **Comment 44:**
Tub handle is missing. Recommend installing the handle or capping off the openings to prevent water infiltration behind the walls.



Figure 44-1

-
-  **Comment 45:**
Bathroom tub faucet hot and cold are reversed. Recommend reversing the hot and cold distribution lines and/or faucet mechanism to allow for correct sides of water temperature for the tub faucet.

(Bathroom #1 continued)



Figure 45-1



Comment 46:

Recommend caulking tub faucet fixtures to the wall to prevent possible seepage behind the tile wall when the shower is in use.



Figure 46-1

(Bathrooms continued)

Bathroom #2

Location:	Master Bathroom
Bath Tub:	Recessed
Tub Surround:	Fiberglass
Shower:	In Tub
Shower Walls:	Fiberglass
Sink(s):	Single Vanity
Toilet:	Standard Tank



Comment 47:

Master bathroom toilet is loose at its base. Toilet is recommended to be secured to the floor flange to reduce the opportunity of wax ring failure which may lead to possible water seepage to sub floor and ceiling below.

Floor:	Tile
Ventilation Type:	Vent Fan



Comment 48:

Master bathroom ventilation fan is noisy when in use. Fan is at or nearing the end of its serviceable life. Replacement is recommended.



Figure 48-1

(Bathroom #2 continued)

GFCI Protection:

Outlets



Comment 49:

Master bathroom GFCI receptacle was not functioning properly. When testing the GFCI receptacle at the receptacle and with a circuit tester, when attempting to trip and reset the GFCI receptacle, the GFCI receptacle would not trip. Replacement is recommended to allow the GFCI receptacle to trip when necessary to reduce the possibility of electrical shock hazards.



Figure 49-1



Comment 50:

Tub faucet handle is hard to turn on and off. The faucet handle does not stop at max hot or cold. Replacement of the faucet hardware is recommended.

(Bathroom #2 continued)



Figure 50-1



Comment 51:

Tub stopper is missing. Recommend installing a tub stopper to allow the tub to hold water when necessary.



Figure 51-1

(Bathroom #2 continued)



Comment 52:

Recommend caulking tub faucet fixtures to the wall to prevent possible seepage behind the tile wall when the shower is in use.



Figure 52-1



Comment 53:

Bathroom tub shower diverter is not diverting water completely. Replacement and/or repairs for shower diverter are recommended to allow for proper water pressure from showerhead along with reducing water waste when the shower is activated.

(Bathroom #2 continued)



Figure 53-1



Comment 54:

The pocket door is missing latch lock hardware to lock the door. Recommend installing lock hardware for the door.



Figure 54-1

(Bathroom #2 continued)



Comment 55:

The bathroom window is recommended to be replaced with a tempered glass to prevent possible personal injury if a fall occurs in the bathroom.



Figure 55-1

Bathroom #3

Location:	Basement Bathroom
Shower:	Free Standing
Shower Walls:	Fiberglass
Sink(s):	Single Vanity
Toilet:	Standard Tank
Floor:	Vinyl
Ventilation Type:	Vent Fan

(Bathroom #3 continued)



Comment 56:

Basement bathroom ventilation fan is noisy when in use. Fan is at or nearing the end of its serviceable life. Replacement is recommended.



Figure 56-1

GFCI Protection:

Not Present



Comment 57:

Bathroom shower faucet hot and cold are reversed. Recommend reversing the hot and cold distribution lines and/or faucet mechanism to allow for correct sides of water temperature for the showerhead.

(Bathroom #3 continued)



Figure 57-1

Laundry

Location:	Basement
Laundry Sink:	Yes
Washer Hookups:	Yes
Dryer Venting:	To Exterior
Dryer Fuel:	Gas
GFCI Protection:	Not Present



Comment 58:

Laundry room electrical receptacles are non-GFCI receptacles. It is recommended to have GFCI receptacles installed within six feet of any source of water. Affected electrical receptacles are recommended to be replaced with a GFCI receptacles.

(Laundry continued)

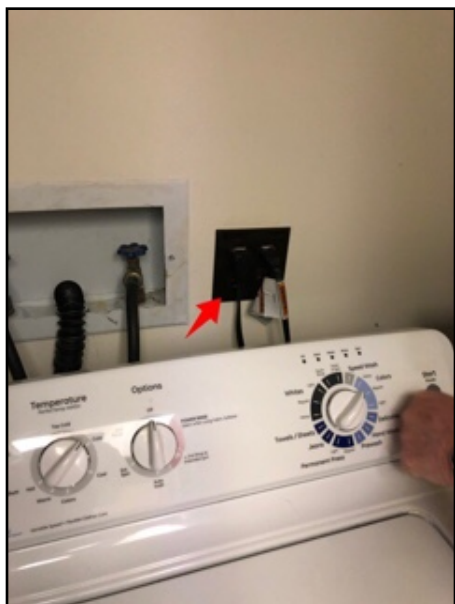


Figure 58-1



Figure 58-2



Comment 59:

The clothes washer drain line is recommended to be secured to the wall or water supply lines to prevent the drain hose from coming out of the drain when in use.



Figure 59-1

(Laundry continued)



Comment 60:

Clothes washer unit was missing an overflow pan. Although it is not uncommon to see this item not installed, an overflow pan is recommended to be installed under the unit and if possible connected to a floor drain to reduce the opportunity of water seepage to adjacent floor if the washer leaks. If no drain is present then an electrical sensor/alarm can be installed to turn off the washer if it leaks.



Figure 60-1



Comment 61:

Dryer is vibrating when in use(out of balance). Recommend having a qualified appliance contractor evaluate and determine repairs necessary. Replacement of the dryer may be necessary.

(Laundry continued)



Figure 61-1



Comment 62:

The dryer vent is slightly detached at the back of the dryer. Recommend securing the dryer vent to the dryer.



Figure 62-1

Kitchen

Cabinets: Wood
Countertops: Laminate
Sink: Double



Comment 63:

Right side sink drain connection leaks as water was observed dripping along with water observed on the floor of the cabinet. Repairs are recommended to eliminate the water leak and possible water damage to base cabinet unit.



Figure 63-1



Figure 63-2



Comment 64:

Water pipes are loose under the sink. Recommend securing the pipes to the wall to prevent excessive movement when in use.

(Kitchen continued)

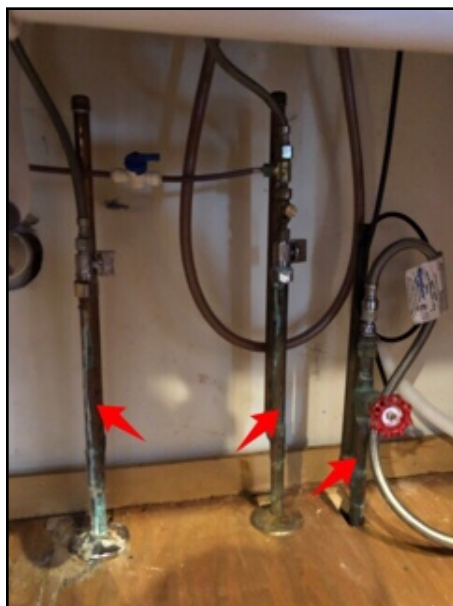


Figure 64-1



Comment 65:

Hot water supply valve connection leaks. Recommend having a qualified plumber correct the leak.



Figure 65-1

(Kitchen continued)



Comment 66:

The kitchen cold water supply valve connection has a pine hole leak. Recommend having a qualified plumber correct the leak.



Figure 66-1



Comment 67:

The small faucet is not connected to a water source and is inoperable.



Figure 67-1

(Kitchen continued)



Comment 68:

Electrical receptacles are non-GFCI receptacles. It is recommended to have GFCI receptacles installed within six feet of any source of water. Affected electrical receptacles are recommended to be replaced with a GFCI receptacle.(all kitchen outlets)

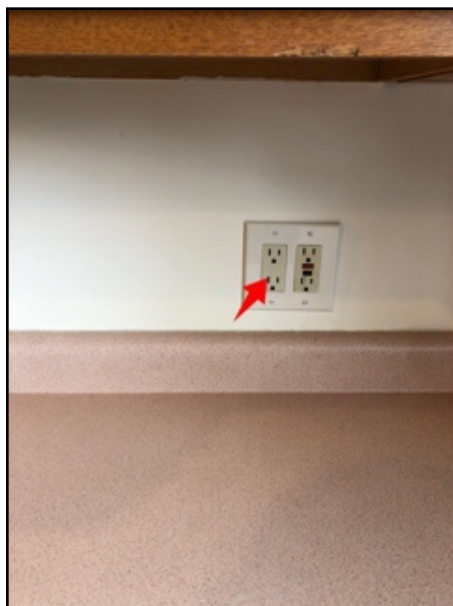


Figure 68-1



Figure 68-2



Comment 69:

Kitchen GFCI receptacle was not functioning properly. When testing the GFCI receptacle at the receptacle and with a circuit tester, when attempting to trip and reset the GFCI receptacle, the GFCI receptacle would not trip. Replacement is recommended to allow the GFCI receptacle to trip when necessary to reduce the possibility of electrical shock hazards.

(Kitchen continued)



Figure 69-1



Comment 70:

The fan wall switch is damaged/inoperable. Replacement of the switch is recommended.



Figure 70-1

Appliances

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

Types Installed: Dishwasher, Range Vent, Wall Oven, Refrigerator
Cooking Fuel: Gas
Ventilation Type: Exhaust



Comment 71:

The seller disclosed the dishwasher (new) is not working properly and is to be repaired. Recommend verifying the dishwasher is in proper working condition.



Figure 71-1

Interior

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.

Window Types: Casement

(Interior continued)



Comment 72:

Several of the windows are missing window screens. Missing screens are recommended to be verified and installed to allow windows to be opened without the possibility of insect and/or debris infiltration into the home when windows are opened.



Comment 73:

Basement north left hand side window crank is stripped and the window will not close on its own. Repairs are recommended to allow the window to open and close properly.



Figure 73-1



Comment 74:

The basement east right side window is inoperable as the crank handle is stripped. Repairs are recommended to allow the window to open and close properly.

Window Materials:	Wood
Entry Door Types:	Hinged
Entry Door Materials:	Wood, Metal

(Interior continued)



Comment 75:

During the inspection a random sampling of electrical receptacles and wall electrical switches is conducted. At times there may be lights, ceiling fans or other electrical fixtures that are either missing, not accessible, improperly secured, burned out or not operating. Such issues may be considered general maintenance and not a significant deficiency unless otherwise noted in the inspection report and this inspection summary.



Comment 76:

Family room west wall right side outlet was a loose wire connection. When testing the outlet the tester was flickering. Recommend having a qualified electrician correct the wiring to the outlet.



Figure 76-1

(Interior continued)



Comment 77:

Master bathroom south wall right side outlet is loose. Recommend securing the outlet to prevent excessive movement when in use.



Figure 77-1



Comment 78:

The northeast bedroom west wall electrical receptacle is a non-grounded outlet. A grounded outlet introduces a shock path to the ground. A non grounded receptacle does not have the shock path to ground. Affected receptacle is recommended to be grounded to reduce the opportunity of appliance failure and potential shock hazards if power surges occur. Recommend having a qualified electrician correct the affected outlet.

(Interior continued)



Figure 78-1



Comment 79:

Northwest bedroom north wall outlet is not wired properly. When testing the outlet with a circuit tester the outlet shows to be wired reversed polarity. Recommend having a qualified electrician correct the wiring to the outlet.



Figure 79-1

(Interior continued)

- ⚠ Comment 80:
Front entry steps is missing a graspable handrail. Recommend installing a graspable handrail to prevent possible trip hazards.



Figure 80-1

-
- ⚠ Comment 81:
Railings to the second level are too low and considered hazardous. Railings are recommended to be at least 36" above the floor. Recommend having a qualified carpenter correct the railings.

(Interior continued)



Figure 81-1

Report Summary

This summary page is not the entire report. The complete report may include additional information of interest or concern to you. It is strongly recommended that you promptly read the complete report. 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.

Please read carefully!

It is recommended that any deficiencies and the components/systems related to these deficiencies noted in the inspection report and inspection summary be further evaluated/inspected and repaired as needed by licensed contractors/professionals prior to the end of Attorney review. Further evaluation prior to the end of Attorney review is highly recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that may be outside our area of expertise or the scope of our inspection.

Exterior

1) Protecting the home from possible water and insect penetration is very important. It is recommended that all gaps and openings the exterior siding, windows, doors, plumbing, electrical, exhaust vents, light fixtures and all other visible points of entry be properly sealed/caulked.



Figure 1-1

(Report Summary continued)

2) Exterior electrical receptacles are non-GFCI receptacles. It is recommended to have GFCI receptacles installed within six feet of any source of water. Affected receptacles are recommended to be replaced with GFCI receptacles or GFCI breakers.



Figure 2-1

3) Paint peeling on sections of the siding. Recommend re-painting the affected areas to prevent possible rot of the siding.



Figure 3-1

(Report Summary continued)

4) Exterior PVC exhaust and intake vents are recommended to be covered with screens to reduce the opportunity of possible insect and bird infiltration.

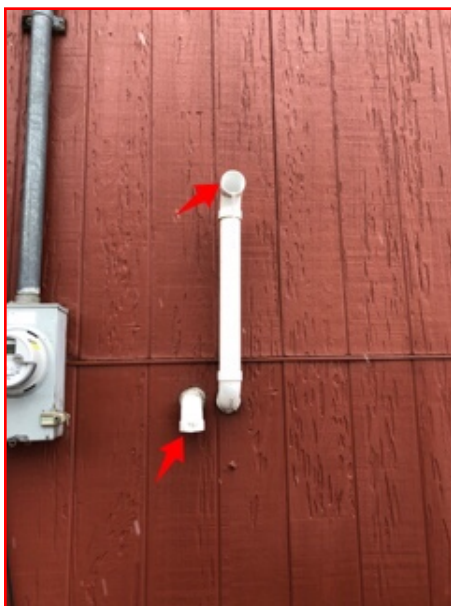


Figure 4-1

5) Fence is recommended to be power washed and re-sealed.



Figure 5-1

6) Sections of the fence are loose damaged and missing. Recommend replacing the affected sections of fence.

(Report Summary continued)



Figure 6-1

7) Recommend removing all tree branches overhanging the roof of the home.



Figure 7-1

8) Recommend painting all unpainted sections of the siding to prevent possible rot.

(Report Summary continued)



Figure 8-1



Figure 8-2

9) Sections of wood plywood are missing under the porch recommend installing plywood to prevent insect and pest infestation.



Figure 9-1

10) Front and rear step structures are missing handrails. Recommend installing graspable handrails to prevent possible trip hazards.

(Report Summary continued)



Figure 10-1

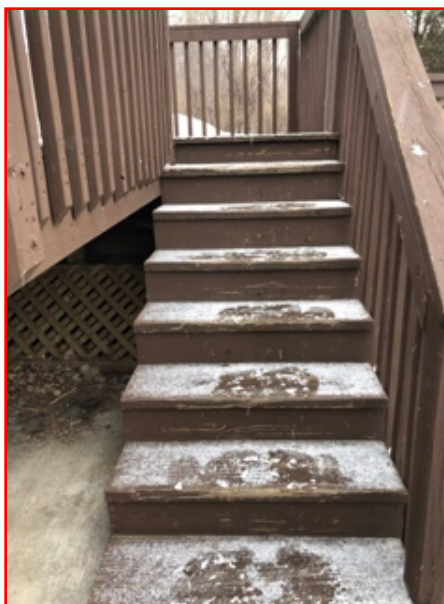


Figure 10-2

11) The front porch ledger board is not bolted properly and is missing flashing. It is recommended to have the ledger bolts installed in a staggered pattern. It is recommended to have flashing installed on the ledger board to prevent rot and possible ledger board failure. Recommend having a qualified deck contractor properly bolt and flash the ledger board.



Figure 11-1

(Report Summary continued)

12) Front stoop step shows an irregular step riser heights. Irregular step risers are considered trip hazards. Recommend having a qualified carpenter correct the step structure.



Figure 12-1

(Report Summary continued)

Garage

13) All garage outlets are recommended to be converted to GFCI outlets.



Figure 13-1



Figure 13-2



Figure 13-3



Figure 13-4

(Report Summary continued)



Figure 13-5

14) Vertical cracks were observed on the garage foundation walls. Some foundation cracking is typical of settlement and or shrinkage and does not usually indicate structural deficiencies. Every crack or opening in the foundation wall or floor is a potential source for moisture entry. We strongly recommend that our client makes an inquiry with the current owner as to whether there has been any moisture, seepage or flooding into the garage. Recommend monitoring the cracks for movement or leaks. If movement or leaks occurs the cracks will be recommended to be repaired.



Figure 14-1



Figure 14-2

(Report Summary continued)



Figure 14-3



Figure 14-4

15) Garage left side window frame is rotted and has a failed seal. Recommend having a qualified window contractor correct the window.

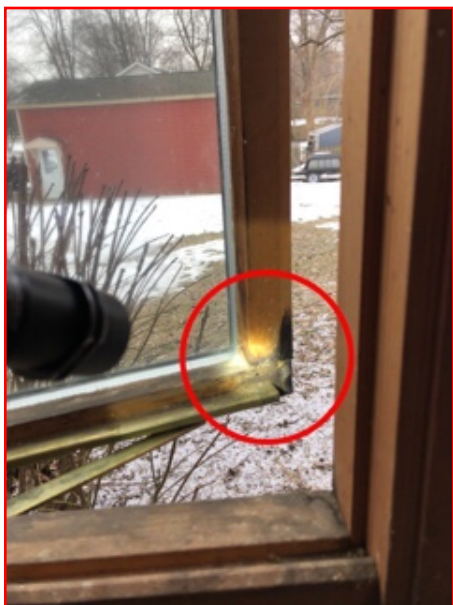


Figure 16-1



Figure 16-2

(Report Summary continued)

16) Garage GFCI receptacle was not functioning properly. When testing the GFCI receptacle at the receptacle and with a circuit tester, when attempting to trip and reset the GFCI receptacle, the GFCI receptacle would not trip. Replacement is recommended to allow the GFCI receptacle to trip when necessary to reduce the possibility of electrical shock hazards.



Figure 17-1

Structure: Attic

17) Wood hatch for attic access in not fire rated. Recommend installing a fire rated hatch.
(Drywall)

(Report Summary continued)



Figure 20-1

Smoke Detectors Present

18) A carbon monoxide detector is missing in the basement. Recommend installing a carbon monoxide detector.

Electrical

19) The electrical service panel showed several branch circuits wired together with a wire nut connecting to a breaker. It is recommended having branch circuit wires wired to individual breakers to reduce the opportunity of overloading breakers due to multiple loads from addition branch circuits. Recommend having a qualified electrician correct the wiring in the panel.

(Report Summary continued)



Figure 22-1

20) Main service wires are rubbing on a tree branch. Recommend trimming the tree branch to prevent the wires from rubbing.



Figure 23-1

21) The under stairs light is not wired properly (illegal wiring). Recommend removing the light and wiring. Recommend having a qualified electrician wire and install a light fixture properly.

(Report Summary continued)



Figure 24-1

Heating

22) HVAC unit appears to have been Mfg. in 2008 and there are no signs of recent service to the HVAC unit. HVAC systems due require routine maintenance as proper operation of all units should be verified prior to closing. Heat exchangers should be inspected and certified by a heating contractor as evaluation of a furnace heat exchanger or a boiler combustion chamber requires dismantling of the unit, including burner removal, and is, therefore, beyond the scope of this inspection. Although the HVAC units were operational at the time of the inspection, further evaluation from a professional HVAC individual is recommended to further evaluate the overall condition of the HVAC units due to no signs of recent service.

(Report Summary continued)



Figure 26-1

Plumbing

23) A gas leak was observed at the gas meter. Recommend having a qualified plumber correct the leak.



Figure 29-1

(Report Summary continued)

24) Dissimilar metals were observed throughout the home without appropriate fittings. Corrosion is occurring due to dissimilar metals being in contact with each other and not having appropriate fittings installed. Recommend having a qualified plumber correct all affected connections to prevent possible leaks.



Figure 30-1

25) The water heater was missing an overflow pan. Although it is not uncommon to see this item not installed, an overflow pan is recommended to be installed under the water heater and if possible connected to a floor drain to reduce the opportunity of water seepage to adjacent floor if the water heater leaks. If no drain is present then an electrical sensor/alarm can be installed to shut down the water heater if it leaks.

(Report Summary continued)



Figure 32-1

26) Water heater flue pipe showed an inadequate slope of the flue to the chimney stack. It is recommended to have a $\frac{1}{4}$ inch per foot elevated slope to the chimney stack to reduce the opportunity of spillage (downdraft) which may allow CO to vent back into the interior due to downward slope to stack. Recommend having a qualified plumber correct the flue pipe.



Figure 33-1

(Report Summary continued)

27) The water bladder overflow pan is damaged and is not connected to a floor drain. Recommend replacing the overflow pan and connecting the overflow pan to a floor drain or install a water sensor in the pan.



Figure 34-1

Sink(s)

28) Hall bathroom sink has a slow drain as water drains very slowly when water is activated from the faucet. Recommend unclogging the drain connection to allow water to drain as it should.



Figure 35-1

(Report Summary continued)

29) Hall bathroom sink faucet is missing the screen hardware. Recommend installing the sink faucet screen hardware to allow for adequate water flow.

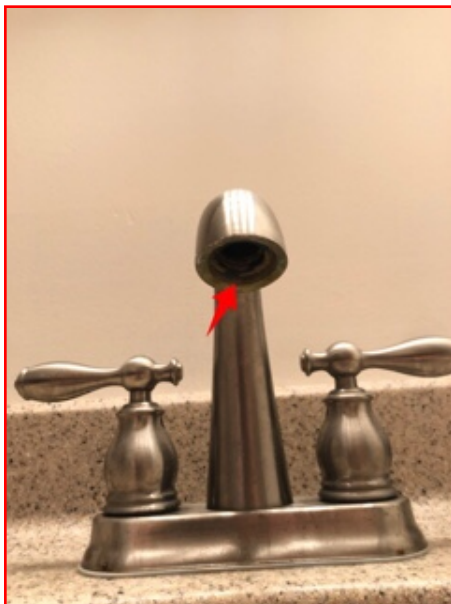


Figure 36-1

30) Hall bathroom sink drain connection leaks. Repairs are recommended to the sink drain connection to eliminate the water leak.



Figure 37-1

(Report Summary continued)

Toilet

31) Toilet is not filling properly. Water is spraying from the fill tube. Recommend replacing the toilet tank components.



Figure 38-1

Ventilation Type

32) Hall bathroom ventilation fan is noisy when in use. Fan is at or nearing the end of its serviceable life. Replacement is recommended.

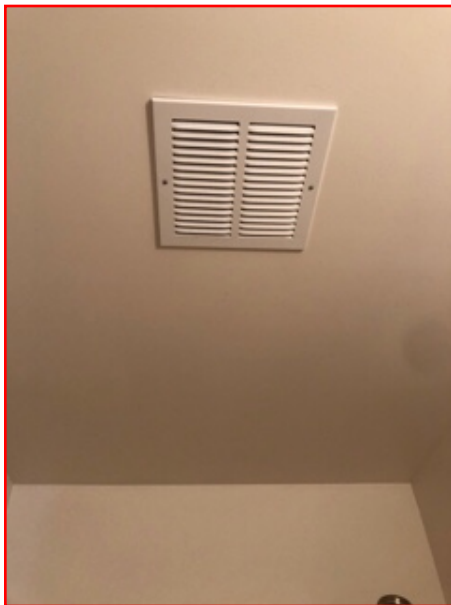


Figure 39-1

(Report Summary continued)

Bathrooms: Bathroom #1

33) Hall bathroom door will not latch when closed, door hardware is recommended to be adjusted to allow the door to close, latch and lock when necessary.



Figure 40-1

34) Bathroom tub shower diverter is not diverting water completely. Replacement and/or repairs for shower diverter are recommended to allow for proper water pressure from showerhead along with reducing water waste when the shower is activated.



Figure 41-1

(Report Summary continued)

35) The shower head diverter is inoperable as both shower heads run at the same time. Shower head pressure is extremely low due to the faucet diverter not diverting completely. Recommend having a qualified plumber correct the diverter and replace the shower head.



Figure 42-1

36) Tub stopper is missing. Recommend installing a tub stopper to allow the tub to hold water when necessary.



Figure 43-1

(Report Summary continued)

37) Tub handle is missing. Recommend installing the handle or capping off the openings to prevent water infiltration behind the walls.



Figure 44-1

38) Bathroom tub faucet hot and cold are reversed. Recommend reversing the hot and cold distribution lines and/or faucet mechanism to allow for correct sides of water temperature for the tub faucet.



Figure 45-1

(Report Summary continued)

39) Recommend caulking tub faucet fixtures to the wall to prevent possible seepage behind the tile wall when the shower is in use.



Figure 46-1

Toilet

40) Master bathroom toilet is loose at its base. Toilet is recommended to be secured to the floor flange to reduce the opportunity of wax ring failure which may lead to possible water seepage to sub floor and ceiling below.

Ventilation Type

41) Master bathroom ventilation fan is noisy when in use. Fan is at or nearing the end of its serviceable life. Replacement is recommended.

(Report Summary continued)

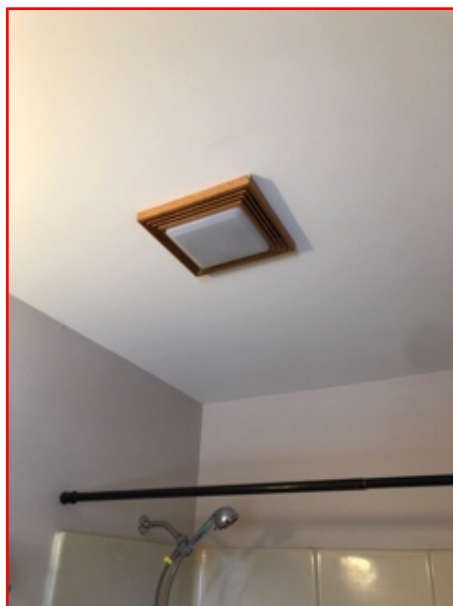


Figure 48-1

GFCI Protection

42) Master bathroom GFCI receptacle was not functioning properly. When testing the GFCI receptacle at the receptacle and with a circuit tester, when attempting to trip and reset the GFCI receptacle, the GFCI receptacle would not trip. Replacement is recommended to allow the GFCI receptacle to trip when necessary to reduce the possibility of electrical shock hazards.



Figure 49-1

(Report Summary continued)

Bathrooms: Bathroom #2

43) Tub faucet handle is hard to turn on and off. The faucet handle does not stop at max hot or cold. Replacement of the faucet hardware is recommended.



Figure 50-1

44) Tub stopper is missing. Recommend installing a tub stopper to allow the tub to hold water when necessary.



Figure 51-1

(Report Summary continued)

45) Recommend caulking tub faucet fixtures to the wall to prevent possible seepage behind the tile wall when the shower is in use.



Figure 52-1

46) Bathroom tub shower diverter is not diverting water completely. Replacement and/or repairs for shower diverter are recommended to allow for proper water pressure from showerhead along with reducing water waste when the shower is activated.



Figure 53-1

(Report Summary continued)

47) The pocket door is missing latch lock hardware to lock the door. Recommend installing lock hardware for the door.



Figure 54-1

48) The bathroom window is recommended to be replaced with a tempered glass to prevent possible personal injury if a fall occurs in the bathroom.



Figure 55-1

(Report Summary continued)

Ventilation Type

49) Basement bathroom ventilation fan is noisy when in use. Fan is at or nearing the end of its serviceable life. Replacement is recommended.



Figure 56-1

Bathrooms: Bathroom #3

50) Bathroom shower faucet hot and cold are reversed. Recommend reversing the hot and cold distribution lines and/or faucet mechanism to allow for correct sides of water temperature for the showerhead.



Figure 57-1

(Report Summary continued)

GFCI Protection

51) Laundry room electrical receptacles are non-GFCI receptacles. It is recommended to have GFCI receptacles installed within six feet of any source of water. Affected electrical receptacles are recommended to be replaced with a GFCI receptacles.



Figure 58-1



Figure 58-2

Laundry

52) The clothes washer drain line is recommended to be secured to the wall or water supply lines to prevent the drain hose from coming out of the drain when in use.



Figure 59-1

(Report Summary continued)

53) Clothes washer unit was missing an overflow pan. Although it is not uncommon to see this item not installed, an overflow pan is recommended to be installed under the unit and if possible connected to a floor drain to reduce the opportunity of water seepage to adjacent floor if the washer leaks. If no drain is present then an electrical sensor/alarm can be installed to turn off the washer if it leaks.



Figure 60-1

54) Dryer is vibrating when in use(out of balance). Recommend having a qualified appliance contractor evaluate and determine repairs necessary. Replacement of the dryer may be necessary.

(Report Summary continued)



Figure 61-1

55) The dryer vent is slightly detached at the back of the dryer. Recommend securing the dryer vent to the dryer.



Figure 62-1

(Report Summary continued)

Kitchen

56) Right side sink drain connection leaks as water was observed dripping along with water observed on the floor of the cabinet. Repairs are recommended to eliminate the water leak and possible water damage to base cabinet unit.



Figure 63-1



Figure 63-2

57) Water pipes are loose under the sink. Recommend securing the pipes to the wall to prevent excessive movement when in use.

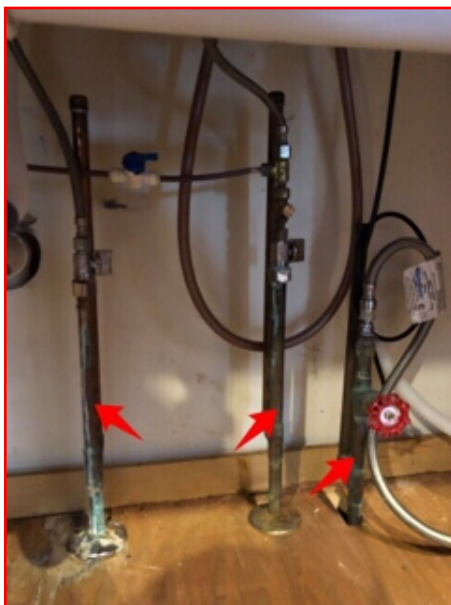


Figure 64-1

(Report Summary continued)

58) Hot water supply valve connection leaks. Recommend having a qualified plumber correct the leak.



Figure 65-1

59) The kitchen cold water supply valve connection has a pine hole leak. Recommend having a qualified plumber correct the leak.



Figure 66-1

60) The small faucet is not connected to a water source and is inoperable.

(Report Summary continued)



Figure 67-1

61) Electrical receptacles are non-GFCI receptacles. It is recommended to have GFCI receptacles installed within six feet of any source of water. Affected electrical receptacles are recommended to be replaced with a GFCI receptacle.(all kitchen outlets)



Figure 68-1



Figure 68-2

(Report Summary continued)

62) Kitchen GFCI receptacle was not functioning properly. When testing the GFCI receptacle at the receptacle and with a circuit tester, when attempting to trip and reset the GFCI receptacle, the GFCI receptacle would not trip. Replacement is recommended to allow the GFCI receptacle to trip when necessary to reduce the possibility of electrical shock hazards.



Figure 69-1

63) The fan wall switch is damaged/inoperable. Replacement of the switch is recommended.



Figure 70-1

(Report Summary continued)

Appliances

64) The seller disclosed the dishwasher (new) is not working properly and is to be repaired. Recommend verifying the dishwasher is in proper working condition.



Figure 71-1

Window Types

65) Several of the windows are missing window screens. Missing screens are recommended to be verified and installed to allow windows to be opened without the possibility of insect and/or debris infiltration into the home when windows are opened.

66) Basement north left hand side window crank is stripped and the window will not close on its own. Repairs are recommended to allow the window to open and close properly.

(Report Summary continued)



Figure 73-1

67) The basement east right side window is inoperable as the crank handle is stripped. Repairs are recommended to allow the window to open and close properly.

Interior

68) Family room west wall right side outlet was a loose wire connection. When testing the outlet the tester was flickering. Recommend having a qualified electrician correct the wiring to the outlet.



Figure 76-1

(Report Summary continued)

69) Master bathroom south wall right side outlet is loose. Recommend securing the outlet to prevent excessive movement when in use.



Figure 77-1

70) The northeast bedroom west wall electrical receptacle is a non-grounded outlet. A grounded outlet introduces a shock path to the ground. A non grounded receptacle does not have the shock path to ground. Affected receptacle is recommended to be grounded to reduce the opportunity of appliance failure and potential shock hazards if power surges occur. Recommend having a qualified electrician correct the affected outlet.



Figure 78-1

(Report Summary continued)

71) Northwest bedroom north wall outlet is not wired properly. When testing the outlet with a circuit tester the outlet shows to be wired reversed polarity. Recommend having a qualified electrician correct the wiring to the outlet.

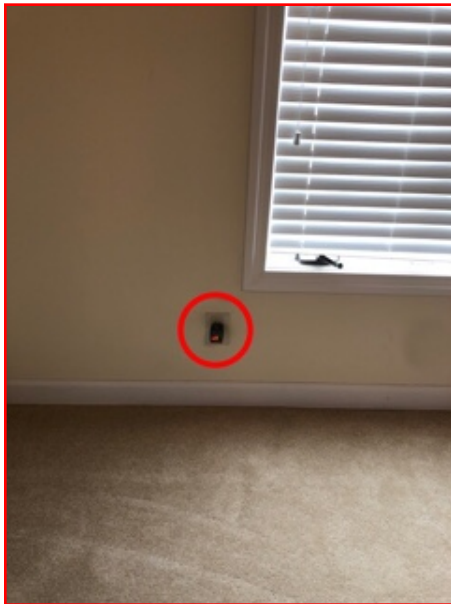


Figure 79-1

72) Front entry steps is missing a graspable handrail. Recommend installing a graspable handrail to prevent possible trip hazards.



Figure 80-1

(Report Summary continued)

73) Railings to the second level are too low and considered hazardous. Railings are recommended to be at least 36" above the floor. Recommend having a qualified carpenter correct the railings.



Figure 81-1

All employees of Building Specs of Illinois Inc. are licensed home inspectors and are not qualified to estimate cost of repairs or replacement of any items found in the report. Contact a licensed professional if you are seeking estimates regarding the repairs or replacement for items found in the report.